

§ 218-3 Definitions

Age-Restricted Housing

Housing in which 50% of the dwelling units are subsidized under any program or plan that will result in the development of low- or moderate-income housing, such housing which the Groton Housing Authority certifies carries restrictions to limit the eligibility of the occupants and sale price, if applicable to within guidelines as defined in applicable federal or state statute, whether built or operated by any public agency or any nonprofit or limited dividend organization with occupancy reserved to persons 55 years of age or older.

§ 218-9.3. Multifamily use.

Multifamily use may be authorized by the special permit granting authority only in districts as indicated in § 218-5.2, Schedule of Use Regulations, and as specified below.

B. Age-restricted housing.

(1) Within any district where special permits for age-restricted housing are authorized (see § 218-5.2), the Planning Board may grant a special permit for construction and occupancy of age-restricted housing having not more than 12 dwelling units in a single structure. It is intended that age-restricted housing shall, wherever possible, be located within close proximity to Town services such as shopping, post office, etc., shall serve an identified housing need and shall increase the range of available housing choices for Groton residents. [Amended 10-3-2020 by Art. No. 19]

(2) Number of units. For age-restricted housing, the number of dwelling units shall not exceed one unit per 5,000 square feet of lot area. However, depending on proximity to Town of Groton, MA Downloaded from <https://ecode360.com/GR1188> on 2024-03-07 protected open space, natural visual or acoustic screening and topography, the Planning Board may authorize additional units up to a maximum of one unit per 3,000 square feet of lot area. [Amended 10-3-2020 by Art. No. 19]

(3) Minimum setbacks for age-restricted housing shall be set by the Planning Board to be in relation with the average setbacks of structures on abutting properties and character of the neighborhood in which such housing is to be constructed. In general, setbacks shall be kept free of structures and paving and be maintained with vegetation to provide screening and shade, except for necessary access drives. [Amended 10-23-2021 ATM by Art. 15]

(4) Design.

(a) Design of exterior building walls shall minimize departure from single-family residential scale. Parking areas shall not contain more than 12 spaces each.

(b) Outdoor lighting fixtures shall be the cutoff type, mounted no higher than 15 feet, oriented and shielded to avoid glare on adjoining premises.

(c) To avoid traffic concern, any egress shall have at least 300 feet of visibility in each direction along state-numbered roads and at least 200 feet of visibility along other roads.

(d) Where sidewalks exist on any abutting street, connecting sidewalks shall be provided within the development.

(e) A minimum of one off-street parking space per dwelling unit shall be provided, rather than the number required under § 218-8.1.

(f) The design of building form, building location, egress points, grading and other elements of the development shall:

- [1] Protect pedestrian safety within the site and egressing from it.
- [2] Minimize visual intrusion of parking area as viewed from public ways or abutting premises.
- [3] Minimize the volume of earth cut and fill, in general with no cut or fill greater than five feet.
- [4] Minimize the number of removed trees 12 inches in diameter or larger.
- [5] Control soil erosion, according to United States Department of Agriculture.
- [6] Avoid more than a ten-percent increase in peak-hour stormwater flow from the site for a one-year storm, no increase in storms of ten-year to one-hundred year intensity.
- [7] Control headlight glare.

(5) Age-restricted housing shall be subject to the granting of a special permit by the Planning Board based on the following criteria: [Amended 10-23-2021 ATM by Art. Town of Groton, MA § 218-9.3 § 218-9.3 Downloaded from <https://ecode360.com/GR1188> on 2024-03-07 15]

- (a) Effect on the range of available housing choice for residents 55 years of age and older.
- (b) Service to identified housing needs of this population.
- (c) Service to current Groton residents.
- (d) Impact on the natural environment, especially on ground- and surface water quality and level, both for the proposed development and its environs and for the Town as a whole.
- (e) Impact on traffic safety and congestion, adequacy of water service for the development, as well as proximity to existing services for the residents.
- (f) Visual consistency with existing development in the area.
- (g) Maintenance of the integrity of the neighborhood.

Past projects that used this zoning provision and created SHI eligible units:

Longfellow Place (ZBA #13-07): filed under §218-27B which was an earlier version of this zoning. Created 3 units total. 2 of the 3 units were affordable and age restricted to age 55 and up. 3rd unit not affordable and age restricted due to ambiguity in the then definition of 'subsidized elderly housing' in §218-4. Affordable units to be affordable in perpetuity.

698 Townsend Road (ZBA #4-09): also filed under §218-27B. Created 4 units total. 2 of which were affordable and restricted to age 55 and up. The other 2 units market rate and not age restricted. Affordable units to be affordable in perpetuity.