Zoning Articles to be considered at 2012 Annual Town Meeting

Article17 Amend Zoning Bylaw by adding new section 12.5 Independent Living Overlay District (ILOD)

Article18 Amend Town Zoning Map to place 36 Essex Street into the ILOD

Article 19 Revisions to Section 12.2 Floodplain Overlay District (FPOD)

Why amend the Zoning Bylaw?

- Zoning Bylaw governs how land can be used in Wenham
- Anything not explicitly stated in the bylaws, even if desired, is not allowed
- Age-restricted housing – particularly senior independent living has become an increasingly viable and desirable use of suitable land parcels
- There has been considerable discussion on the reuse of the "Mullen" property; most recently as a senior independent living facility
- Current bylaw does not all this type of land-use
- Bylaw amendment would define this use, a permitting process, and where it may be appropriate in the community
- Amending the bylaw does <u>not</u> approve a specific project

Independent Living Overlay District (ILOD) Zoning Bylaw

- Provides a mechanism for the consideration and permitting of age restricted (over 55) housing with on site services (dining/recreation/etc.)
- Parcels eligible to be included in the district must have:
  - 10 or more acres (excluding land under water)
  - 200 feet of frontage
- Housing may be permitted at a density of 5 units per acre
- An Independent Living Facility project may only be allowed by special permit issued by the Planning Board

Article 17

Article 18
Zoning Map Amendment

Article 19
Revisions to 12.2 Floodplain Overlay District

- FEMA issued revised Flood Insurance Rate Maps
- New maps incorporate better base map information with aerial imagery
- Town is required to amend FPOD to ensure compliance with the National Flood Insurance Program (NFIP)
- Revisions were developed in cooperation with state officials to ensure compliance
- Without revisions, town residents would no longer be eligible for NFIP