

HANOVER

Open Space Residential Cluster Design Bylaw

Public Meeting
May 22, 2019



Agenda

1. Project Goals
2. Most recent modifications
3. Testing the concepts
4. Dimensional standards
5. Examples
6. Questions and Comments

Project Goals

Draft open space residential design (OSRD) bylaw for submittal to town meeting vote

Recommended in:

- Hanover Master Plan (Strategy under Goal 2)
- Hanover Open Space and Recreation Plan (*Objective 3.2*)
- Hanover Housing Production Plan (*Section 6.2.2*)

Project Goals

Purpose of this grant is to draft a bylaw that provides an alternative to traditional subdivisions to achieve the following two goals:



Preserve open space



Increase affordability

“Naturally occurring”

Market rate homes affordable due to smaller size, increased supply, etc.

Deed restricted

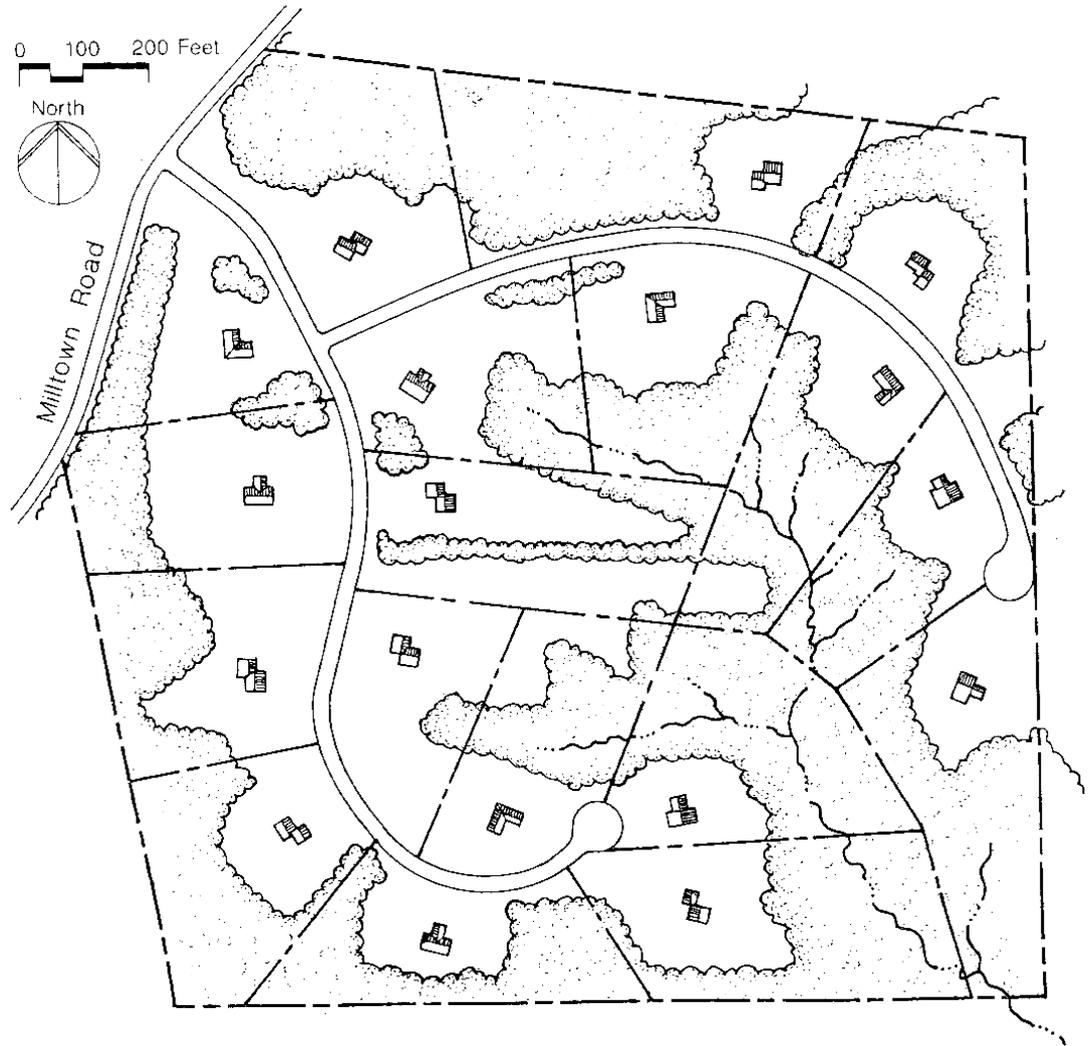
Homes for households making up to 80% of area median income

Project Goals

OSRD concept

Traditional Subdivision

- Large lots
- No open space preserved
- No affordable units

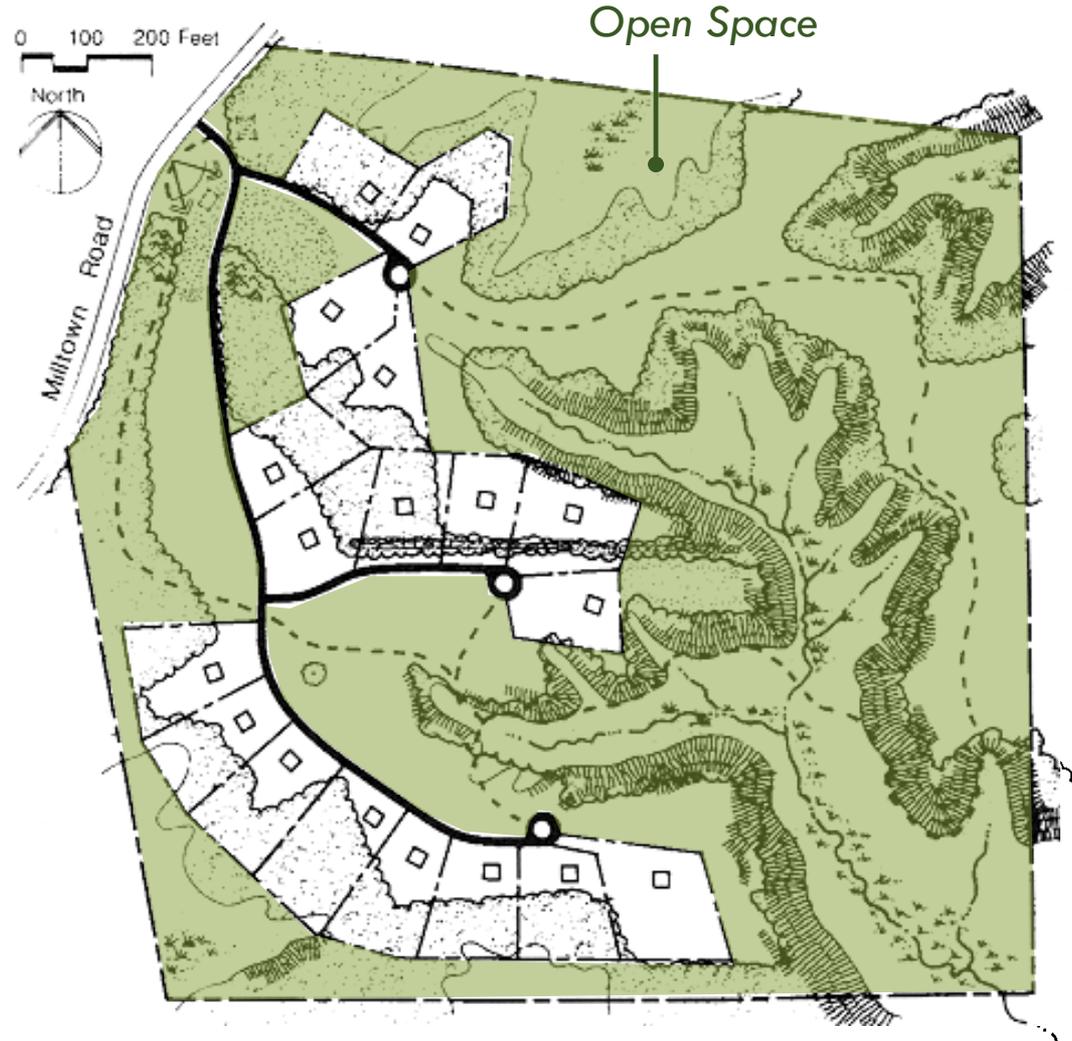


Project Goals

OSRD concept

OSRD example

- Smaller lots
- Required public open space
- Potential for affordable units



Testing the concepts

Elements to balance as part of the OSCRD:

- Requiring enough open space to be meaningful
- Incorporating housing affordability as a key component
- Ensuring the bylaw is financially attractive / feasible to landowners and developers (otherwise, it will not be used)

Testing the concepts

The OSRCD contains the following elements to achieve its goals

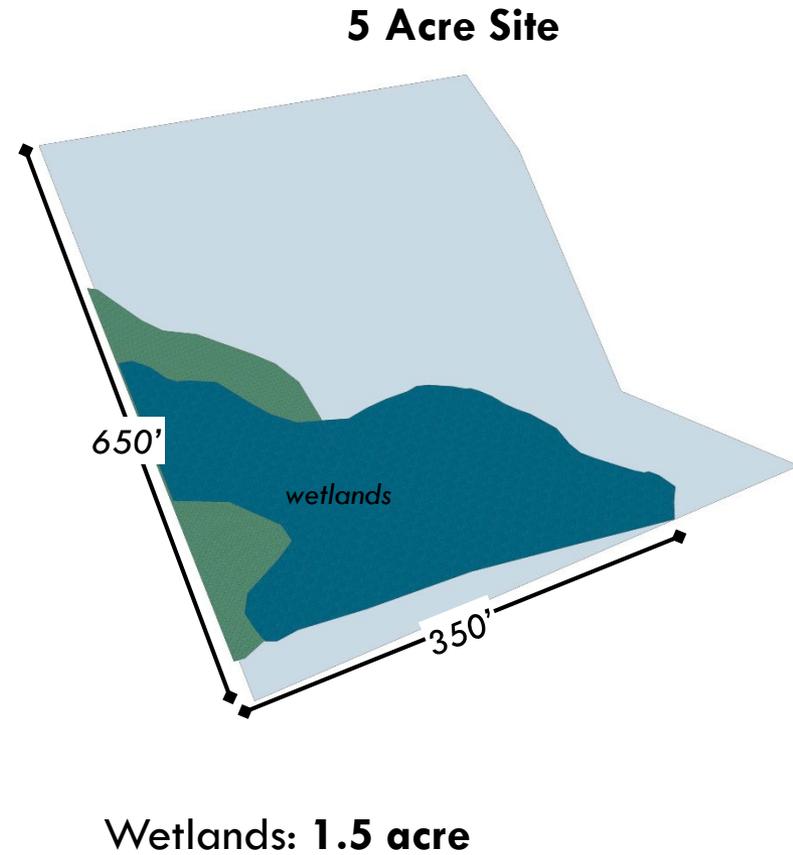
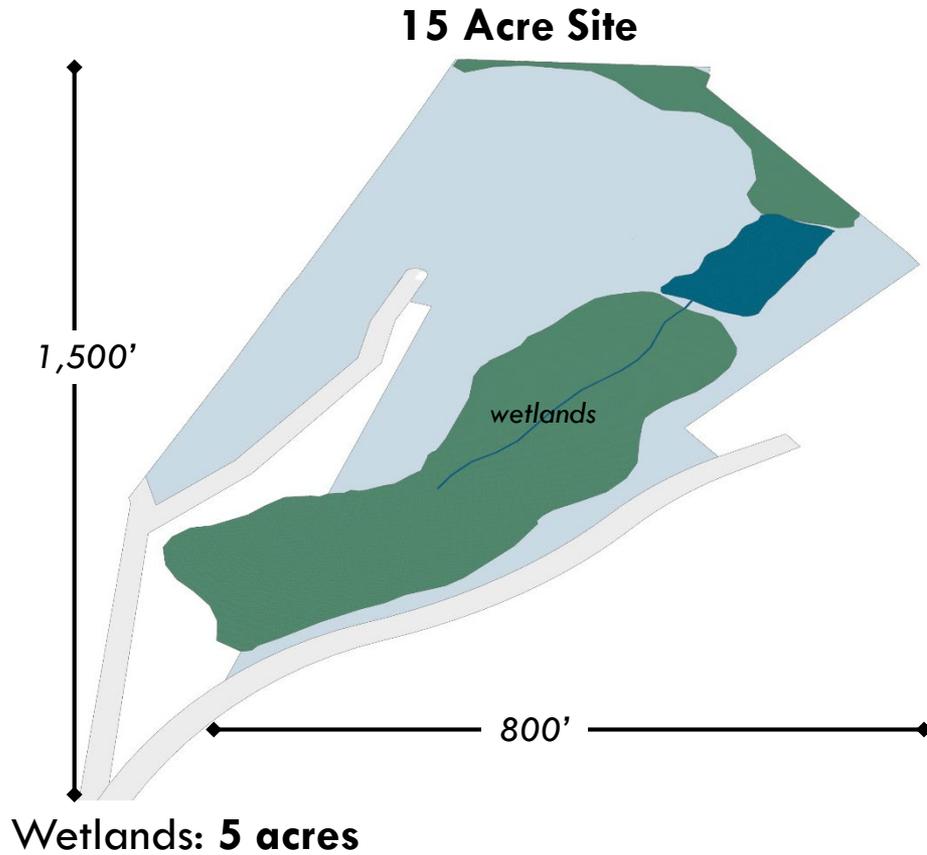
1. Starts with preserving open space – *alternative to traditional subdivision*
2. Adds incentive for affordable housing – *through additional lots as part of Special Permit*
3. Adds second incentive for additional affordable housing – *through duplexes (townhomes) as part of Special Permit*

Testing the concepts

Modifications since the January Planning Board meeting

1. Raised minimum tract size for density bonuses to 5 acres from 3
2. Limits 3 bedrooms to no more than 1/3 of homes (similar to VPUD)
3. Modifies home size to average of 1,200 SF (but no home > 1,500 SF)
4. Provision allows for manufactured homes to reduce costs (specifies that mobile homes are prohibited)
5. Clarifies allowance for shared septic system

Testing the concepts



Notes. Testing two different sized sites. Note the difference in scale.

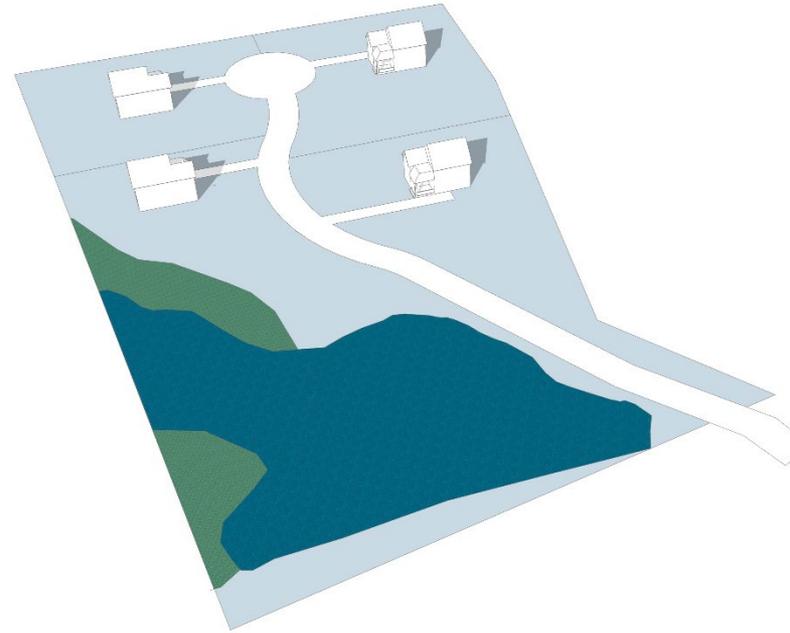
Testing the concepts

Development under Hanover's Existing Subdivision Regulations

15 Acre Site

5 Acre Site

 = Private property



Lots: **10**

Open space: **0 acres**

Affordable units: **0**

Lots: **4**

Open space: **0 acres**

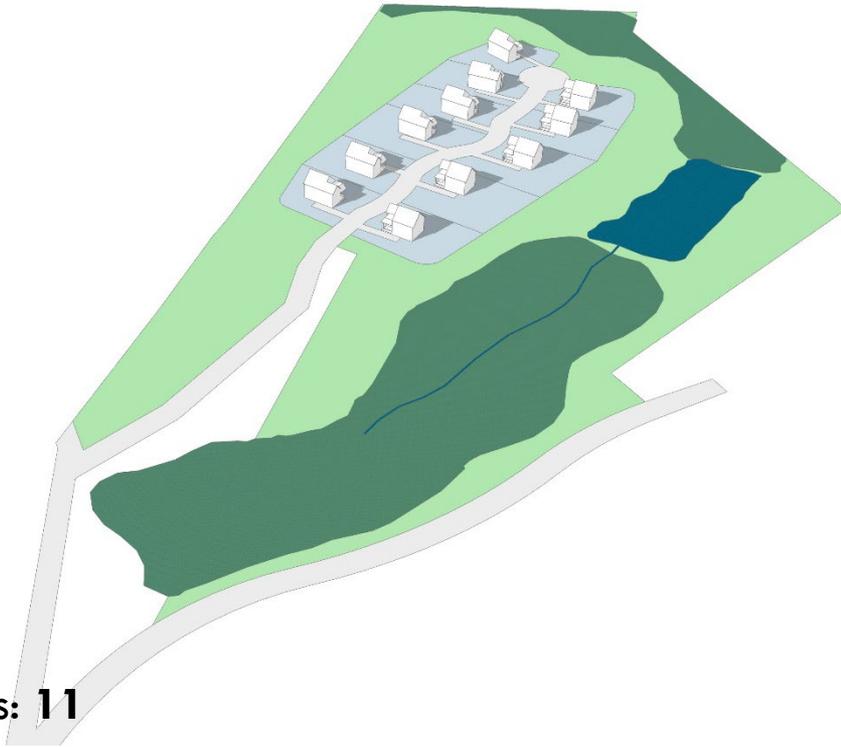
Affordable units: **0**

Notes. Parcels: Min 30,000 SF excl. wetlands, 150' frontage (80' cul de sac), 50' front setback, 40' rear setback, 25' side

Testing the concepts

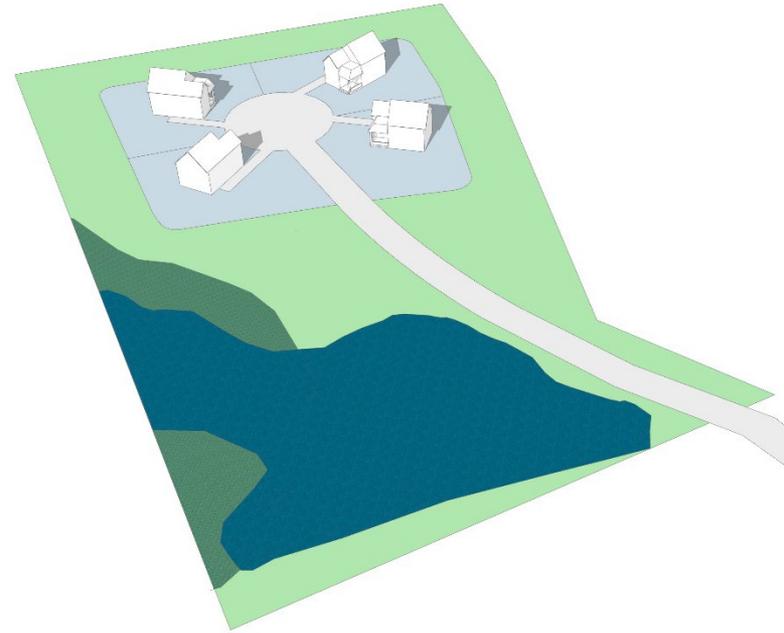
Open Space Residential Design: Min. 50% open space

15 Acre Site



Lots: **11**

5 Acre Site



Lots: **4**

(note: same as existing subdivision)

Notes. Uses formula: Net Acreage (Gross area - wetlands - 10% road estimate - 100' stream buffer - steep slopes) divided by Traditional Subdivision Minimum Area

Requires min 50% open space with at least 50% uplands; 10,000 SF min lots

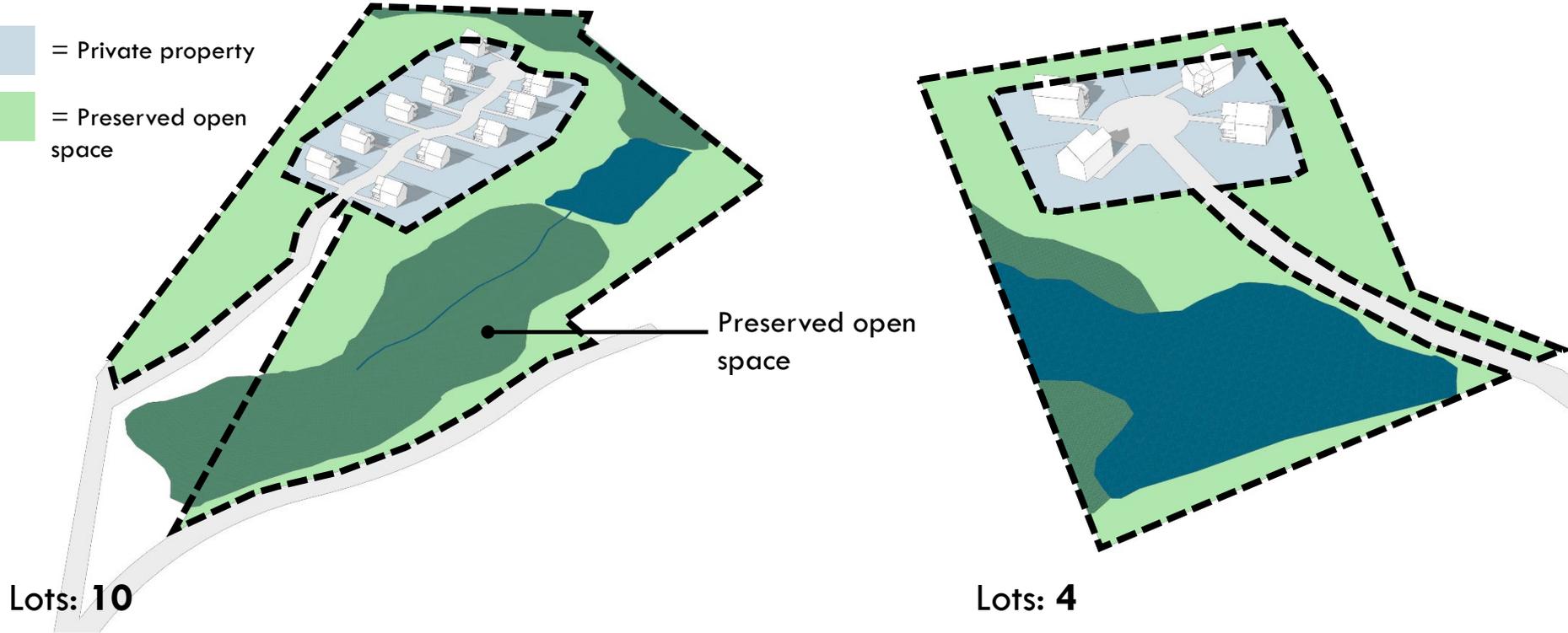
Testing the concepts

Open Space Residential Design: Min. 50% open space

15 Acre Site

5 Acre Site

-  = Private property
-  = Preserved open space



Lots: 10

Lots: 4

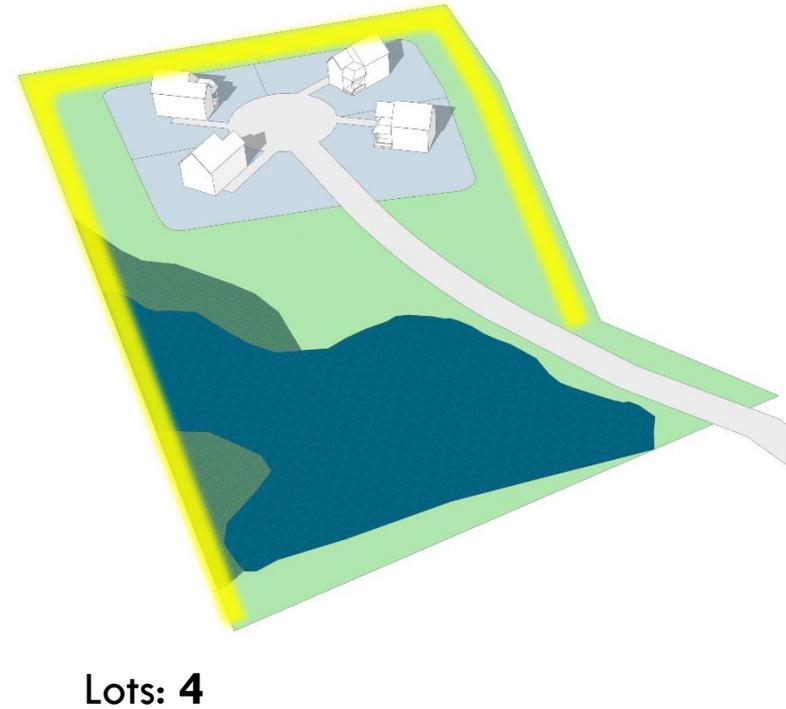
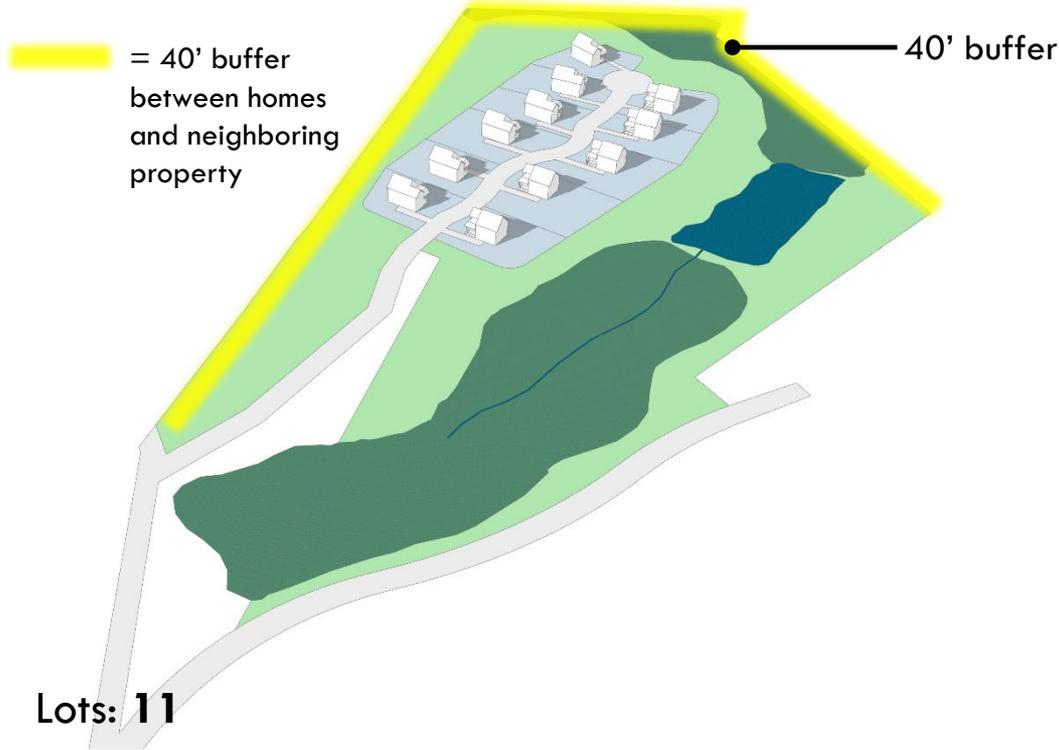
Notes. Uses formula: Net Acreage (Gross area - wetlands - 10% road estimate - 100' stream buffer - steep slopes) divided by Traditional Subdivision Minimum Area
Requires min 50% open space with at least 50% uplands; 10,000 SF min lots
By-right option

Testing the concepts

Open Space Residential Design: Min. 50% open space

15 Acre Site

5 Acre Site



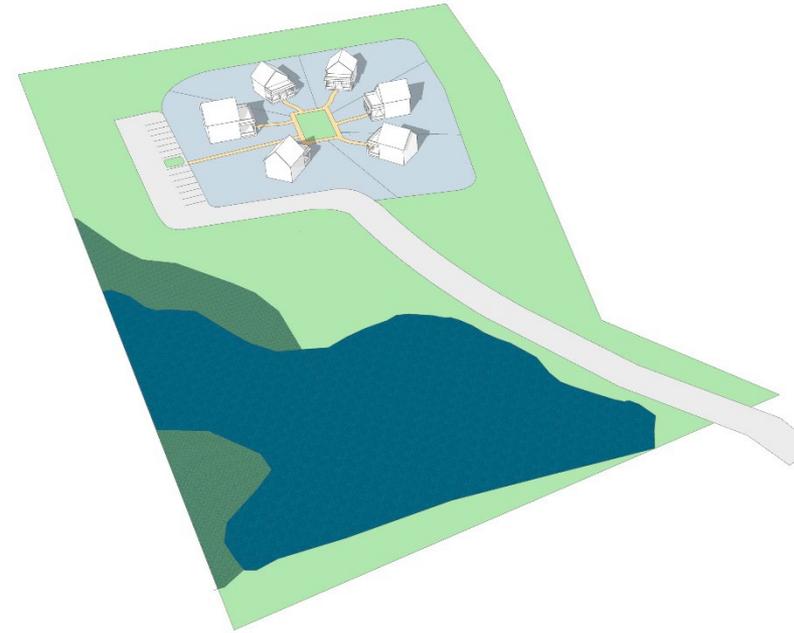
Notes. Uses formula: Net Acreage (Gross area - wetlands - 10% road estimate - 100' stream buffer - steep slopes) divided by Traditional Subdivision Minimum Area
Requires min 50% open space with at least 50% uplands; 10,000 SF min lots
By-right option

Testing the concepts

Open Space Residential Design: with bonus for affordability

15 Acre Site

5 Acre Site



Lots: 15

Units (total): 15

- Subsidized affordable units: **2 (13%)**

Open Space: 13 acres (87%)

Lots: 6

Units (total): 6

- Affordable units: **1 (17%)**

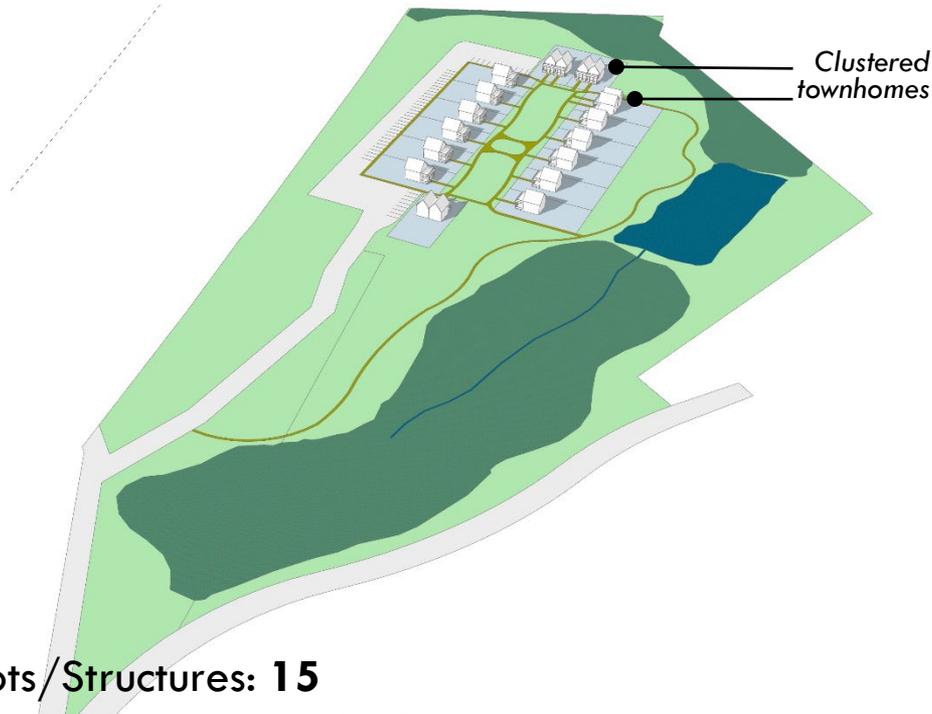
Open Space: 3.5 acres (60%)

Notes. For every affordable unit, landowner receives one additional market rate unit, up to 50% increase from OSRD formula. Min lot size reduced to 7,500 SF and shared parking encourages clustering to further increase open space. Limits home size. Special Permit Option

Testing the concepts

Open Space Residential Design: additional bonus (townhouses)

15 Acre Site



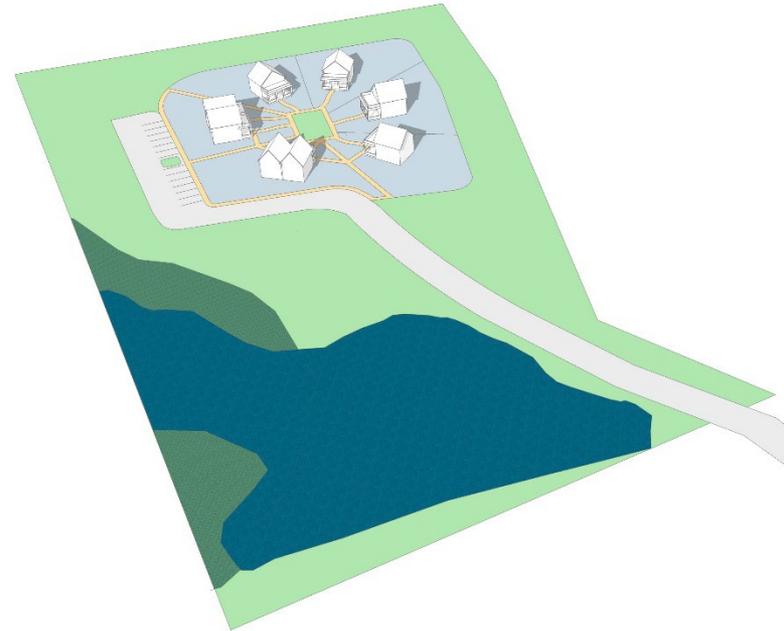
Lots/Structures: **15**

Units (total): **19 (8 duplexes)**

- Affordable units: **4 (21%)**

Open Space: **13 acres (87%)**

5 Acre Site



Lots/Structures: **5**

Units (total): **7 (2 duplexes)**

- Affordable units: **2 (28%)**

Open Space: **1.8 acres (60%)**

Notes. Allows two units per lot (townhouses), up to 30% bonus from OSRCD formula (with minimum of 2 bonus duplexes allowed), in addition to 50% lot bonus

Testing the concepts

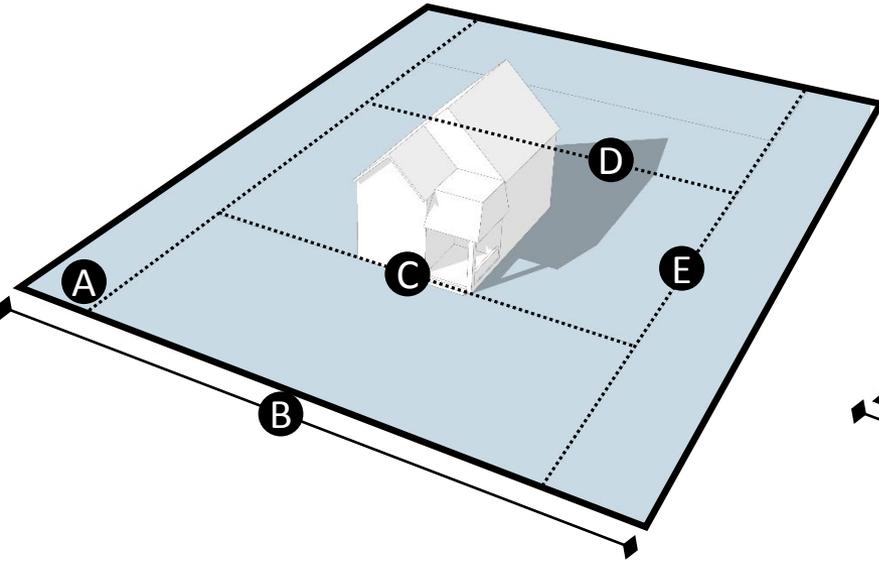
15 Acre Site – Detail



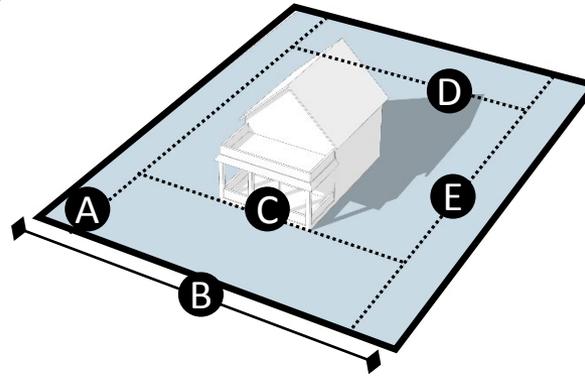
Dimensional Standards

LOTS

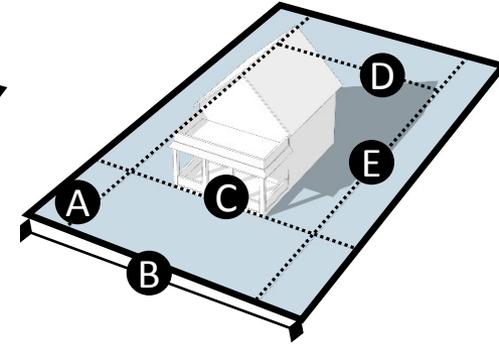
Existing subdivision



OSRD (formula)



OSRD (with bonuses)



- A** Lot size: 30,000 SF min., excl. wetlands
- B** Frontage min: 150' (80' for cul de sac)
- C** Front setback min: 50'
- D** Rear setback min: 40'
- E** Side setback min: 20'

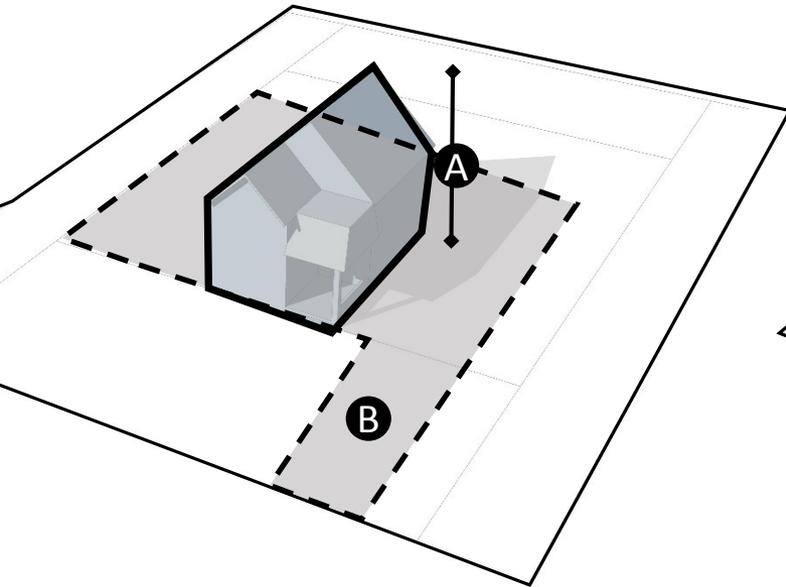
- A** Lot size: 10,000 SF min., excl. wetlands
- B** Frontage min: None
- C** Front setback min: 25'
- D** Rear setback min: 20'
- E** Side setback min: 10'

- A** Lot size: 7,500 SF min., excl. wetlands
- B** Frontage min: None
- C** Front setback min: 25'
- D** Rear setback min: 20'
- E** Side setback min: 10'

Dimensional Standards

STRUCTURES

Existing subdivision

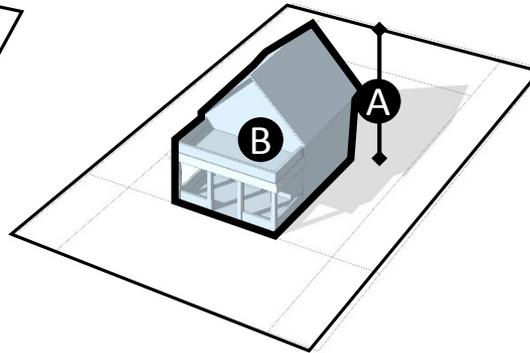


A Height max: 35', 3 stories

B Impervious max: 30%

*Gross floor area only limited by setbacks and size of lot

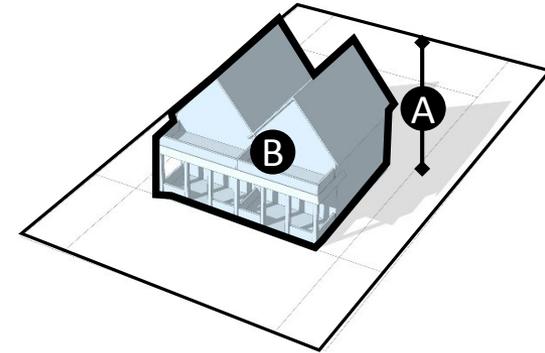
OSRD with bonuses
(Single Family)



A Height max: 30', 2.5 stories

B Gross Floor Area: 1200 SF
(average with max 1500 SF)

OSRD with bonuses
(Duplex)

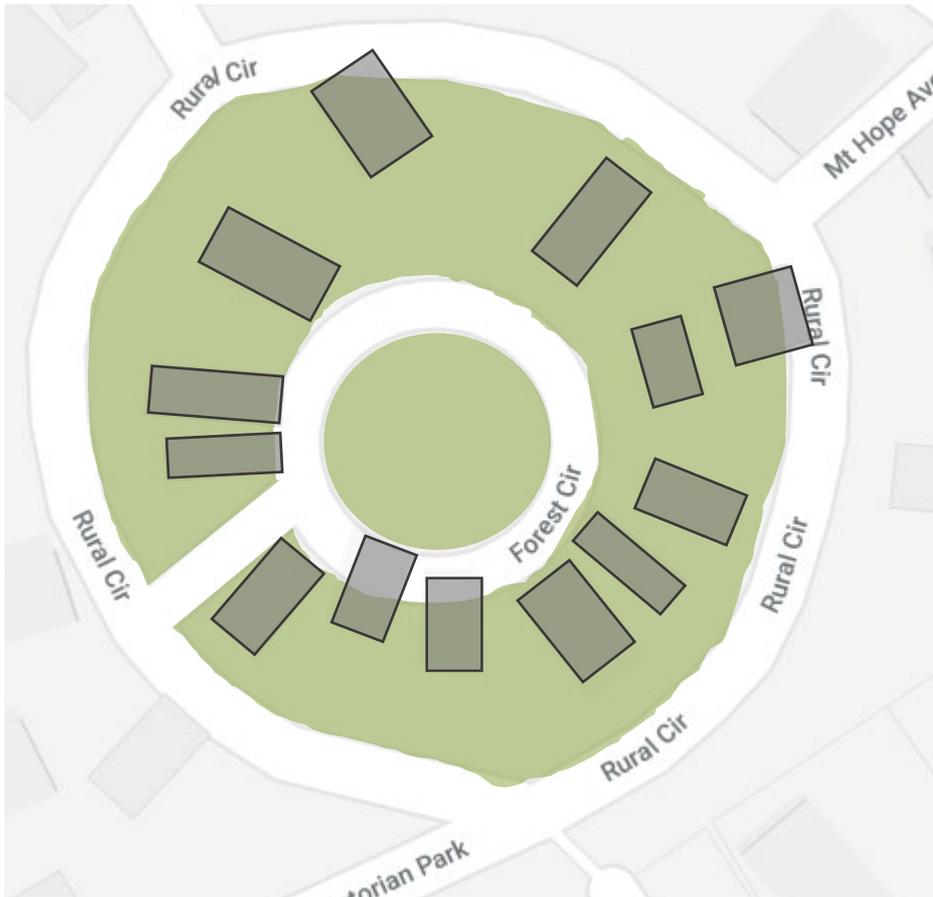


A Height max: 30', 2.5 stories

B Gross Floor Area: 1200 SF per unit
(average with max 1500 SF)

Examples

Examples of site design



Trinity Park in Oak Bluffs, Martha's Vineyard

- Homes clustered around small central open space



Examples

Examples of site design



Riverwalk (Concord)

- Similarity in layout but denser (9 units in 4 acres);
- Unlike Hanover OSCRD, Riverwalk does not include provisions to facilitate affordability



Examples

Examples of cottages and duplexes



Feedback

Questions, comments, and discussion

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