

## ROUTE 20 SEWER CITIZEN'S ADVISORY COMMITTEE

### **Zoning Sub-Committee Report (3.20.13)**

The Zoning Sub-committee met on:  
Wednesday, March 6, 2013  
6:30 PM at Flynn Building

Sub-committee members attending:

Pete Abair, Jon Danielson, Steven Eppich, Jonathan Lapat

Additional attendees:

Jody Koblack, John Baranowsky

### **REPORT**

The meeting was called to order shortly after 6:30 PM. Peter Abair was assigned meeting clerk.

The group discussed the charge of the sub-committee, i.e. consider full committee discussions held thus far related to zoning issues (potential zoning changes, 40B impact, build-out potential in context of current/future zoning) and develop a rationale for supporting the sewer project that is able to answer community questions on how current/future zoning will complement the provision of sewer service to the sewer district. The sub-committee will develop talking points aimed at supporting a sewer proposal in public forums.

Past full committee discussions on current zoning was summarized as follows: current zoning does not necessarily limit growth but the lack of a sewer does, as lack of sewer does not compel high investment and best uses as return on investment is limited.

Jody Koblack provided the survey that was presented to Route 20 businesses to assess growth plans and issues affecting them. The group reviewed potential zoning changes to the Route 20 corridor which are in early stages of discussions by the Planning Board. The group emphasized that the sewer project and potential zoning changes would be best characterized as supporting "redevelopment" rather than "new development". Overlay zoning could be aimed at supporting more pedestrian friendly center commercial district (identified on a map as areas A & B), while larger institutional redevelopment could be incentivized in Area C (Raytheon/Chiswick Park area).

The group discussed that the concerns of some residents might be that zoning changes and a sewer might make the Route 20 corridor more like Route 9, though it was noted that Route 20 is already often congested, that limited access routes to Route 20 and between properties is problematic, and that commercial market demand would naturally limit the type and amount of development in the future.

The group also discussed potential implications of 40B housing development that could be drawn to the corridor by the provision of sewer and new zoning. There was some debate on the ability of the Town to use various planning tools to avoid unfriendly 40Bs and instead incentivize higher density housing at locations in the corridor which could support such density. More discussion is planned on this, including case studies on what other communities have been able to do. In addition, concerns were expressed about the extent of the Route 20 corridor impact, notably will this contribute unplanned “new development” and sprawl in the western area of the corridor

The group will focus its next meeting on the developing the following talking points: what does current underlay zoning allow, what would sewer enable, what would overlay zoning allow AND what would NOT be enabled with zoning and sewer, e.g. excessive building heights, floor area ratios, etc.

The next zoning sub-committee will be at 6:30 PM on April 4<sup>th</sup>.

The meeting was concluded at 7:45 PM.