

Town of Norfolk B-1 District Zoning Study

Working Committee Meeting

February 11, 2019
Norfolk Town Hall

Metropolitan Area Planning Council

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Meeting Agenda

1. Working Committee introductions
2. Discussion of **work plan**
3. Discussion of **study area**
4. Discussion of **existing plans and information**
5. Discussion of **zoning issues and ideas** for improvements
6. Discussion of **community meeting**
7. Next Working Committee meeting

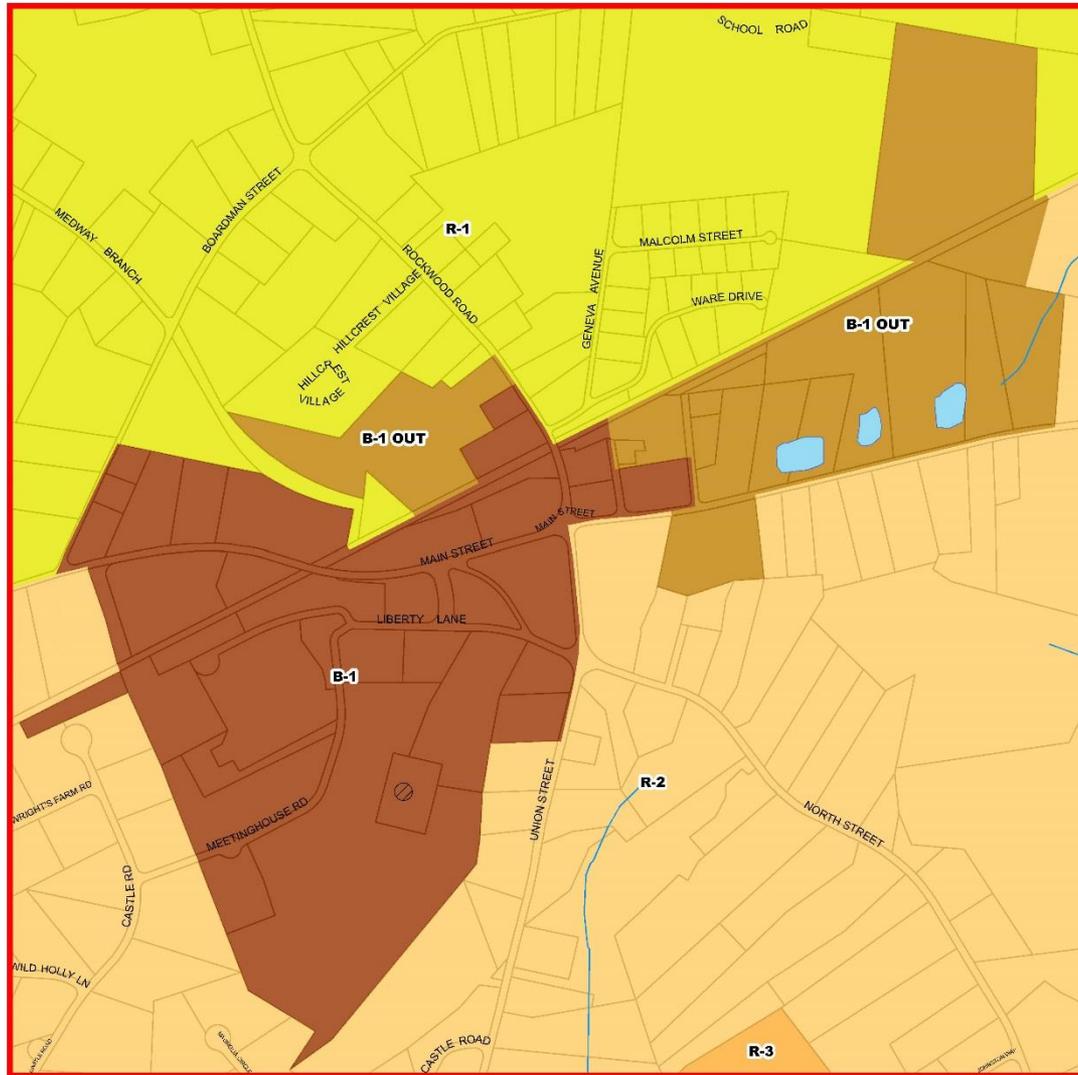
Focus of Study

- Establish a **vibrant mixed use Town Center** zone
- Residential development as part of mixed use will be encouraged
- Analyze dimensional characteristics (setbacks, heights, parking requirements, etc.)
- Review other regulations (wetlands protection, board of health)
- Prepare design guidelines
- Initial study of wastewater treatment and stormwater district
- Estimate build-out of district

Work Plan

Task	Deliverable	Estimate	February	March	April	May	June
TASK 1 - Initial Zoning Concepts and Recommendations							
Subtask 1A	Review of existing information	1 month					
Subtask 1B	Preparation of initial zoning Steering Committee Meeting						
Subtask 1C	Refine initial concepts						
TASK 2 - Community Engagement and Feedback							
Subtask 2A	Design of public event Steering Committee Meeting	3 months					
Subtask 2B	Public Event						
Subtask 2C	Web-based feedback						
Subtask 2D	Analysis of feedback Steering Committee Meeting						
TASK 3 - Preparation of Draft Zoning and Design Guidelines							
Subtask 3A	Draft zoning language	1 month					
Subtask 3B	Draft design guidelines						
Subtask 3C	Concept buildout estimate						
Subtask 3D	Stormwater district initial analysis Steering Committee Meeting						
TASK 4 - Final documents							
Subtask 4A	Zoning language	1 month					
Subtask 4B	Design Guidelines						
Subtask 4C	Stormwater district recommendations						
	Steering Committee Meeting						

Study Area



Insert 1 - Town Center

Study Area



Town of Norfolk B-1 District Zoning Study

Study Area



Study Area

USPS



Public
Library

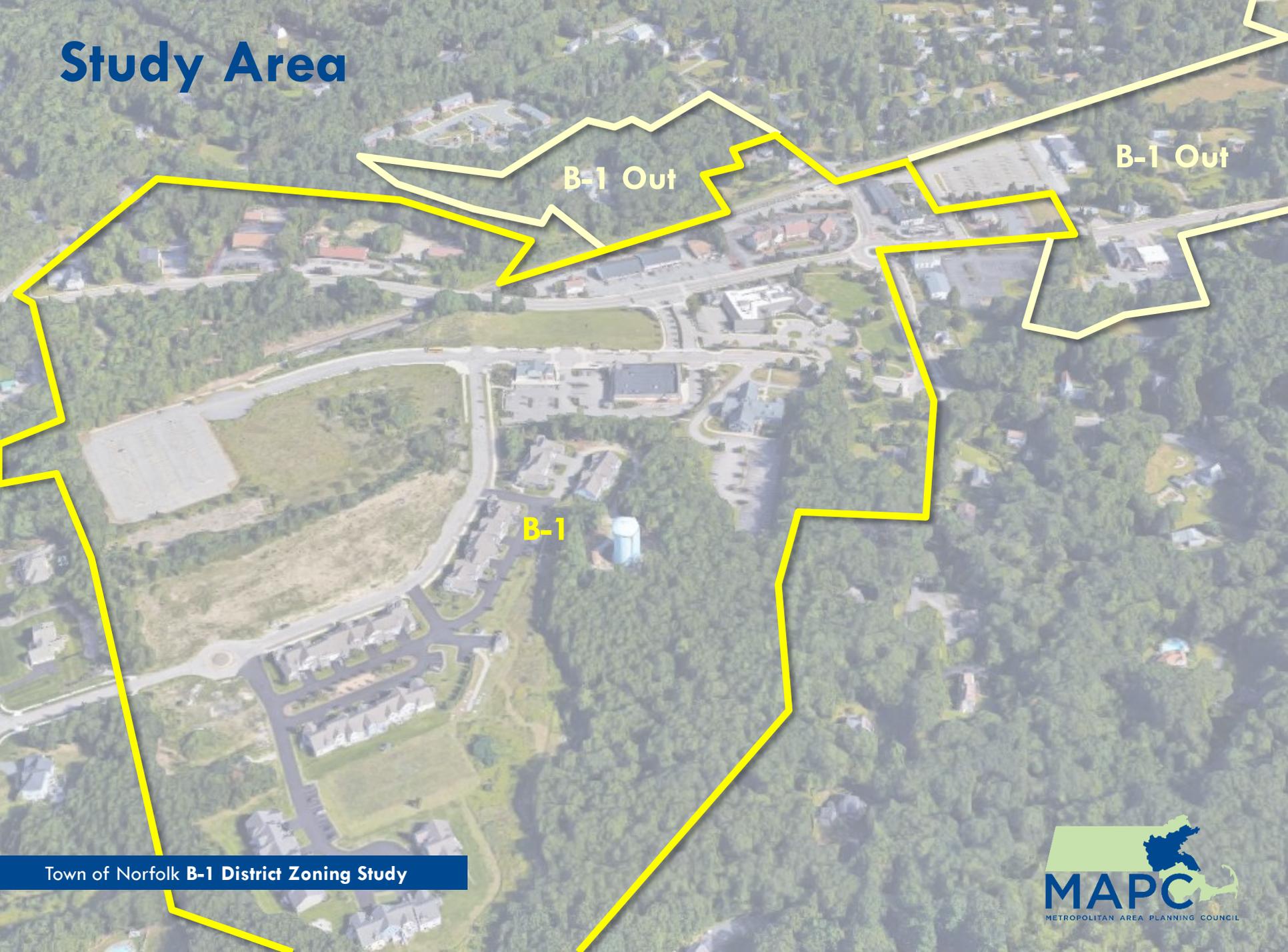
Federated
Church

Police

Walgreens

Town Hall

Study Area



B-1 Out

B-1 Out

B-1

Study Area



B-1 Out

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B-1

Study Area



Existing Plans and Information



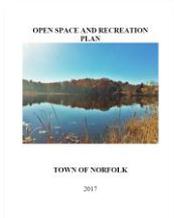
- Norfolk Townwide Economic Development Plan (2018)



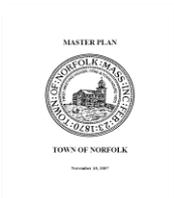
- Existing Zoning Bylaws (May 2018)



- Housing Production Plan (2017)

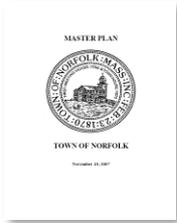


- Norfolk Open Space and Recreation Plan (2017)



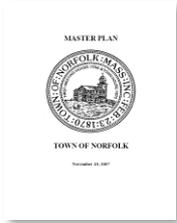
- Town of Norfolk Master Plan (2007)

Existing Plans and Information



- Town of Norfolk Master Plan (2007)
 - Community Vision (page 11)
 - Norfolk’s citizens would like it’s Town Center developed into a traditional, pedestrian oriented, New England village with retail, commercial services and mixed uses including housing that provides for social and cultural interaction for all age groups.
 - Forum feedback: complete town center, allow more uses “as of right”, simplify approvals process, reduce B/C zone uses by Special Permit, provide town center infrastructure
 - Economic Development Summary (page 5)
 - Enhanced Town Center with higher density mixed uses, including retail, service and residential, and a village center retail shopping area

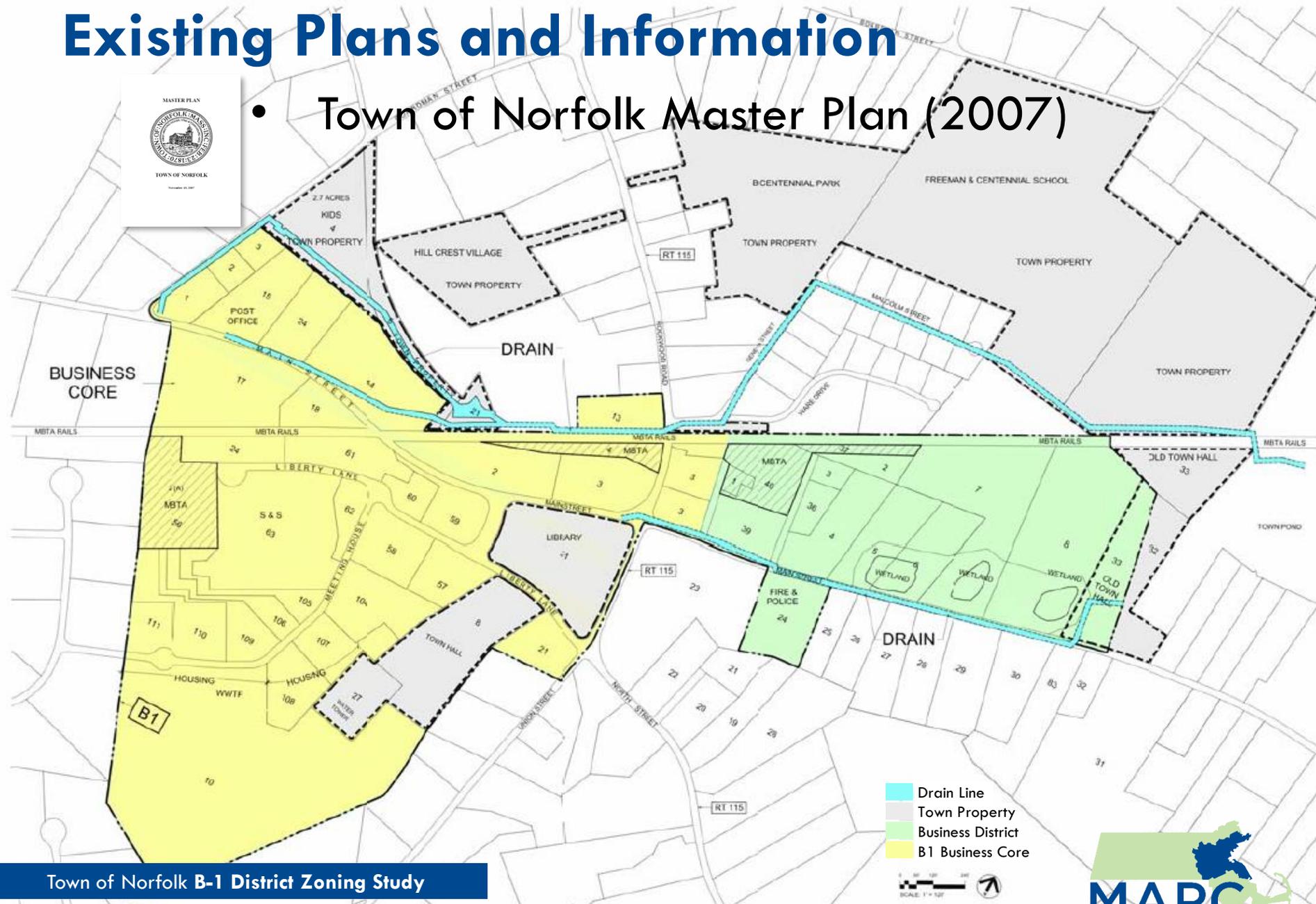
Existing Plans and Information



- Town of Norfolk Master Plan (2007)
 - Business and Commercial Growth Summary (page 5)
 - Town Center should develop as a traditional, pedestrian-oriented, New England Town Center
 - Traditional and historic architecture, use of clapboard, shingle and brick facades, with decorative trim, period lighting and brick sidewalks all to reflect the community character and a historic colonial look
 - Encourage study of a “district” infrastructure program for wastewater and stormwater to develop B-1
 - Develop guidelines to define Town Center community character
 - Circulation Goals and Objectives Summary (page 8)
 - Identify and resolve vehicle and pedestrian intersection problems at Town Center’s Commuter rail crossing
 - Work with MBTA to move commuter rail station west to eliminate obstruction of Rockwood Road

Existing Plans and Information

- Town of Norfolk Master Plan (2007)



■ Drain Line
■ Town Property
■ Business District
■ B1 Business Core

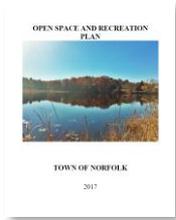


Town of Norfolk B-1 District Zoning Study

B1 TOWN CENTER
STORM WATER SYSTEMS



Existing Plans and Information



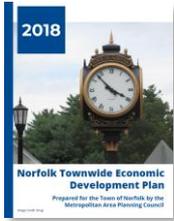
- Norfolk Open Space and Recreation Plan (2017)
 - Open space resources near Town Center include Kunde Conservation Land, Community Park at Rockwood Road, FKA Bicentennial Park (page 31)
 - The Action Plan recommends establishing a historic district and historic preservation bylaw at the east side of the Town Center area (page 56)
 - In Town Center, overhead utilities were moved underground, roadways reconstructed, roundabouts installed, sidewalks improved, public library expanded, townhouses in walking distance to the MBTA commuter rail (page 19)
 - Town recently acquired a small wastewater treatment plan that serves the Town Center area and that was privately developed (page 13)

Existing Plans and Information



- **Housing Production Plan (2017)**
 - Goal 2: Promote increased vibrancy in the Town Center (page 10)
 - More affordable and senior housing opportunities
 - **Regulatory Strategies (page 12)**
 - Strategy 1: Consider zoning amendments to Town Center to allow multi-family residential developments. Develop associated design guidelines for the Town Center to ensure attractive development
 - Strategy 2: Improve the inclusionary zoning bylaw to provide incentives for developments that include a greater range of affordable units of all types
 - **Strategy 1 (page 12)**
 - Current zoning restricts the size and make-up of residential units and does not permit multi-family

Existing Plans and Information



- Norfolk Townwide Economic Development Plan (2018)
 - Strategy 1.1 (page 32):
 - 16 bedrooms per lot limitations too restrictive
 - Parking requirements of 1.5 per unit too high
 - 2 bedroom per unit limitation too restrictive
 - Mixed-use shared parking provision requires land hold
 - Overly specific focus on full-service grocery store
 - Conduct a parking study of town center utilization
 - Promote production of town center affordable housing
 - Strategy 1.2 (page 34):
 - Leverage underutilized commuter rail parking lot
 - Strategy 1.2 (page 34):
 - Leverage state funds for infrastructure improvements

Zoning Issues and Ideas



- Existing Zoning Bylaws (May 2018)
 - Separate design requirements to design guidelines
 - Remove regulation of number of bedrooms
 - Analyze allowable density and relation to parking
 - Analyze dimensional requirements
 - Define requirements in a measurable manner
 - *Select a “test” parcel for illustration of concepts*
- What are the committee’s thoughts about current zoning?

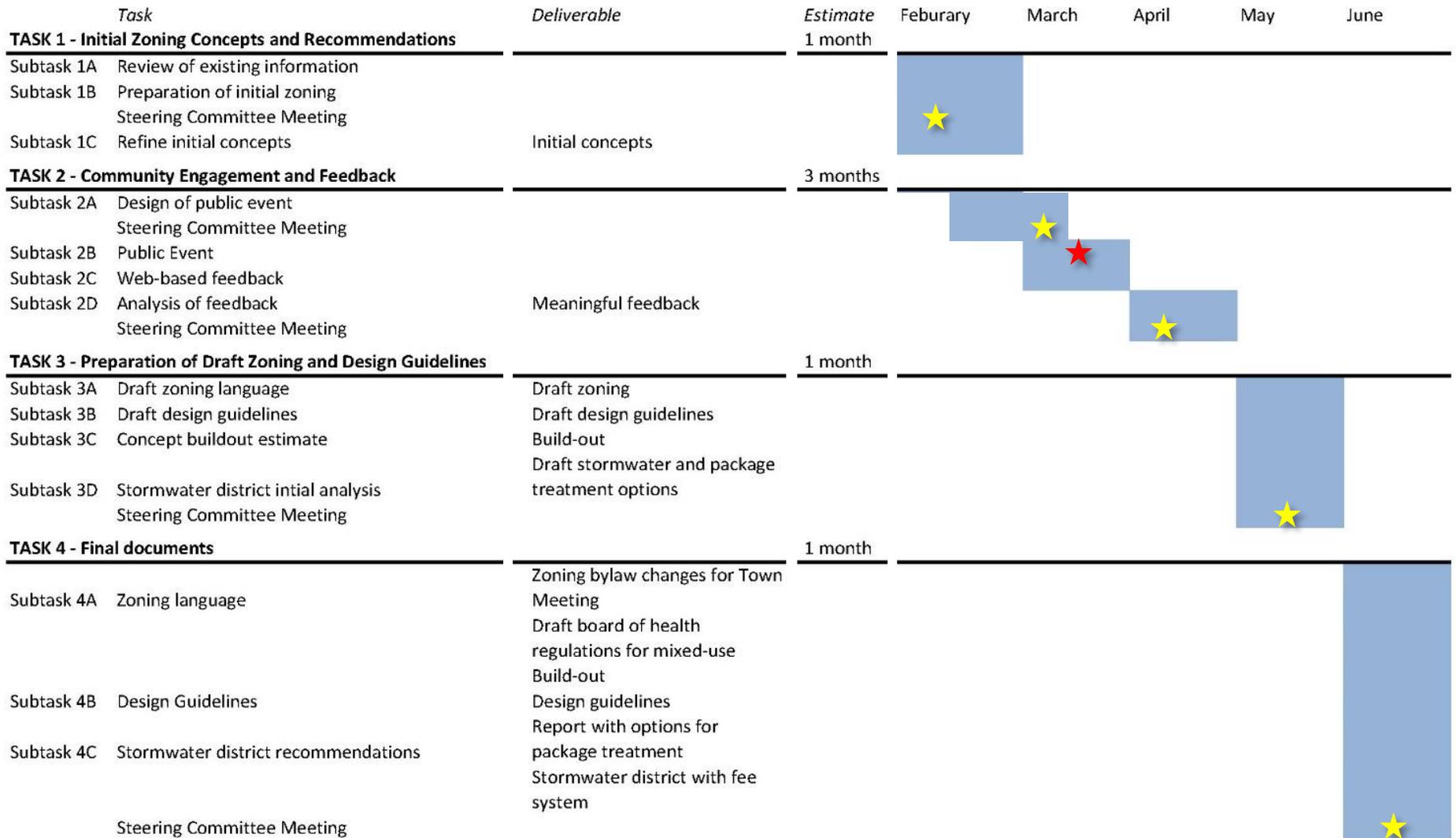
Community Meeting

- Setting a date (March)
- Meeting format
- Outreach and engagement
 - Target audiences
 - Most effective methods
- Web-based feedback
- (2) additional meetings

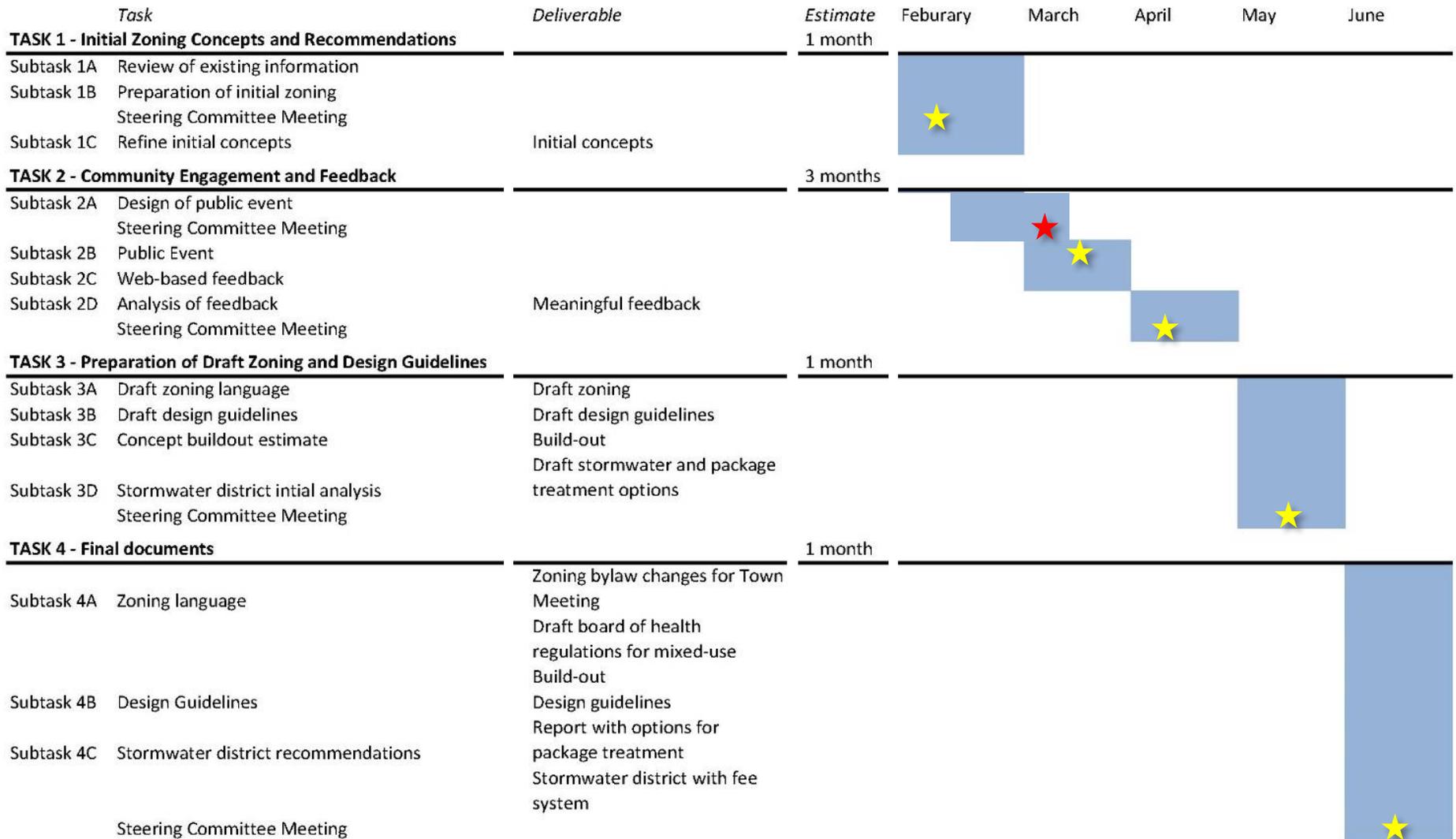


Town of Norfolk B-1 District Zoning Study

Community Meeting



Next Working Committee Meeting



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