

Norfolk Town Center

Working Committee Meeting #4

Town of Norfolk B-1 District Zoning Study

July 16, 2019

Photo: www.visitingnewengland.com

Town of Norfolk B-1 District Zoning Study



Meeting Agenda

1. Discussion draft Zoning Recommendations
2. Community Outreach
3. Status Design Guidelines Discussion
4. Other Discussion – Stormwater – Wastewater
5. Next Working Committee Meeting

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Discussion draft Zoning Recommendations

- No zoning boundary change

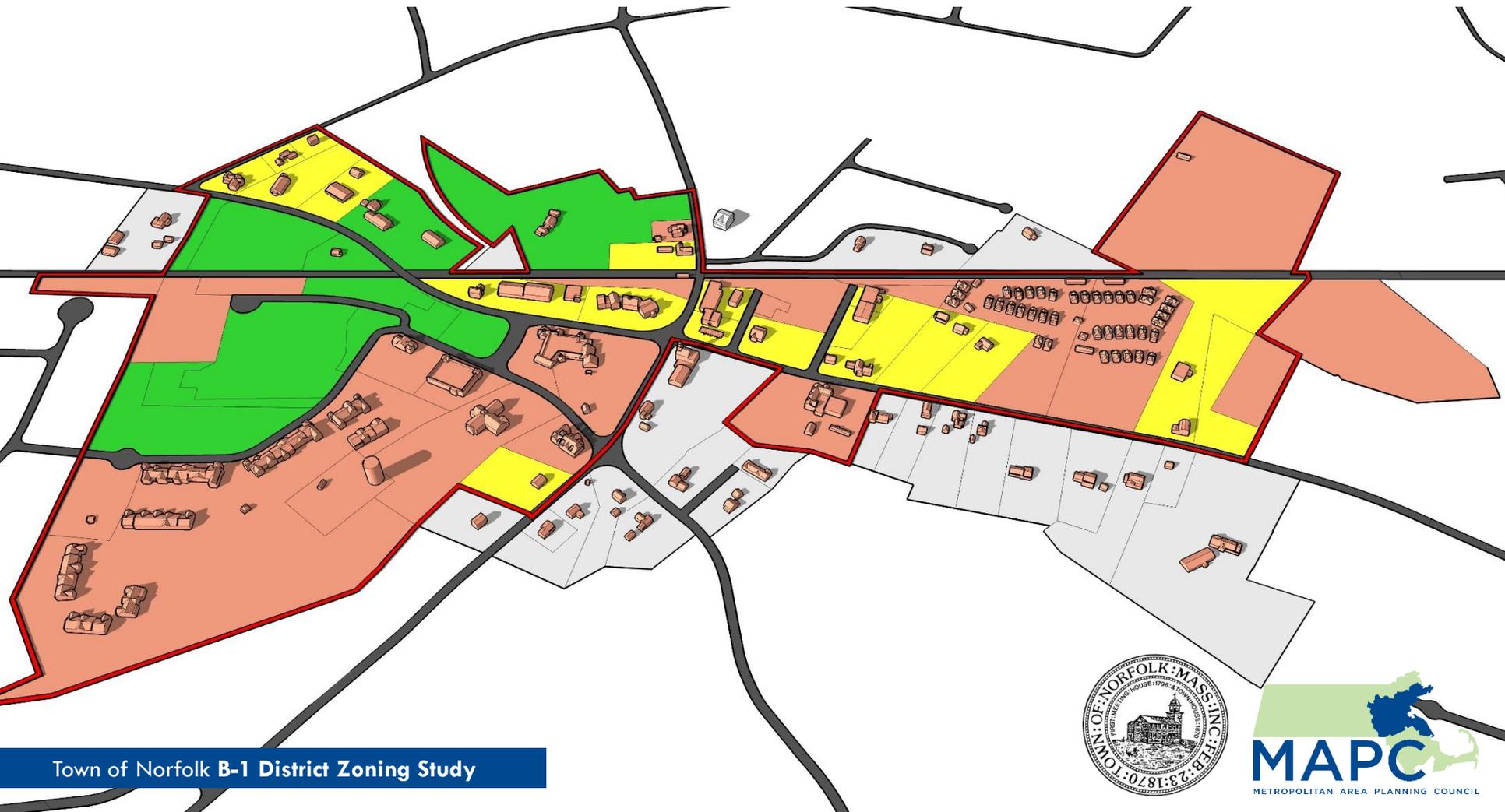
Major Recommended Changes:

- Removed subdistricts “core” and “outside core”
- Removed Planned Multi-Lot Development
- Reorganized “Lot and Building Requirements” and “Lot and Building Standards”
- Reduced minimum lot size
- Removed bedroom limitations and building footprint limitations
- Added Floor Area Ratio
- Reduced required parking



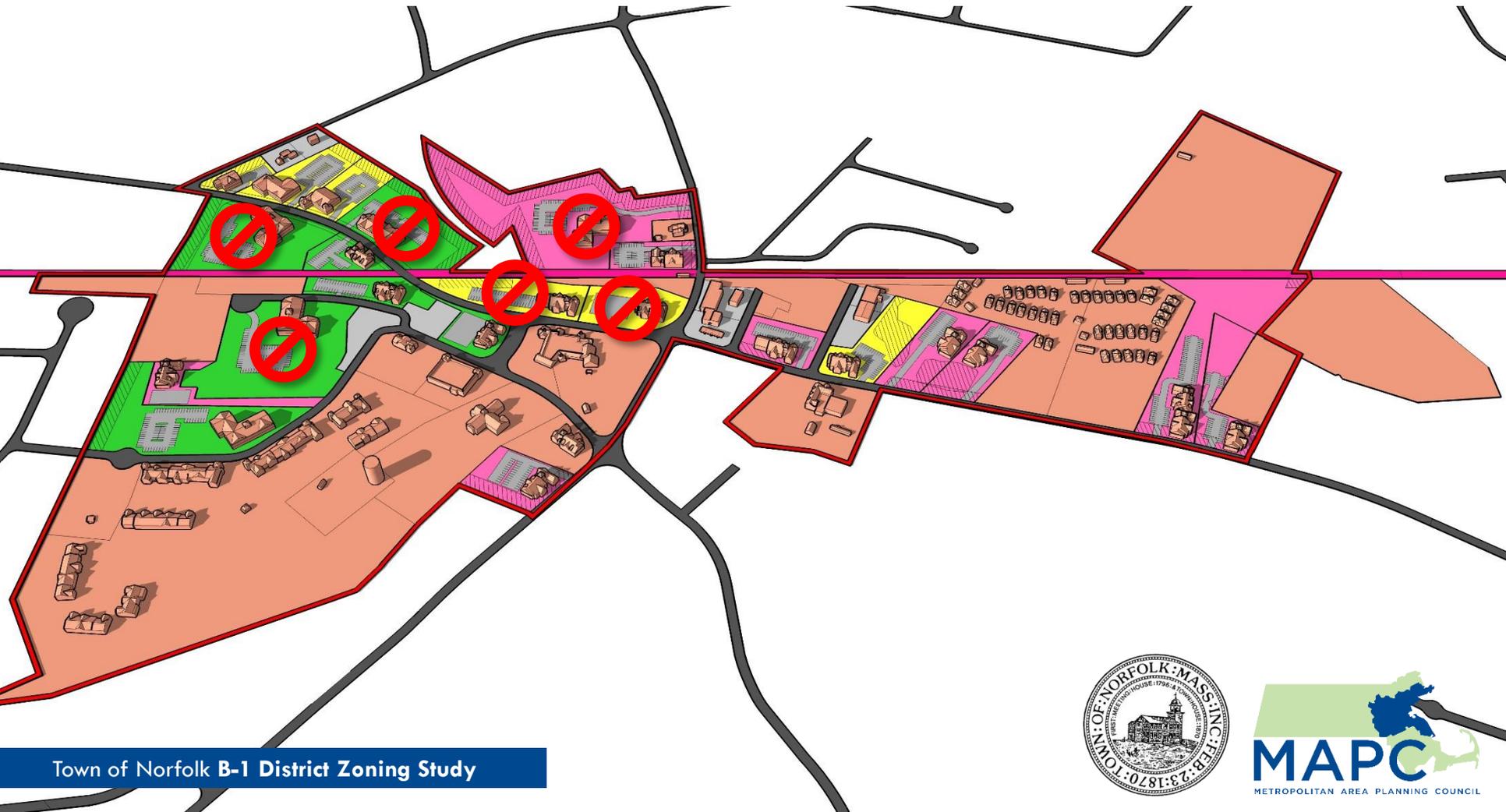
Discussion draft Zoning Recommendations

Illustration of Parcel Analysis:



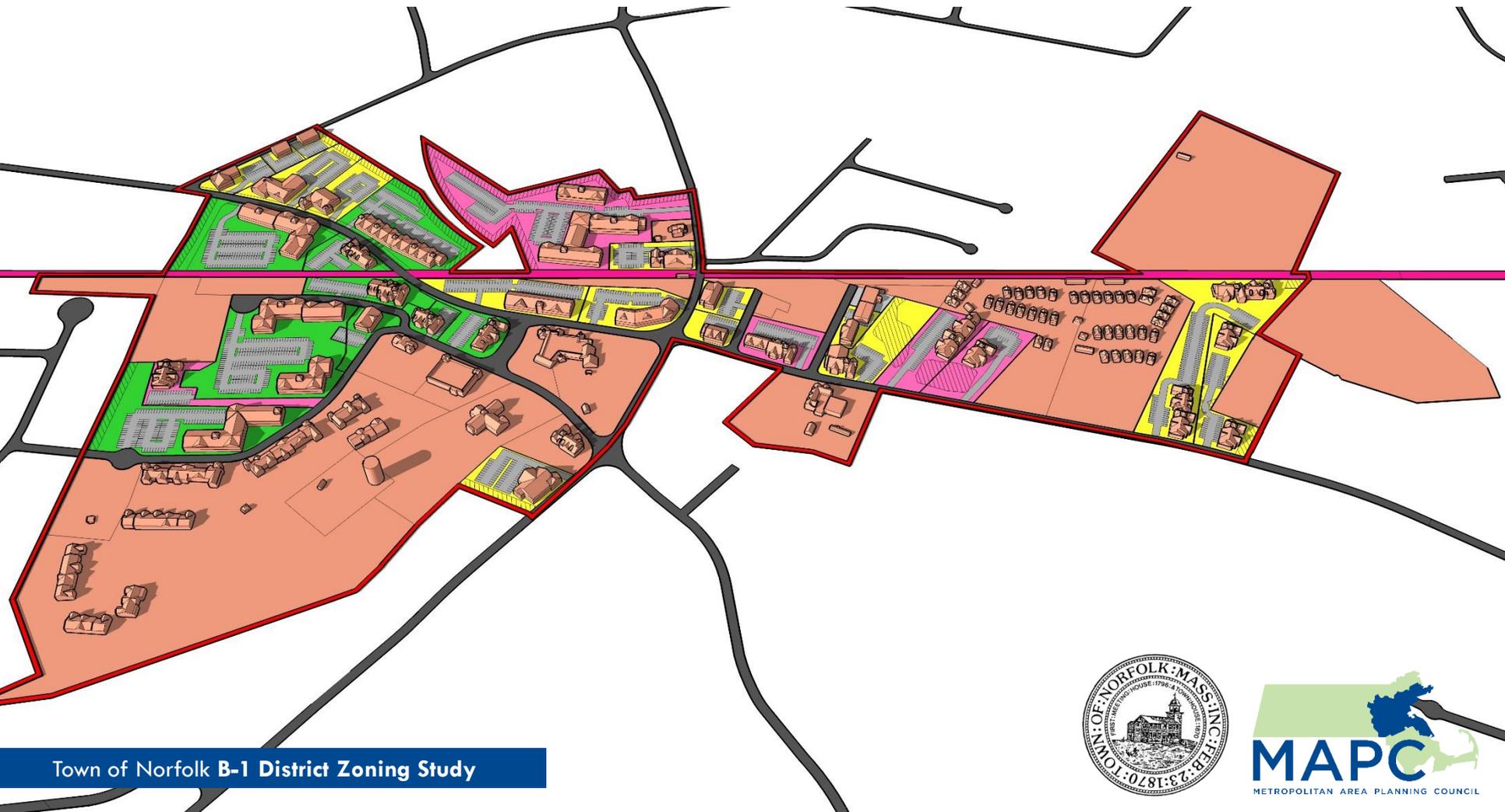
Discussion draft Zoning Recommendations

Illustration of Potential Under Current Zoning:



Discussion draft Zoning Recommendations

Illustration of Potential Under Recommended Zoning:



Community Outreach



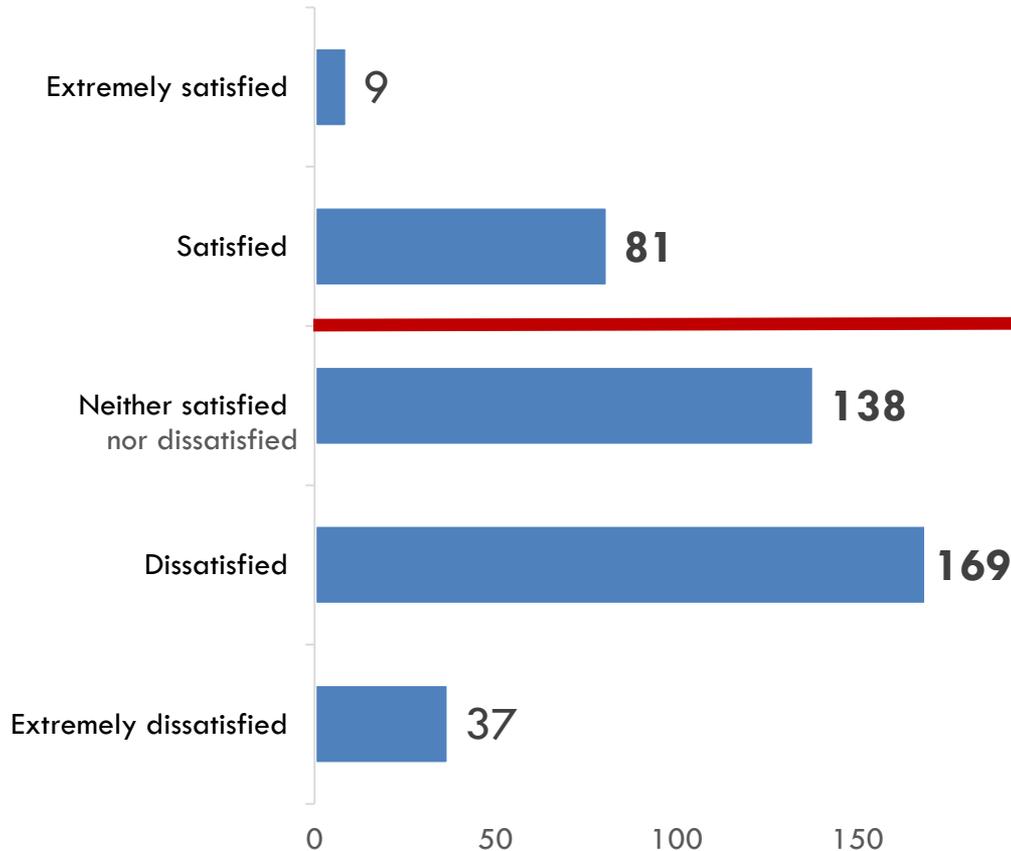
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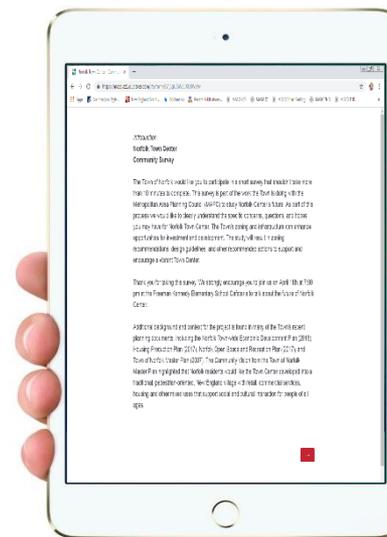


Online Community Survey

- **Q7: How satisfied are you with Town Center today?**

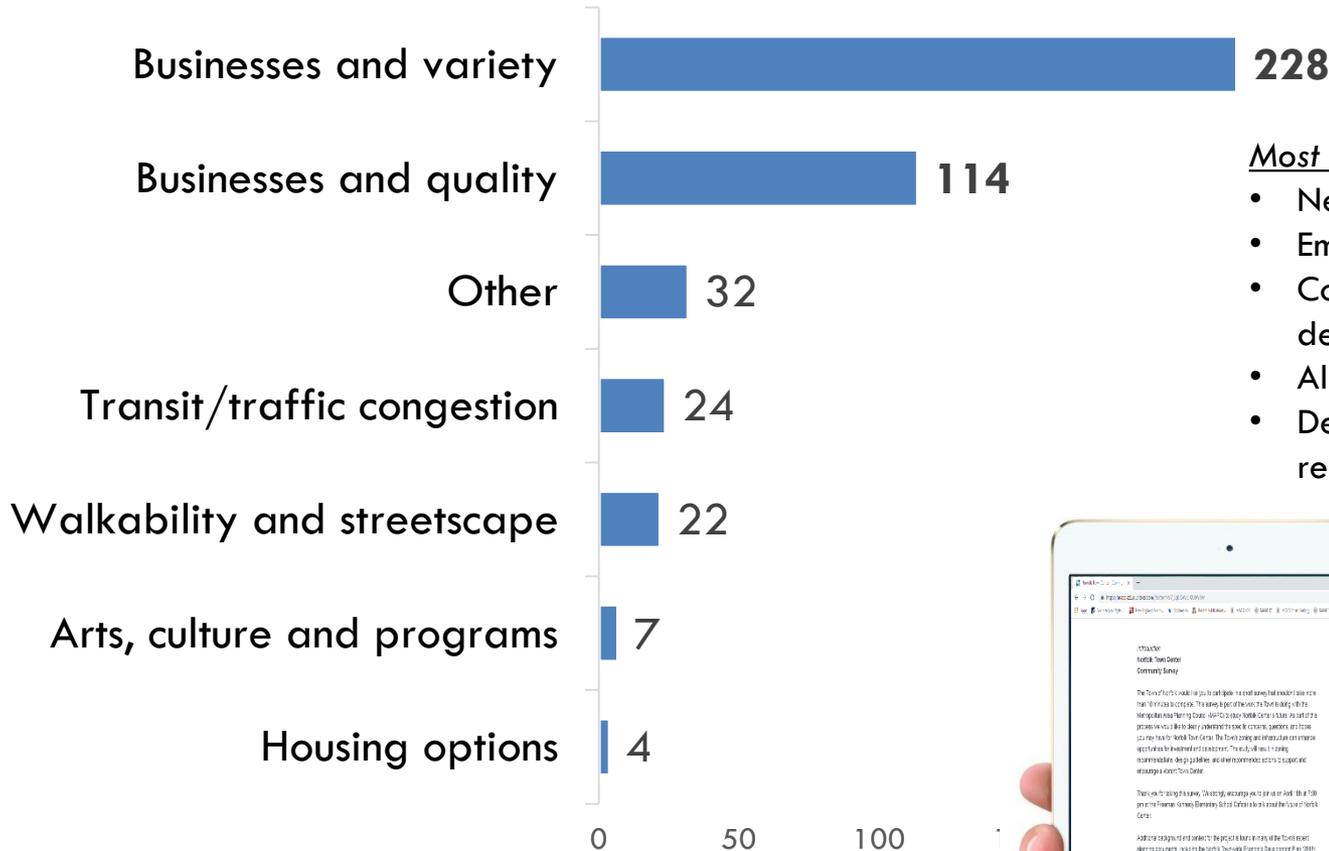


79% of responses



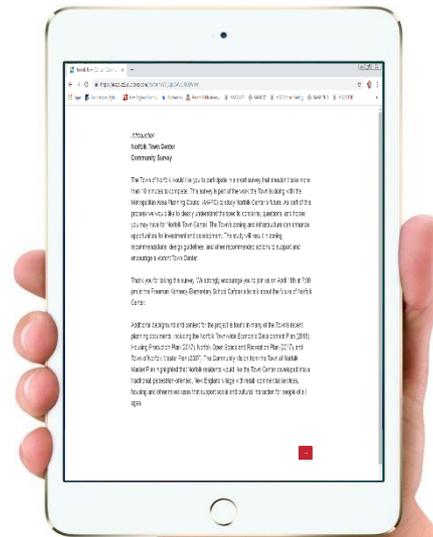
Online Community Survey

- **Q9: What is Town Center's greatest challenge?**



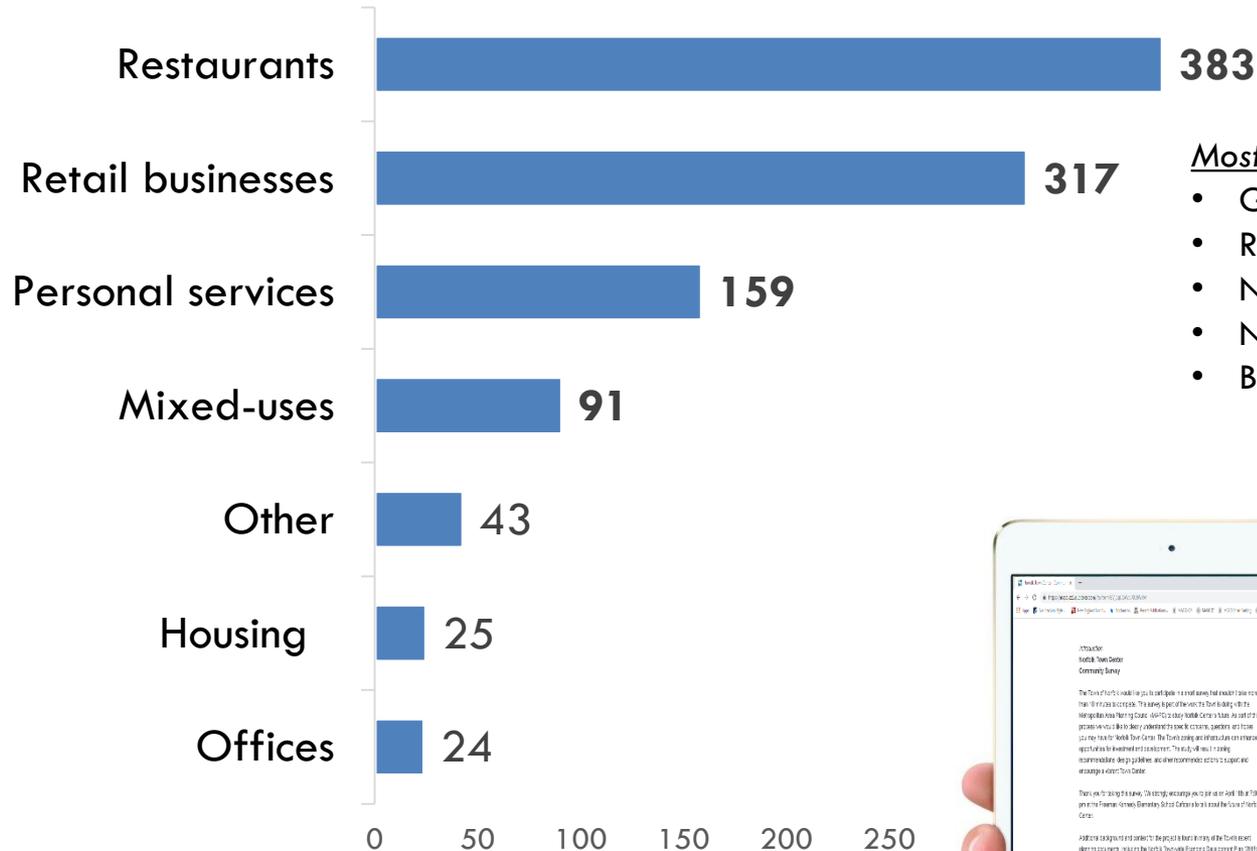
Most frequent "other" responses:

- Need more restaurants
- Empty lots/vacant buildings
- Concerns about speed of growth, development, and paying for it
- All of the above
- Development restrictions/resistance



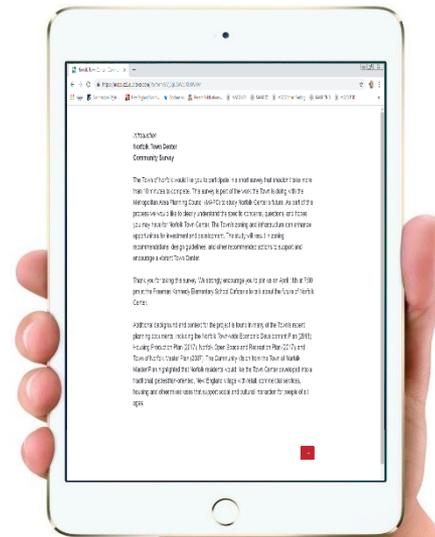
Online Community Survey

- **Q12: What types of development do you want to see in Town Center?**



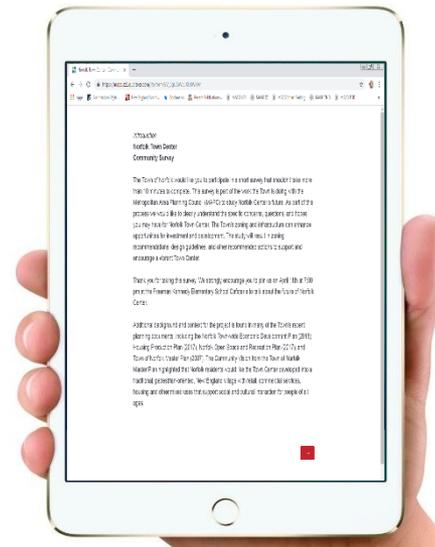
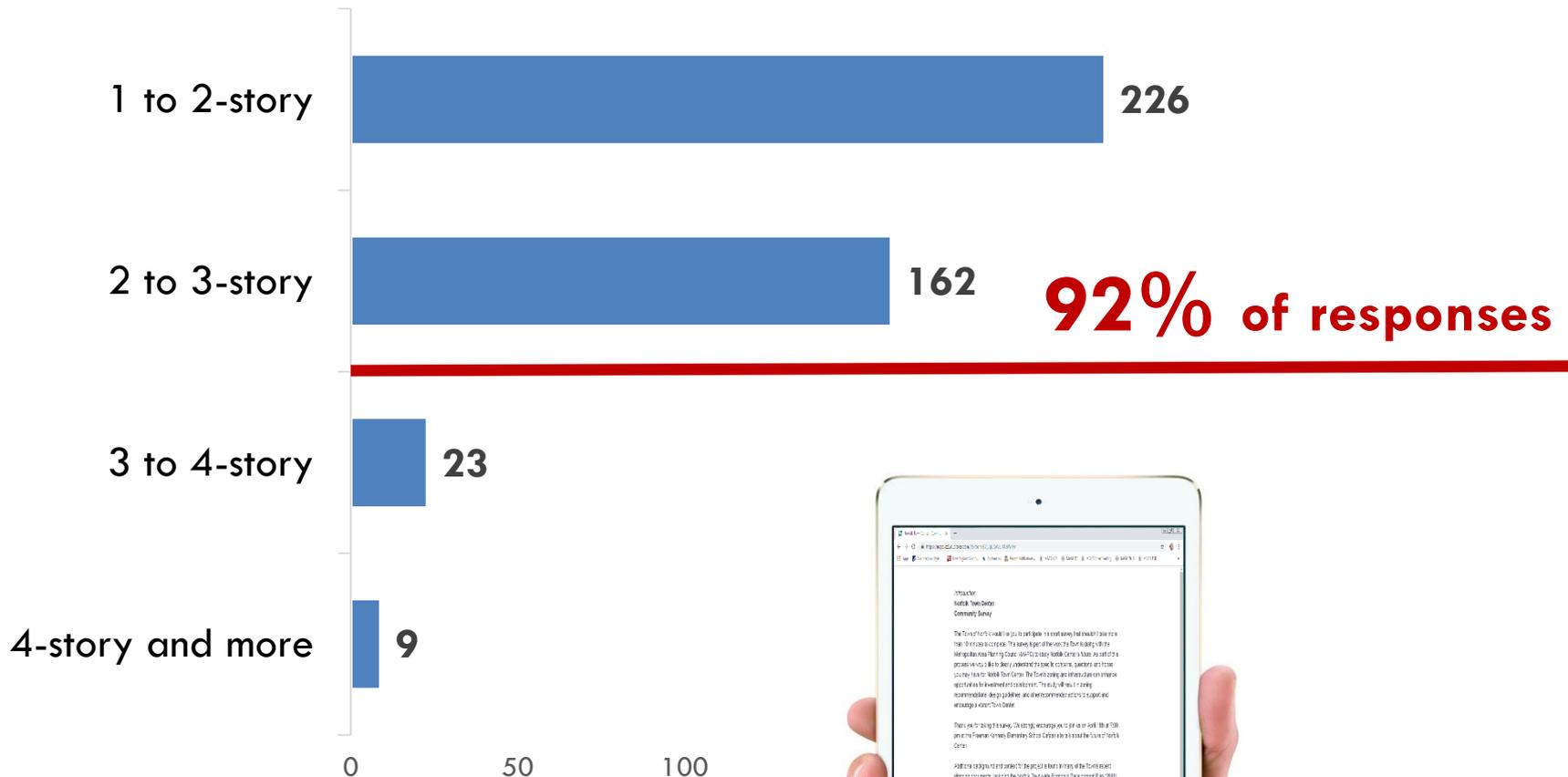
Most frequent "other" responses:

- Grocery store
- Restaurant
- No housing
- No more development
- Bar or brewery



Online Community Survey

- **Q13: What height of buildings do you feel is a good fit for Town Center?**



Status Design Guidelines Discussion



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Status Design Guidelines Discussion

Standard? or Guideline?:

- Multiple buildings on a lot
- Pedestrian ways and street trees
- Pedestrian access
- Parking located behind buildings
- Modest building scale with 40 feet bay width
- Sloped roof pitch



Other Discussion – Stormwater - Wastewater



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Town of Norfolk B-1 District Zoning Study



Other Considerations

- **Analysis in support of wastewater options**
 - Potential build-out analysis and capacity
 - Concepts to increase capacity
- **Analysis in support of stormwater options**
 - Impervious surface analysis in district with and without potential build-out
 - Analysis of potential stormwater utility fee by district compared to town-wide
- **Broaden utilities (water, gas, etc.), walkability and bikability improvements, town center management options and events**

Next Working Committee Meeting



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Next Meeting and Next Steps

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

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