Zoning, the Master Plan, and Economic Development: Where to go from here?

All Things Land Use in Tewksbury
Contents

• Why are we here?
• What are we trying to accomplish?
• How can some “best practices” help Tewksbury in the future?
• Your thoughts?
Zoning Bylaw Committee & Consultants

• Committee:
  • Todd Johnson
  • Edward Johnson
  • Richard Cuoco
  • Robert Fowler
  • Erin Wortman

• Staff:
  • Steve Sadwick, Assistant TM
  • Kyle Boyd, Planner

• Consultants:
  • RKG Associates
  • Barrett Planning Group LLC
  • Robert Mitchell, FAICP
Why are we here?

Recent Master Plan Update

Zoning review

Issues with current Zoning Bylaw (ZBL)
Our scope

<table>
<thead>
<tr>
<th>Reorganize and reformat</th>
<th>Reorganize and reformat the ZBL</th>
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</thead>
<tbody>
<tr>
<td>Update</td>
<td>Update, clarify use regulations</td>
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<tr>
<td>Eliminate</td>
<td>Eliminate legal conflicts</td>
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<tr>
<td>Eliminate</td>
<td>Eliminate internal inconsistencies and conflicts</td>
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<tr>
<td>Clarify</td>
<td>Clarify, simplify, improve administration &amp; permitting</td>
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<tr>
<td>Update</td>
<td>Update the zoning map as necessary</td>
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</table>
We will try ...

Zoning is not boring!

It’s serious business!

But yes, it can get awfully technical and “in the weeds” with details
Zoning “Diagnostic”

ZBL out of date, disorganized

Usual problems of bylaws that need comprehensive rewrite
- Numbering errors
- Hard to find information!
- Needs an index, illustrations, hyperlinks for online use
- District regulations need better integration
Zoning “Diagnostic”

- Definitions!
  - Peppered throughout the ZBL
  - Not always consistent
  - Use and district regulations sometimes mixed/blurred
  - Some definitions unclear
Zoning “Diagnostic”

• Very complicated legalese where simple statements would work just fine! For example:
  • 2313. Boundary lines located outside of street lines and shown approximately parallel to other street lines shall be regarded as parallel to such street lines, and dimensions shown in figures placed upon said map between such boundary lines and street lines are the distance in feet of such boundary lines from such street lines; such distances being measured at right angles to such street lines unless otherwise indicated.
Zoning “Diagnostic”

Some districts have purpose statements; others do not

“Heavy Industrial” - archaic (and possibly misleading) term

What to do with the HCOD, MFD/55, CDD

Section 9340, Development Impact Statements (DIS) - what, when, how?
Policy & Administrative Questions

• Overlay districts v. fix the underlying zoning
• Substantial dependency on special permits
• Administrative site plan review
• Design review, design guidelines
• Training for town boards
• Dimensional standards in some zones do not align well with established development patterns
Positive Side

• A lot happening in Tewksbury!
• Rebounding market
• 13 development projects on Route 38, 2010-2017
• New housing, including market-rate & affordable
Some Observations

Town boards, staff doing a good job with what they have for tools and strategies

Market matters!

Hard to get people excited about zoning until something is in their back yard

Little-used/never-used regulations can lead to unintended issues
Challenges

• Some people think the Town has too much multifamily housing. Does it?
• Route 38 improvements look great, but could the Town do more?
• Overlays signal policy decision to encourage growth and better design on Route 38. What’s a good design outcome?
• Does Tewksbury really want to allow single-family homes in the Industrial District?
Walkability

• How to address Tewksbury’s lack of walkability, both in neighborhoods and along major corridors

Change doesn’t happen without new investment
Other Challenges

- Signs
- Inclusionary zoning - should the Town try new “best practices” approaches?
- Does the Town need more than one single-family residential zone?
- How can the Town encourage more good investments along Route 38 and reduce developer’s risk?
- What are the tradeoffs?
## Current Focus

<table>
<thead>
<tr>
<th>Replace</th>
<th>Replace existing “C” district on Route 38 with more than one business zone, based on the overlays</th>
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<tbody>
<tr>
<td>Shift</td>
<td>Shift the ZBL’s focus on uses to a focus on form</td>
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<tr>
<td>Clean</td>
<td>Clean-up structure, definitions, language</td>
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<tr>
<td>Improve</td>
<td>Improve navigability</td>
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Consider breaking this up - Mixed use village? Limited business?

This is West Side Business, but the GIS zoning layer we have has not been updated.

Can these C district locations work as Village Mixed Use? Limited Business?
Our Questions for You

• What are you concerned about?

• What would you want to see improved or strengthened in Tewksbury’s zoning? Or made easier?

• In terms of land use regulation, what could help the Town be an even better place for people to live? To run a successful business?

• Any areas in Town that you think the zoning should be studied more?
Discussion

Tewksbury Zoning Revision

6/27/2017