

# ASSISTED LIVING

## Zoning Bylaw Amendments

- to establish parameters for an Assisted Living Overlay District
- to designate an overlay district along portions of South Road and Summer Street

# BACKGROUND: Housing Needs

- **Comprehensive Plan, 2013** – notes high senior population, rising house prices; calls for greater variety of housing opportunities, and study of under-served markets (incl. young households, seniors on fixed incomes, very low income households, special needs)
- **COA Needs Assessment, 2018** – focuses on growing senior demographic; notes increased preference to age in place (house/community) and shortage of down-sizing opportunities
- **Housing Study, 2019** – further analyzes data and opinions on housing; recommendations include “amend the Zoning Bylaw to explicitly permit congregate housing and co-living”

# BACKGROUND: Housing Needs (cont.)

## **COA Senior Needs Assessment, 2018**

- 21% of Bedford residents are age 60 and older, expected to increase by 2030 to 30 - 34%.
- Oldest respondents - age 80 and older - indicated a strong preference to live in an assisted living community (42%). Lower percentages in younger age bands.

# BACKGROUND: Planning Board work and LCB proposal

- Planning Board first worked on zoning for Pine Hill Crossing and for ADUs
- LCB's interest in lovino construction yard at 240-244 South Road catalyzed discussion of Assisted Living. Site had much to commend it but would need a zoning change.
- Board and staff researched other developments, definitions, existing zoning bylaw and geography

# What is Assisted Living?

Proposed definition:

Assisted Living shall include a range of housing opportunities primarily oriented toward senior living, providing assistance with activities of daily living, and instrumental activities of daily living, as defined by MGL Chapter 19D. All assisted living facilities are required to be certified by the Massachusetts Executive Office of Elder Affairs. Assisted Living facilities may offer dementia care. An Assisted Living facility may also include up to 25% of its units as Independent Living.

# Proposed Zoning Parameters (new Section 23)

- 2 acre minimum lot size
- Density capped at 25 bedrooms per acre, and not more than 100 total units
- 3 stories maximum height, and 37 feet (plus potentially sloped roof to hide mechanicals)
- 150 feet frontage, 50 foot side and rear setbacks (less if adjacent to open space /rail trail)
- 25% lot coverage, 50% floor area ratio, at least 25% landscaping
- Approval is by special permit from the Planning Board, only in locations approved by Town Meeting as designated overlay districts.

# Proposed Zoning Parameters (cont.)

Standards for evaluation include:

- Outdoor space and landscaping
- Path connections
- Neighborhood context
- Good environmental practices
- Disability access/universal design features
- Parking

# To learn more...

- Full version in Warrant – will be mailed soon
- Background presentation will be on Town website
- Any questions can be addressed to Planning department
- ...Please attend Town Meeting and vote on May 15