

Joint Planning Board & Housing Commission Work Session

RP&D Notes of Oct. 31st, 2025

General Formatting:

- Add a note at the top of each track change version explaining the difference in text color.

College Institutional District:

- Height - 55' for non-residential structures, and 45' for residential structures. Move this language into the "Land and Yard Requirements" and change that subheading to "Dimensional Requirements"
- There was a request to clarify the existing language around screening requirements being addressed during site plan review - is this a need?
- There was talk of applying different densities for the two institutions: 8 Units/Acre for the College, and 6 Units/Acre for the Hospital.

Hospital Institutional District:

- Reduce the height to 35' for residential structures and 45' for non-residential structures. Move this language under "Land and Yard Requirements" and change that subheading to "Dimensional Requirements"
- Expand the District to include adjacent commercially zoned lots, and the large parcel behind the Hospital. Require a 100' vegetated buffer along Parkside Road or any single-family lots.
- Eliminate internal setbacks (or hospital can merge the lots)
- Consider requiring some Workforce Housing Units - could be 10% owner occupied or 5% renter occupied. Is a bonus also needed or is the density adequate?
- There was talk of applying different densities for the two institutions: 8 Units/Acre for the College, and 6 Units/Acre for the Hospital.

Cottage Court Development:

- Question - is there a way to limit units from being vacant seasonally? No.
- Prohibit the use of these structures as Short Term Rentals
- Consider incentivizing a small percentage of Workforce Housing Units?
- ARR - will it work in this district? Should it not be allowed there for now?
- Mark Fougere is checking with Bedford for any changes they would suggest since using similar language.

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- Add Provision on Storage Requirements:

To ensure adequate, accessible, and visually compatible storage options for residents of cottage court housing developments while maintaining the overall design character and shared open space of the site. Each dwelling unit within a cottage court shall be provided with a minimum of 100 cubic feet of enclosed storage space for bicycles, seasonal equipment, and other items not typically stored within living areas.

1. Location and Design

a. Storage may be provided within:

- i. A designated area within the dwelling unit, such as an attached or detached shed, or
- ii. A shared, centrally located storage building accessible to all residents.

b. Detached storage structures shall be:

- i. Consistent in materials, roof form, and color with the principal cottages;
- ii. Limited to a maximum height of 12 feet; and
- iii. Located to minimize visibility from public rights-of-way and to preserve shared open space.

2. Prohibited Uses

Storage structures shall not be used for habitation, commercial activity, or vehicle storage unless otherwise permitted by the Planning Board.

3. Optional Shared Storage Features

Developments may include shared facilities (such as garden tool sheds or bicycle shelters) provided they meet the intent of this section and are integrated into the overall site design.