

Planning Board Workshop - Waterfront West – 4/19/22  
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Purpose of this discussion: to review history and discuss preliminary views on zoning considerations. Documents on line (Planning Dept-Projects) and 2019 meeting minutes to be supplied (PB denial of zoning changes report submitted to CC in October 2019 & follow up ideas for revision of the Waterfront West Overlay District).

- Mayor’s Advisory Committee: staff (Mayor, Chief of Staff, Special Projects), Director Planning & Development; Councilors Shand, Cameron, Zeid, PB Chair, Resiliency Committee Chair, Citizen Planner
- To advise the mayor on substance and strategy for a potential agreement with New England Development; to ensure that any Development Agreement – linked to zoning requirements – reached with NED can serve as the foundation for a project that meets the goals and interests of the city and the groups represented by members of the Advisory Committee.
- Creating a development agreement and zoning amendment will be an iterative process. The PB, in collaboration with the CC, will determine zoning regulations to guide review of a waterfront west project.
- The City Council would adopt a Development Agreement first, then adopt a revised WWOD amendment. Finally, NED (the developer) would be allowed to submit an application for development.
- Current thinking is to create a new Waterfront West Overlay District amendment that would allow a “by-right” application for development with submission of a master development plan by the applicant.
- The Planning Board would then conduct a Site Plan Review of the application.
- FYI, considerations for inclusion in a negotiated Development Agreement (non-regulatory elements) – some examples
  - Traffic mitigation
  - Water & sewer mitigation
  - Mitigation of any other municipal impacts
  - Benefit: Market Landing Park; additional affordable housing; downtown infrastructure upgrades
  - Schedule of payments for damages, unfulfilled obligations
  - Project phasing

- Planning Board to consider draft list of priorities from Mayor’s Advisory committee as they relate to zoning
  - Layout & climate resiliency
  - Height, scale, massing of structures
  - Density & parking/loading
  - Access & circulation: vehicles, bikes, pedestrians (connect to abutting parcels & rail trail)
  - Building design: standards & guidelines
  - Uses (hotel, retail, marina) & affordable Housing
  - Public (open) space
  - Energy Efficiency (recommendations from Energy Advisory Committee)
  - Permitting process: SPR; overlay amendment; master development plan w. phases
  - [Use 40R amendment as a planning template, adapted to WW site]
  
- In addition, we should consider Site Plan Review elements, in particular 1) criteria for review and 2) performance standards – either reference these elements or incorporate specific ones that are particularly important to this project in the zoning amendment.
  
- SPR Criteria for Review
  - Community character
  - Traffic, parking, public access
  - Health
  - Public services & utilities
  - Land use planning (basically consistency with the Master Plan)
  - Open space and environmental protection

SPR Performance Standards: pedestrian & vehicle access & traffic impact, site plan & architectural design, lighting, landscaping, storm water run-off, water quality, wetlands (flood plain), erosion control, environmental standards (hazardous materials), utilities; review the section relating to waterfront marine districts & section “requirements for WWOD-SP”