

Warrant for the Annual Town Meeting
June 3, 2024
Town of Wrentham
The Commonwealth of Massachusetts
Norfolk

Article 18: Senior Living Communities

To see if the Town will vote to amend Chapter 390-13.5 "Senior living communities" of the Wrentham Town Code, as follows (new language underlined, deletions ~~strikethrough~~):

§390-13.5(A) Purpose

(3) To provide for a type of housing development that reduces the demands on municipal services by encouraging maximizing energy efficiency, renewable energy opportunities, and cluster design;

§390-13.5(B) Applicability

(1)(a) Minimum tract size: a tract of land consisting of not less than 20 acres, of which at least 75% is not jurisdictional wetlands.

(1)(c) Adequate Ppublic water available at the street frontage;

§390-13.5(D) Basic requirements

(3) add the following sentence to the end of the paragraph:

The first 15' of all setbacks shall be preserved as natural vegetation or professionally landscaped trees/plantings.

(8) add subsection (f) to read as follows:

Amenity structure parking shall meet the on-site parking requirements of Section 6.4.

(9)(a): The minimum width of paved roadways shall be ~~22~~ 24 feet.

(9)(b): add the following sentence:

The sidewalk shall be built in accordance with the Subdivision Rules & Regulations, as amended.

(11) An SLC shall have an amenity structure design to allow for a variety of year-round passive and active recreational activities, indoors and outdoors, that support the residents of the SLC. Such uses that may be considered are community programming spaces, fitness/therapeutic spaces, educational, recreational, and accessory spaces; areas for neighborhood meetings and event space and any other amenities and opportunities that are intended to create and promote an integrated neighborhood-type environment as determined by the Planning Board.

§390-13.5(E) Affordable housing.

(3) The selection of qualified purchasers or qualified renters shall be carried out under a marketing plan approved by the Planning Board and shall comply with the Executive Office of Housing and Livable Communities' (EOHLC) DHCD's Local Initiative Program guidelines.

(8)(d) An equivalent fee in lieu of units may be made. The Planning Board may allow a developer of nonrental dwelling units to make a cash payment to the Town through its Affordable Housing Trust, or similar entity for each AHU required herein. The cash payment per unit shall be in accordance with the following formula: two times an amount equal to 80% of area median income as determined annually by the U.S. Department of Housing and Urban Development.

§390-13.5(H) Development standards.

(8) Walking trails shall be accessible to all abilities and installed throughout the project to the extent feasible. The preference is to have these trails first located around the perimeter and then throughout the site.

or to take any action relative thereto. (Planning Board)