**Article (XX)     Amend Zoning Bylaw:  Senior Living Overlay District (SLO) (Planning Board)**

To see if the Town will vote to amend the Zoning Bylaws of the Town of Westborough by amending Article 4. Special Regulations, Section 5300, Senior Living Overlay District (SLO); by amending Article 5. Definitions; by Amending Article 2. District Regulations, Section 2600, Dimensional Regulations Schedule; and by amending the Westborough Zoning Map, as follows:

By amending Article 4. Special Regulations, Section 5300, Senior Living Overlay District (SLO); Subsection 5340. Establishment of District, by deleting the language shown and by inserting new language shown in **bold** in the Subsection as follows:

5340. Establishment of District. The Senior Living Overlay district shall include **all land within the Mixed-Use District (MUD)** and all property located within five thousand (5,000) feet of the intersection of the centerlines of Milk, Main, Brigham and South Streets, except that the district shall extend to six thousand five hundred (6,500) feet along East Main Street, provided that the land has frontage located within the SLO on one of said streets**.** ~~and further complies~~ **SLO proposals shall comply** with the dimensional standards of Section 5360. The provisions of Section 2140 (split lots) shall not apply. The SLO shall not apply to any parcel of land located within a Highway Business (BA) district.

So that the final definition reads as follows:

5340. Establishment of District. The Senior Living Overlay district shall include all land within the Mixed-Use District (MUD) and all property located within five thousand (5,000) feet of the intersection of the centerlines of Milk, Main, Brigham and South Streets, except that the district shall extend to six thousand five hundred (6,500) feet along East Main Street, provided that the land has frontage located within the SLO on one of said streets**.** SLO proposals shall comply with the dimensional standards of Section 5360. The provisions of Section 2140 (split lots) shall not apply. The SLO shall not apply to any parcel of land located within a Highway Business (BA) district.

And by amending Article 4. Special Regulations, Section 5300, Senior Living Overlay District (SLO); Subsection 5390. Performance Standards, by inserting the new language shown in **bold** in the current first paragraph of this Subsection:

5390. Performance Standards. Projects in the Downtown Business district (BB) shall require a positive recommendation of the Design Review Board in accordance with Section 1245. Projects in the SLO, but outside of the Downtown Business district shall comply with sub-sections 1245. D. 2-5, **except that these requirements shall not apply to SLO projects in the Mixed-Use District (MUD)**. **For SLO proposals in the MUD District, the SPGA shall require the Design Review Board to provide a recommendation to the SPGA on the SLO proposal during the plan review process as provided in subsections 1245 D. 1 and 3. a-c and f-h of this bylaw.**

Subdivision Rules & Regulations shall be used as a guideline; however, the Board may waive any of these standards based on a persuasive argument by the applicant that such compliance does not serve the best interests of the project or the public good.

And by amending Article 5. Definitions by deleting the language shown and by inserting new language as shownin **bold** in the current definition for “Independent Senior Housing”:

Independent Senior Housing shall mean a building or series of buildings containing independent dwelling units intended to provide housing for persons not requiring health or other services, and designed and occupied by individuals or families in which at least one household member is ~~60~~ **55** years of age or older **and in which no resident (as opposed to a visitor) is 18 years of age or younger**.

So that the final definition reads as follows:

Independent Senior Housing shall mean a building or series of buildings containing independent dwelling units intended to provide housing for persons not requiring health or other services, and designed and occupied by individuals or families in which at least one household member is 55 years of age or older and in which no resident (as opposed to a visitor) is 18 years of age or younger.

And by amending Article 2. District Regulations, Section 2600, Dimensional Regulations Schedule, Subsection 2610 for the Senior Living Overlay (SLO), minimum lot area, by deleting the language shown:

Minimum lot area: ~~2 acres~~

And by inserting in its place the following new language as shown:

Minimum lot area: **5 acres**

And by amending the Town Zoning Map to add the Senior Living Overlay District (SLO) to the Mixed-Use District (MUD).

or take any action thereon.

Summary:

The purpose of this Article is to promote and facilitate additional options for the redevelopment of certain portions of the former Westborough State Hospital and other State owned properties, known as the Mixed-Use District (MUD). It will provide opportunities for senior housing in a setting with open space and recreational activities nearby. It furthers the Town’s plan to provide a diverse and creative reuse of the State Hospital property. This zoning change is recommended by the State Hospital Reuse Committee and the Planning Board.