



Zoning Update



Public Meeting #1
August 12th 6:00PM





Zoning Update

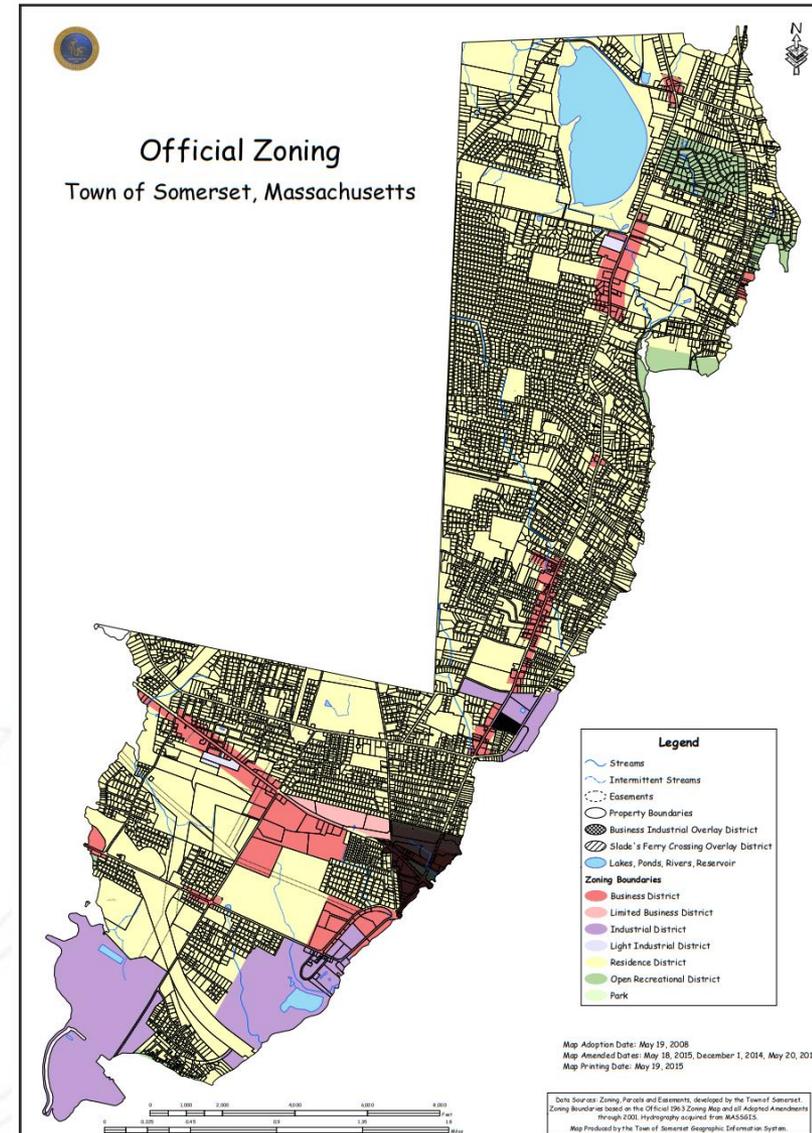


Welcome!!!



AGENDA

1. Why update Zoning?
2. Findings from Somerset's New Comprehensive Master Plan
3. Somerset's Current Zoning Structure and process for updating
4. Preliminary Zoning Observations
5. Questions and Answers
6. Next Steps and Adjourn





Zoning Update



INTRODUCTIONS

Committee Members

- Steve Cadorette
- Tom Killoran
- Paul Boucher
- Gary Simmons

Consultants

VHB

- Geoffrey Morrison-Logan
- Luke Mitchell

KP Law

- Judith Cutler



Public Involvement

Public Meeting #1

- Goals:
 - Education and Awareness
 - Initial Observations
 - Community Input

Public Meeting #2

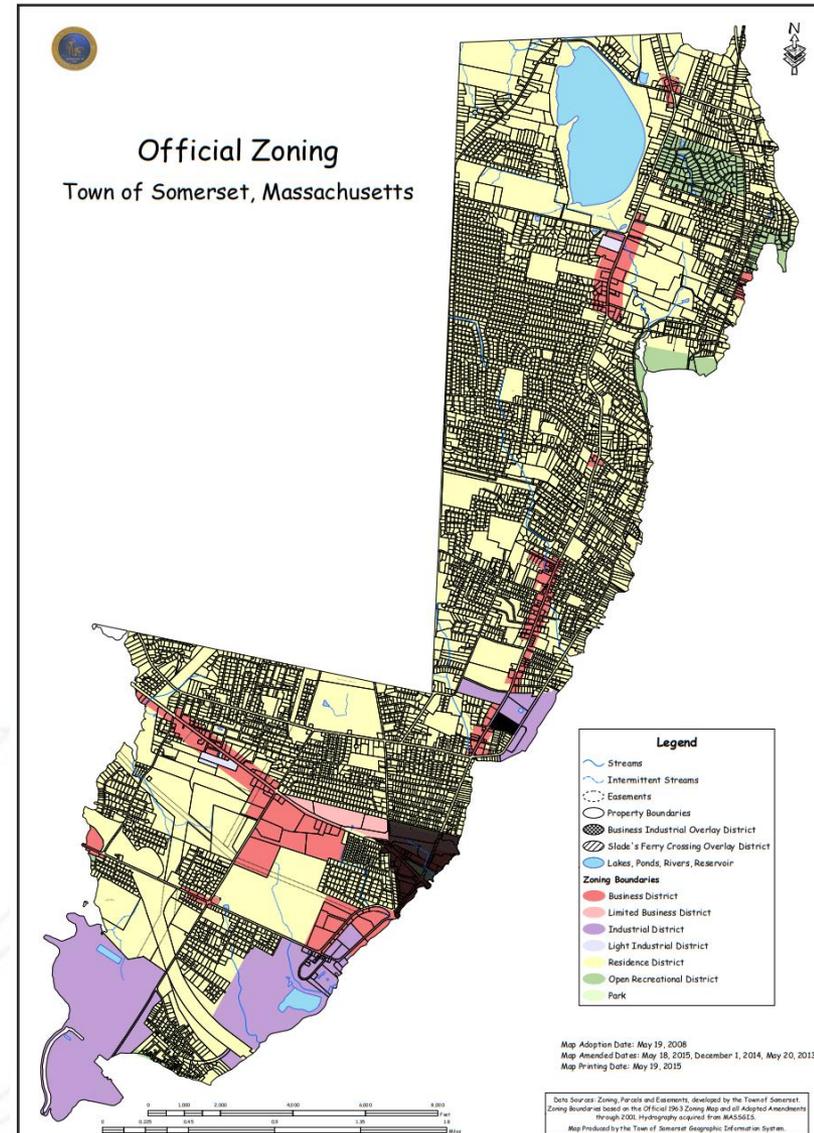
- Goals:
 - Preliminary Zoning Recommendations
 - Adoption Process
 - Community Input
 - Outline opportunities for addition input leading up to Town Meeting



Zoning Update

MEETING FORMAT

1. Zoom Platform
2. Presentation
3. Questions and Answer
4. Raise Your Hand
5. Invitation to join the conversation
6. Q&A Feature
7. Structured Topics





Zoning Update



Why update Zoning?





Zoning Update



Why update Zoning?

- New Master Plan Land Use Goals
- Outdated and/or Broken items
- Conflicts within the By-law
- Streamlining the Process
- Making it User – friendly
- VHB Perspectives
- KP Law Perspectives

Anticipated Zoning Adoption process

- Round 1: Edits to make zoning usable
- Round 2: Edits to include new updates/tools



Zoning Update



Findings from Somerset's New Comprehensive Master Plan





Zoning Update



Master Plan

- Executive Summary
- Land Use and Development Patterns
- Economic Development
- Housing
- Natural, Cultural, and Historic Resources
- Open Space and Recreation
- Community Facilities and Services
- Transportation and Circulation
- Sustainability and Climate Change
- Implementation Program

Town of Somerset
Somerset
Massachusetts

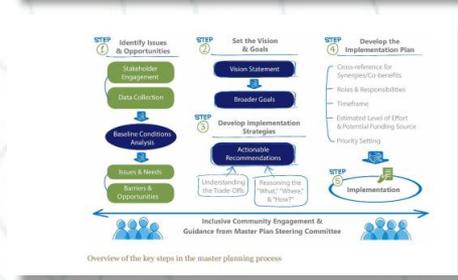
Master Plan

#somersetproud

Prepared by: vhb
January 2020

Table of Somerset Master Plan Update 2020
Implementation Matrix

Land Use and Development Patterns (LU)	Related Elements	Implementation Timeline	Implementation Partners	Lead/Lead-Share	Cost/ Cost-Share	Priority Funding Sources	Priority
LU1: Reinforce the Center of Town as the community's central gathering area by creating a cohesive and welcoming atmosphere, providing an active public realm and a sense of place, and stimulating a renewed economic vitality.	ED, PE, TP	BD, DP/DCD, DP/DCD	Openings	S	DP/DCD		Medium
LU2: Conduct a visual assessment of the town with the community to further determine the desired types and appearance of developments in the Center of Town, with specific visual demands in consideration.	ED, H, PE, TP	Business, Resilient, ZSA	Short-term	S	DP/DCD		Medium
LU3: Develop and adopt an outdoor open space for the County Street commercial corridor to include aesthetics and consistency of commercial signs.	ED, PE, TP	ZSA	Short-term	S	DP/DCD		Medium
LU4: Explore opportunities to reorganize the Town Common lands to include open space, recreation, workplace design, lighting, etc. in an effort to enhance amenability and livability.	ED, TC, BOD, PE, TA	Map/OD, HC, BI, ZSA, DP/DCD	Medium	SS	Map/OD, HC, BI	Map/OD, HC, BI	Medium
LU5: Seek state funding support to pursue outdoor walkway improvements along Route 128, e.g. adding shade trees, seating, planters, universal lighting, and lighting poles, etc. in an effort to enhance amenability and provide pedestrian facilities in the Center of Town. Potential funding sources include the Transportation Improvement Program (TIP), locally sourced municipal revenues and lighting, and Massachusetts Department of Transportation (MassDOT) Transportation Planning resources to consider under the Transportation element.	ED, TC, PE, HC, TP, Water	Map/OD, DP/DCD	Short-term	SS	State Funding	State Funding, State Budget	High

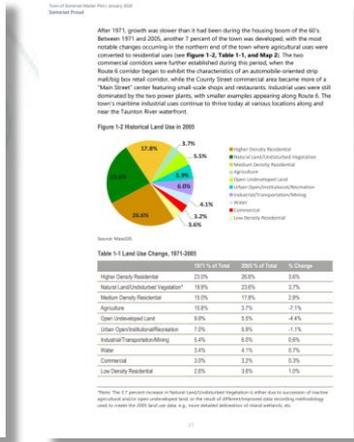
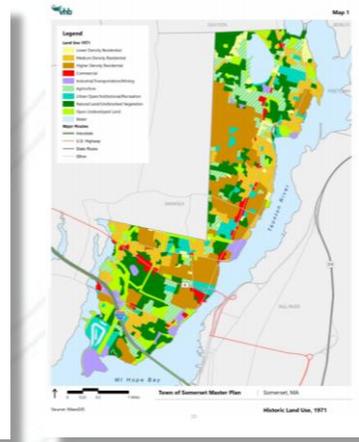


Executive Summary ES

Introduction

The Town of Somerset is situated at the northern end of Mount Hope Bay, on the east bank of the Quaker River and east bank of the York River. Though Somerset is the smallest community in Bristol County geographically, the town has evolved to become one of the most built-out communities in the region after centuries of commercial and industrial development empowered by waterfront resources – most recently the energy production industry – along with population and housing growth associated with local and regional economies.

Somerset is undergoing a similar transition as the small economy in the South Coast region and beyond, which has slowly shifted from manufacturing to retail and services over the last few decades. In particular, the town has its largest employment centers and tax revenue generators due to the recent closings of three local power plants, namely the Mattawam (closed in 2010) and Clayton Point (closed in 2011) Power Plants. This has placed Somerset at a moment where the town needs to reevaluate challenges, consolidate resources, and identify new opportunities and strategies in order to reverse its economic, property, balanced development and preservation, and maintain quality of life. This Somerset Proud Comprehensive Master Plan (the Master Plan or Plan) intends to serve as a strategic roadmap to assist the town in charting a new course for the future. The Town of Somerset, acting through the Town Administrative Office, embarked on an approximately 15-month planning effort that involved an ongoing public process where residents, business owners, and local stakeholders helped shape the Plan's vision, scope and goals, and recommendations.



Public and Stakeholder Engagement

- Master Plan "Our Town, Our Future", A Snapshot of Somerset Exhibits

Our Town, Our Future!

What is Somerset's community vision for the town's character and future development? How will we achieve it? The #SomersetProud Master Plan is a one year public process to develop a Town-wide Master Plan that will answer:

- Where is Somerset now?
- Where do we want Somerset to be in the next 15-20 years?
- How does Somerset get to where we want it to be?

What is a Master Plan?

A Master Plan:

- Documents and illustrates what a community looks like today and what direction it has decided it wants to go for the future; it includes assessments of existing resources and issues, projections of future conditions and needs, and consideration of collective goals and desires.
- Is a policy guide and provides a framework for future land use decision-making and the physical development of the community. It will not only address buildings and infrastructure, it will also include the important social, natural resource and economic values of the community. The Master Plan is a method of translating the community's values into specific actions.
- Covers an approximate time frame of 20 years; it is assumed that shorter-term evaluations will keep it current with the changing needs of the community.
- Is closely integrated with other municipal documents and initiatives, for example, Somerset's recent Hazard Mitigation Plan.

The Master Plan is NOT a zoning ordinance, a subdivision regulation, a budget, a capital improvement program or other regulatory document. It is meant to provide the framework for the development of these implementation tools.

What is involved in preparing a Master Plan?

- The Master Plan Steering Committee and Town will be overseeing the Master Plan process.
- Extensive public outreach process, including meetings, surveys, and exhibits, etc.
- Data collection and analysis that will ultimately be rolled into the Master Plan document and facilitate the vision/goal development and decision-making process.
- Preparation of the chapters of the Master Plan (sometimes called plan elements, as listed to the right)
- Creating an Implementation plan.

Do you know the geography of our town?

MAJOR ELEMENTS OF THE SOMERSET PROUD MASTER PLAN

- Vision and Goals
- Land Use
- Zoning
- Economic Development
- Natural, Cultural and Historic Resources
- Open Space and Recreation
- Public Services and Facilities
- Transportation and Circulation
- Sustainability
- Implementation

How well do you know our town? Here is a "Snapshot" of Somerset:

Demographics

Population and Household Change

United Way, 2018

- 18,275
- 2,000
- 47.2
- \$77,278

Population Change by Age Group

14.5% 31.2% 54.3%

47.2 43

Existing Land Use, 2018

Housing

Age of Housing Stock

2018 Housing by Value in Somerset

2018 Housing by Value in Somerset

2018 Housing by Value in Somerset

Economy

Per Capita Income

- \$34,807
- \$33,273
- \$41,445

Median Household Income

- \$77,278
- \$68,131
- \$77,518

2018 Per Capita Income (All Races)

5.9%

6.0%

401

5,620

Transportation

Highway Routes, Interstates and High-Speed Corridors

2018 Transportation

2018 Transportation

2018 Transportation

Key Issues and Opportunities

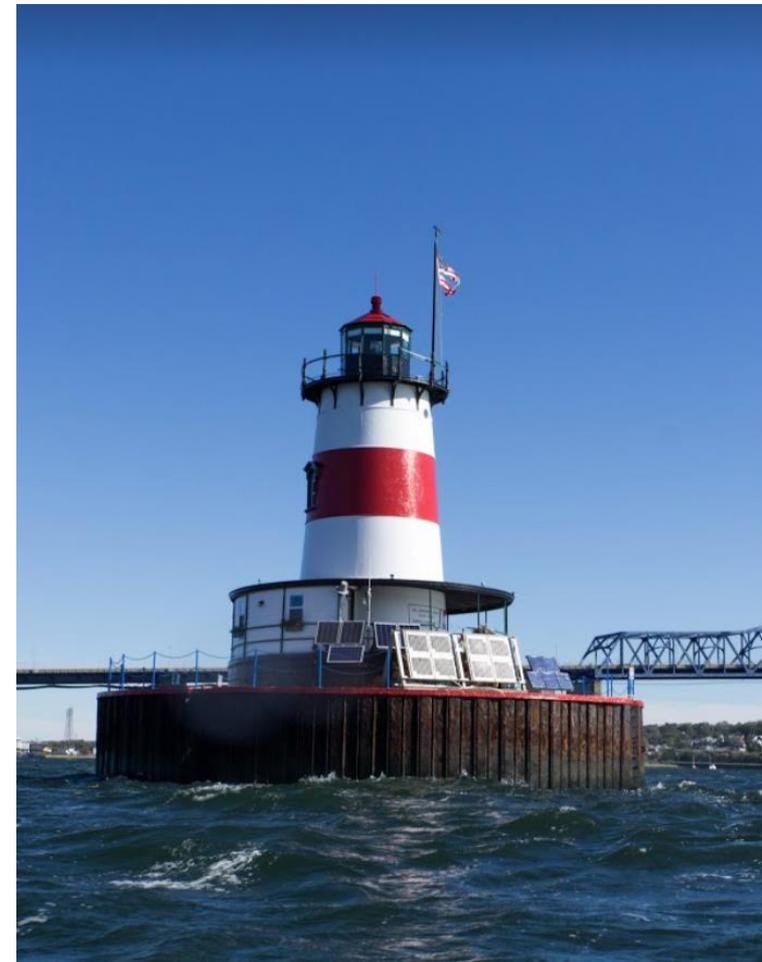
■ Land Use

- Approaching Build-Out with limited land resources
- Revitalizing commercial and industrial areas to sustain the economic vitality of our Town
- Beautifying Center of Town to promote sense of community identity and pride



Key Issues and Opportunities

- **Economic Development**
 - Create new opportunities to Increase commercial tax base, customer base, and employment through Business Retention and Business Expansion
 - Community building and Town branding
 - Redevelopment of vacant or underutilized sites in the Business Districts through Strategic Development Planning
 - Revise Zoning to reflect moderate business activities
 - Develop Business Friendly Initiatives



Expanded Economic Development Plan

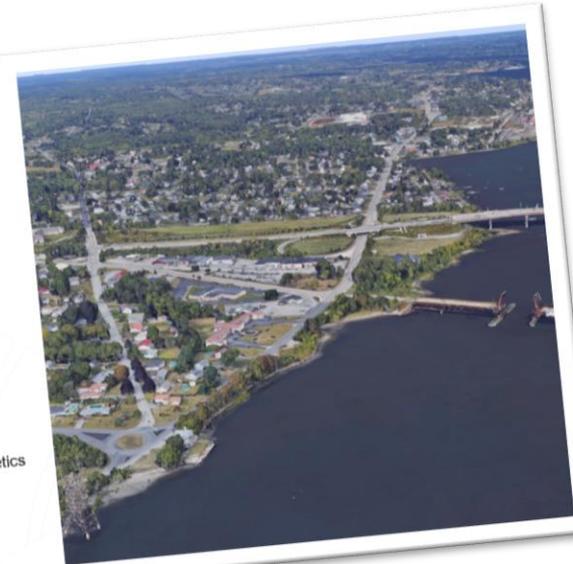
Opportunity Sites

1. Route 6 Commercial Corridor
2. Wilbur Ave Property
3. Maritime Development District
4. Slade's Ferry
5. Montaup Site
6. Route 138 Corridor South (Town Center)
7. Route 138 Corridor North
8. The Village



Opportunity Sites

- 4. Slade's Ferry**
- District has been extensively planned
 - 2010: Visioning Plans
 - 2013: Concept Plan
 - 2015: Feasibility Study
 - Current focus is on implementation
 - Existing Businesses:
 - Banks
 - Appliances
 - Florist
 - Physical Therapy
 - Boot Store
 - Restaurants
 - Key challenge: Signage and façade aesthetics
 - Potential Incentive Financing:
 - Opportunity Zone
 - Chapter 40R
 - TIF / DIF



Implementing the Master Plan Actions

Master Plan Goal (LU4)

- Ensure the Town's regulatory framework supports and facilitates sustainable land development and preservation practices in a coherent manner towards achieving the long-term community vision.





Zoning Update

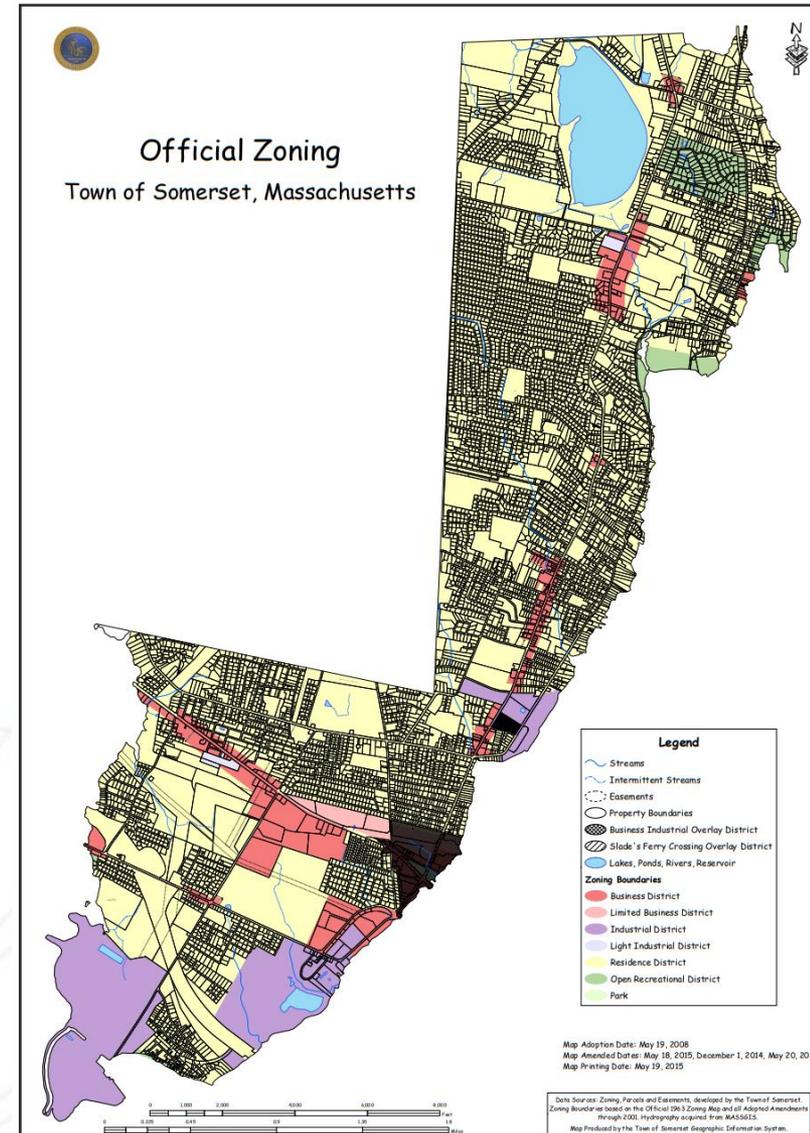


Somerset's Current Zoning Structure and process for updating



Current Zoning Structure

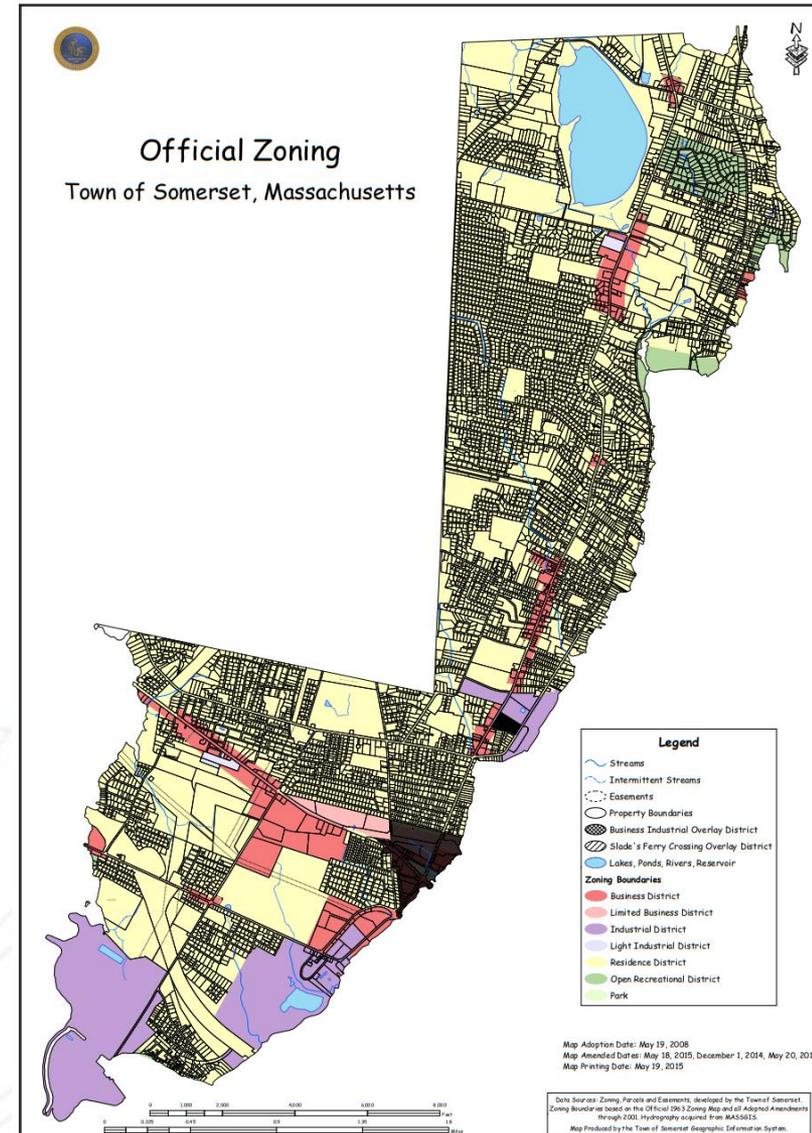
- SECTION 1.0 – PURPOSE
- SECTION 2.0 – DEFINITIONS
- SECTION 3.0 – DISTRICT AND BOUNDARIES
- SECTION 4.0 – USE REGULATIONS
- SECTION 5.0 – DIMENSIONAL
- SECTION 6.0 – GENERAL
- SECTION 7.0 – ADMINISTRATION
- SECTION 8.0 – OPEN SPACE
- SECTION 9.0 – SPECIAL DISTRICTS
- SECTION 10.0 – SHARED HOUSING
- SECTION 11.0 – LARGE-SCALE GROUND MOUNTED SOLAR INSTALLATIONS



Current Zoning Structure

Traditional Zoning Structure

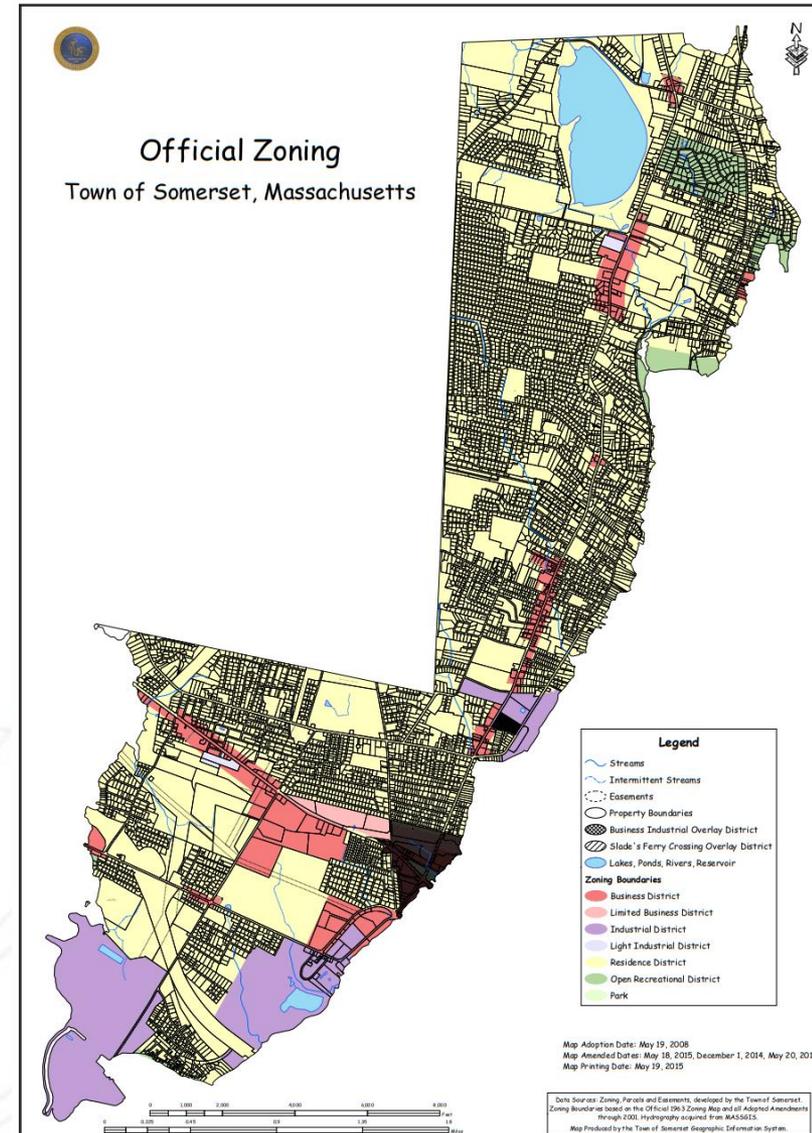
- Divides Town geographically into different zoning districts
- Segregates uses by district (Industrial, Residential and Business)
- Regulates the use of land and buildings and density of development based on the nature of the district
- Signage, building and lot dimensions, parking requirements
- Basic Regulations within each district are uniform



Current Zoning Structure

Overlay Districts Employed to

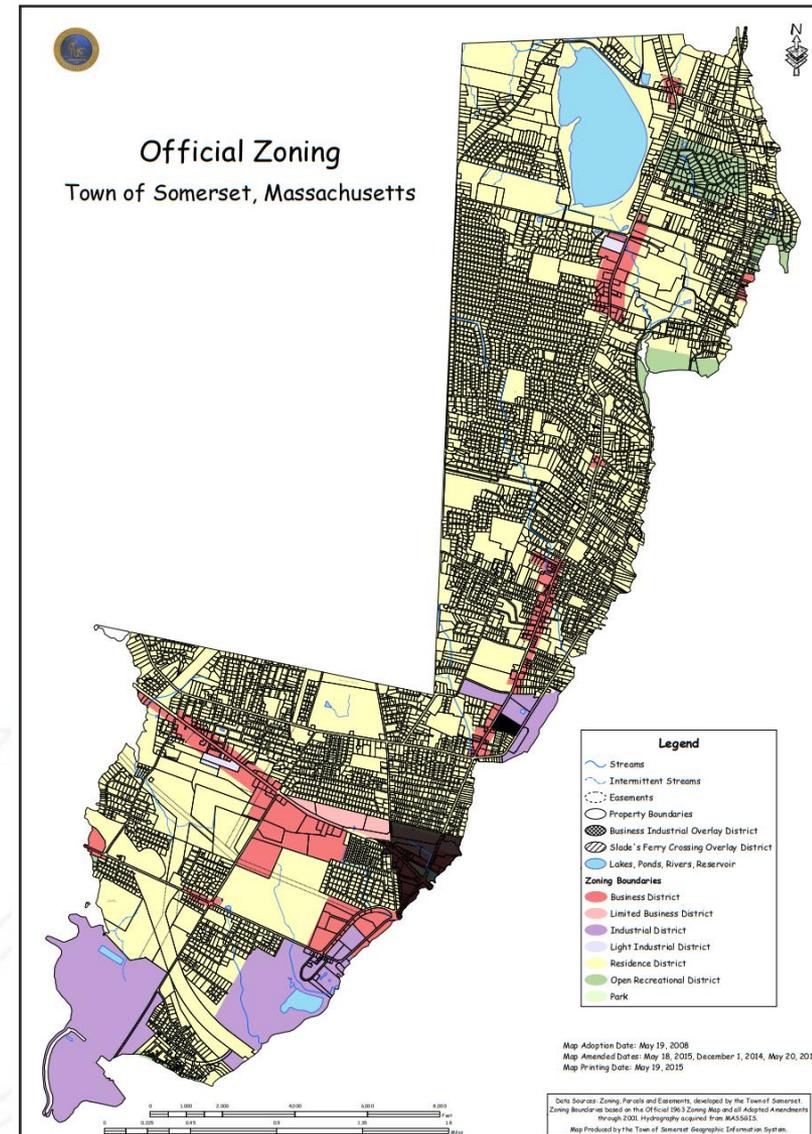
- protect natural resources (Water Resources, Watershed, Flood Plain)
- encourage development that promotes certain Town goals (Slade's Ferry Crossing, Solar/Photovoltaic Installation, Mixed Use Development)
- Adds layer of regulation within defined areas
- may apply to more than one district, or may apply only to a subarea of a single district



Current Zoning Structure

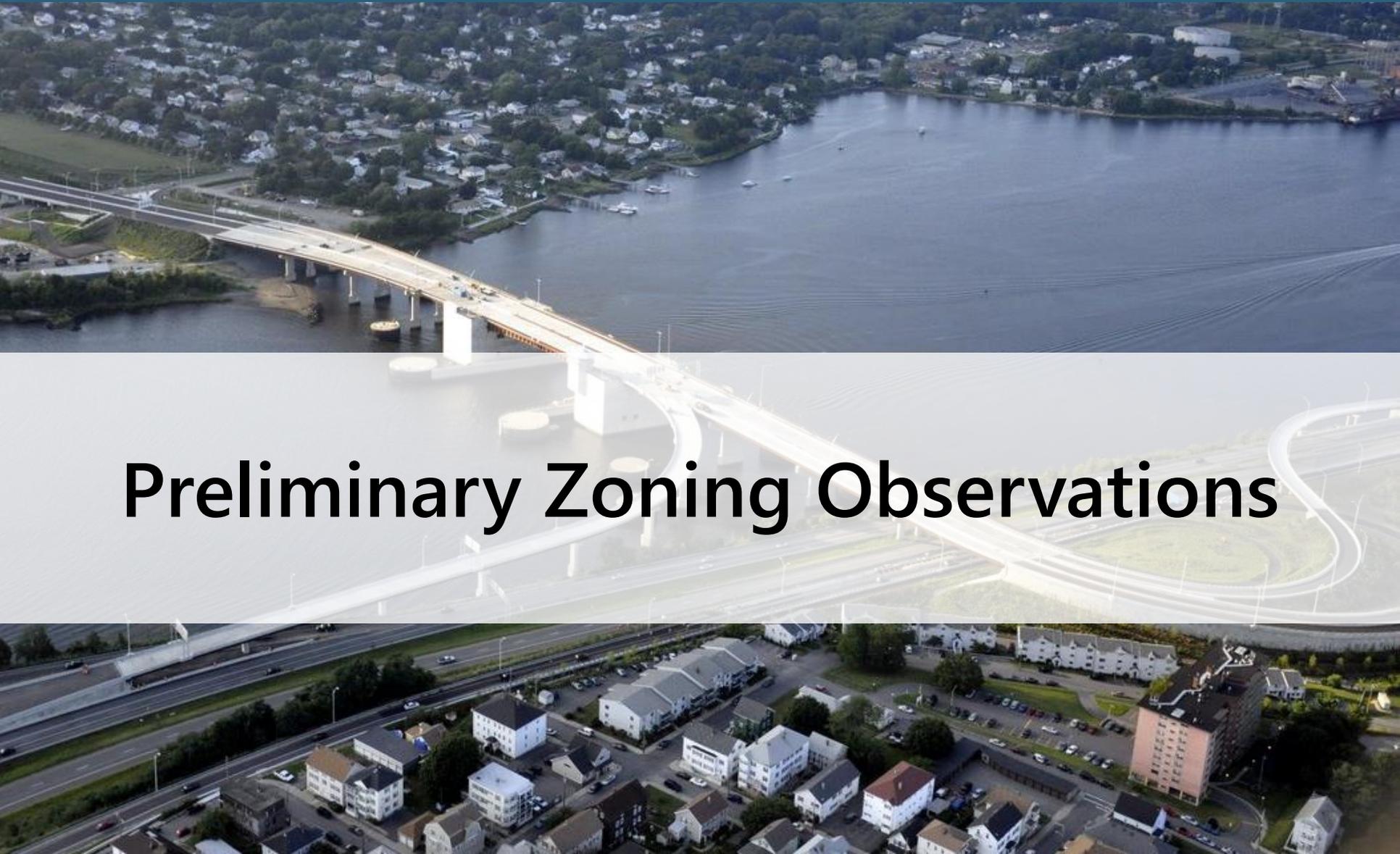
Newer Special Use Regulations

- Regulates special uses permitted in one or more districts
- Marijuana Establishments
- Shared Housing for the Elderly
- Telecommunication Facilities
- Planned Developments





Zoning Update

An aerial photograph of a large bridge spanning a wide river. The bridge has multiple lanes and is supported by several piers. The surrounding area includes residential buildings, trees, and a parking lot. A semi-transparent white box is overlaid on the center of the image, containing the text "Preliminary Zoning Observations".

Preliminary Zoning Observations



Zoning Update

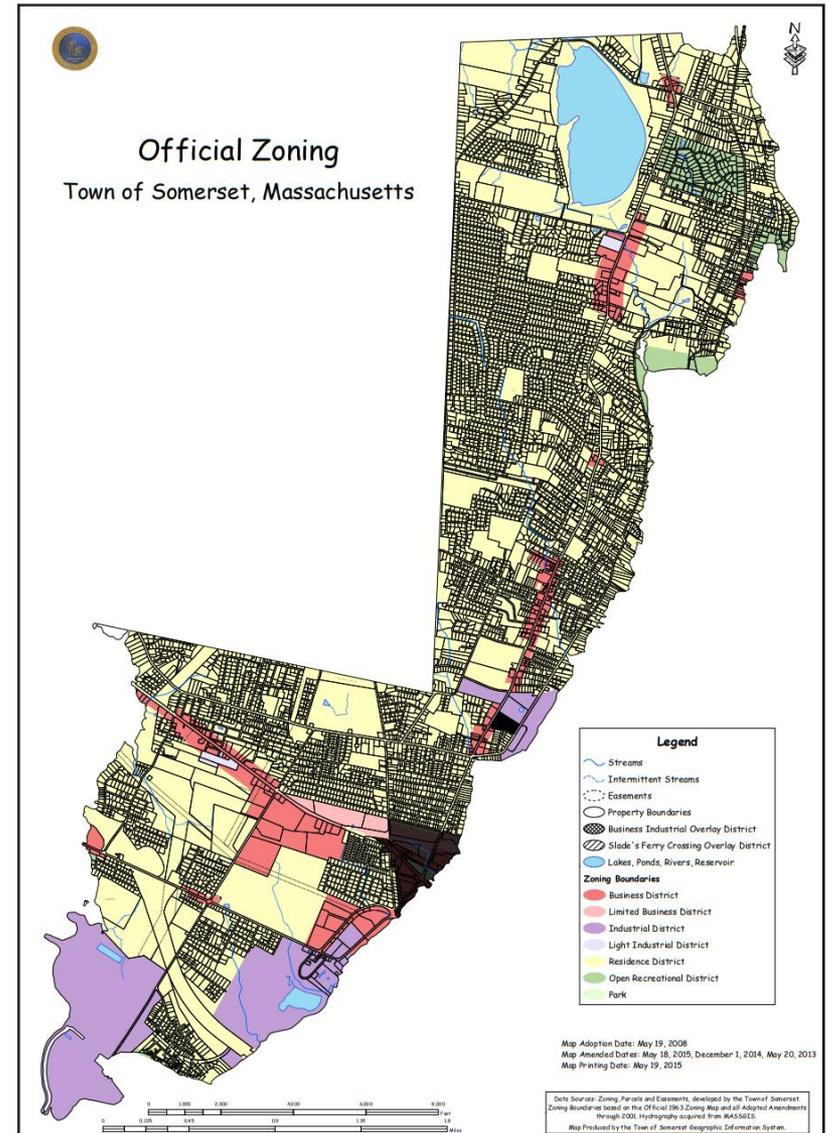


Zoning Observations – Focus Areas

- Administrative / organization, etc.
- Section 4.0 Use Regulations - Complete overhaul
- Update bylaws to reflect C. 40A
- Section 5.0 Dimensional Requirements - Complete overhaul
- Parking and Site Design
- Planned Development – Site Plan Review/Section 6

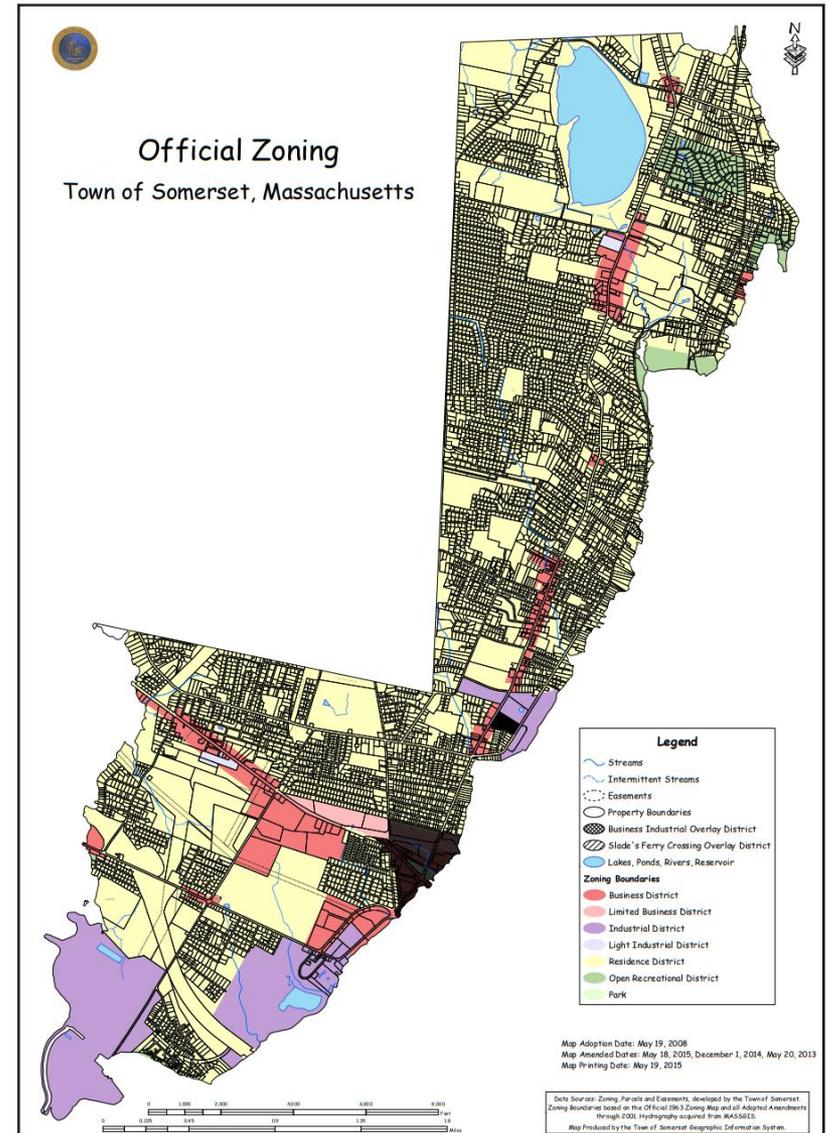
Zoning Observations

- Business Districts
- Industrial Zones
- Special Districts
- Design Standards
- Corridors & Overlay Districts



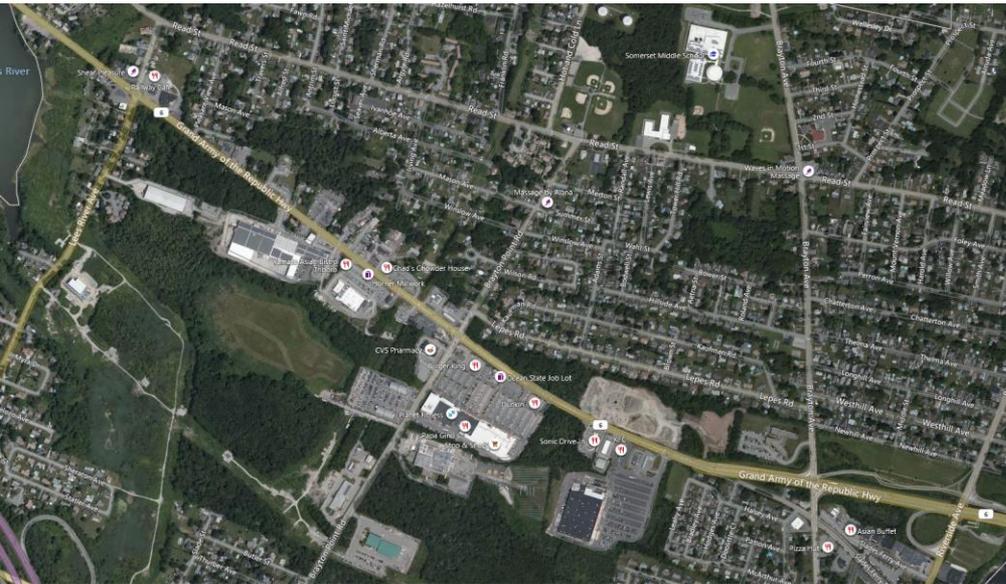
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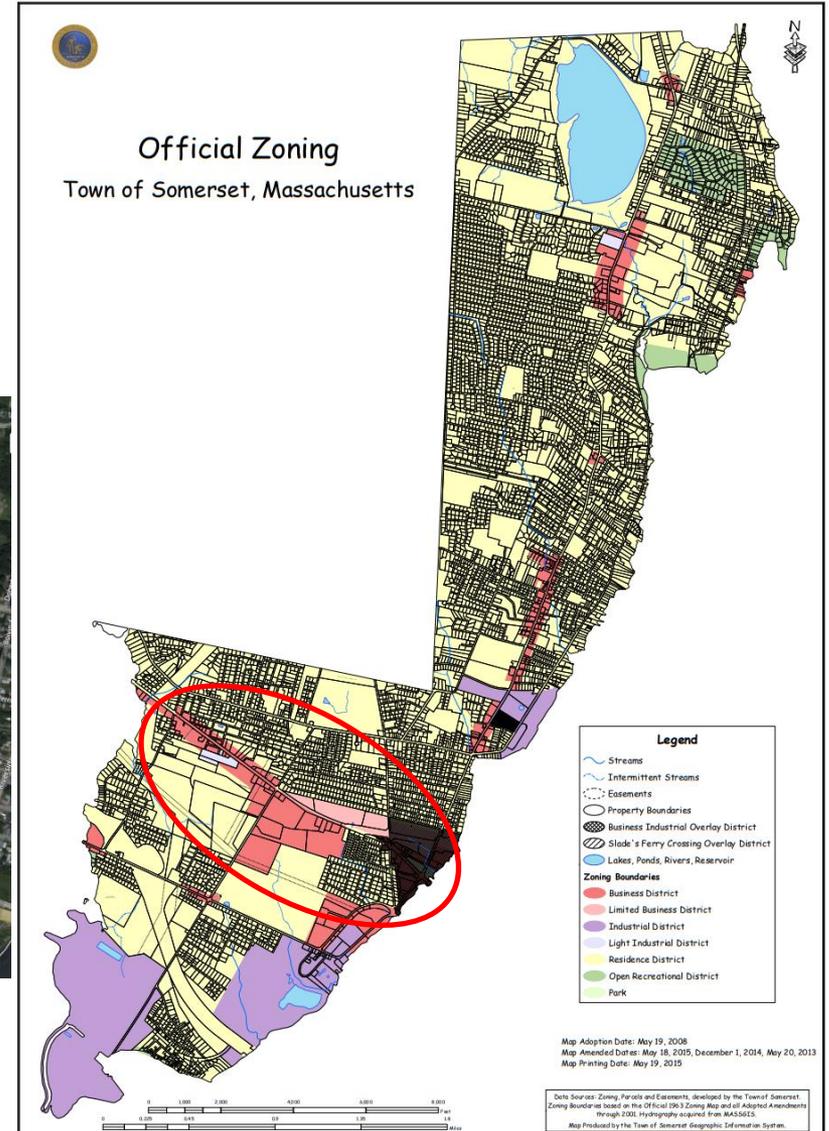


Zoning Observations

-  Business Districts
-  Limited Business Districts

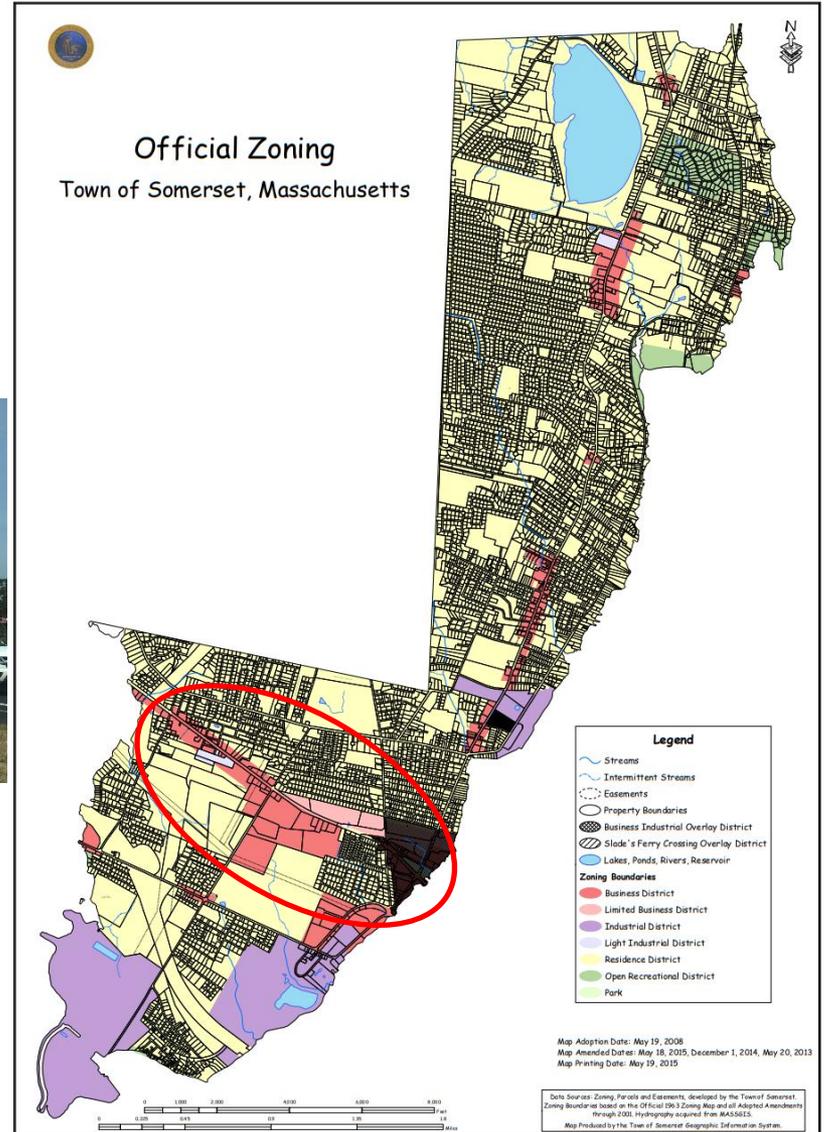


Route 6



Zoning Observations

-  Business Districts
-  Limited Business Districts

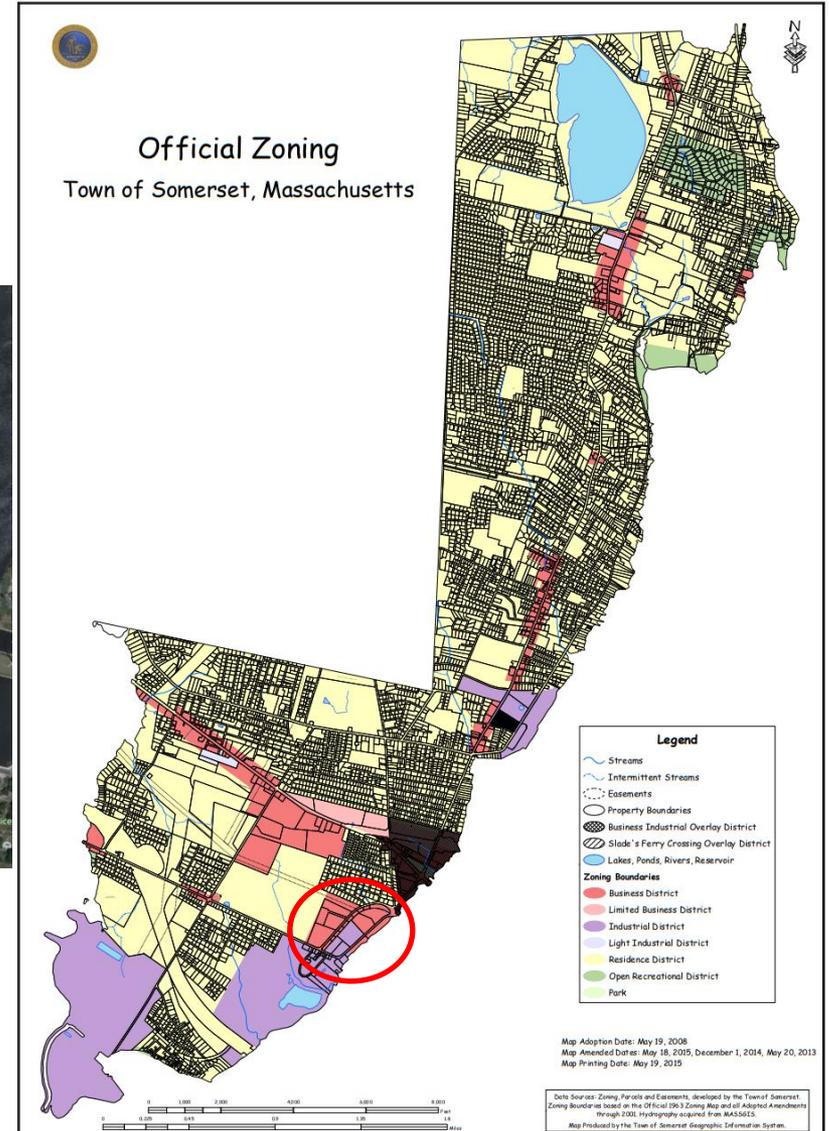


Zoning Observations

 Business Districts

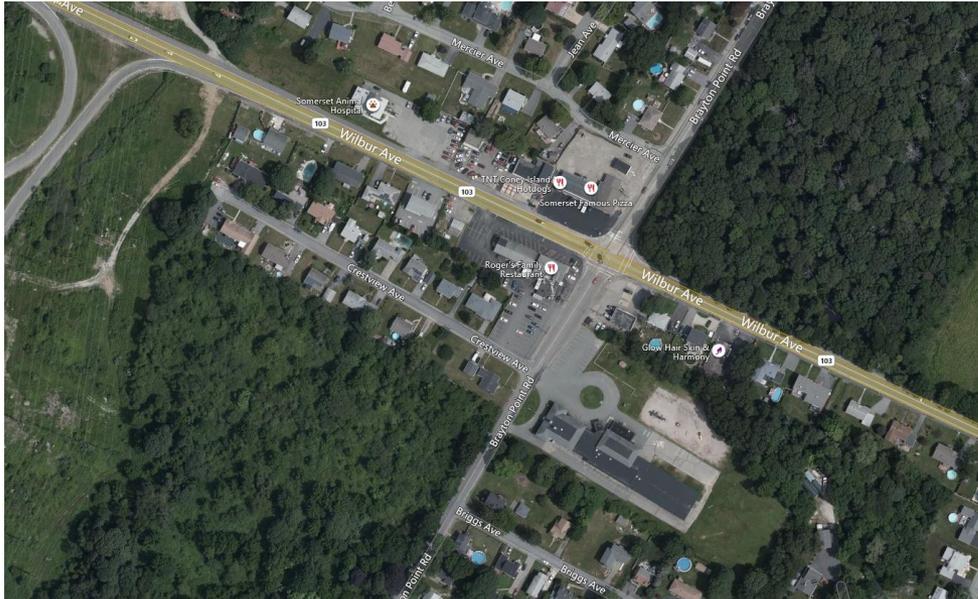


Wilbur Ave / Waterfront

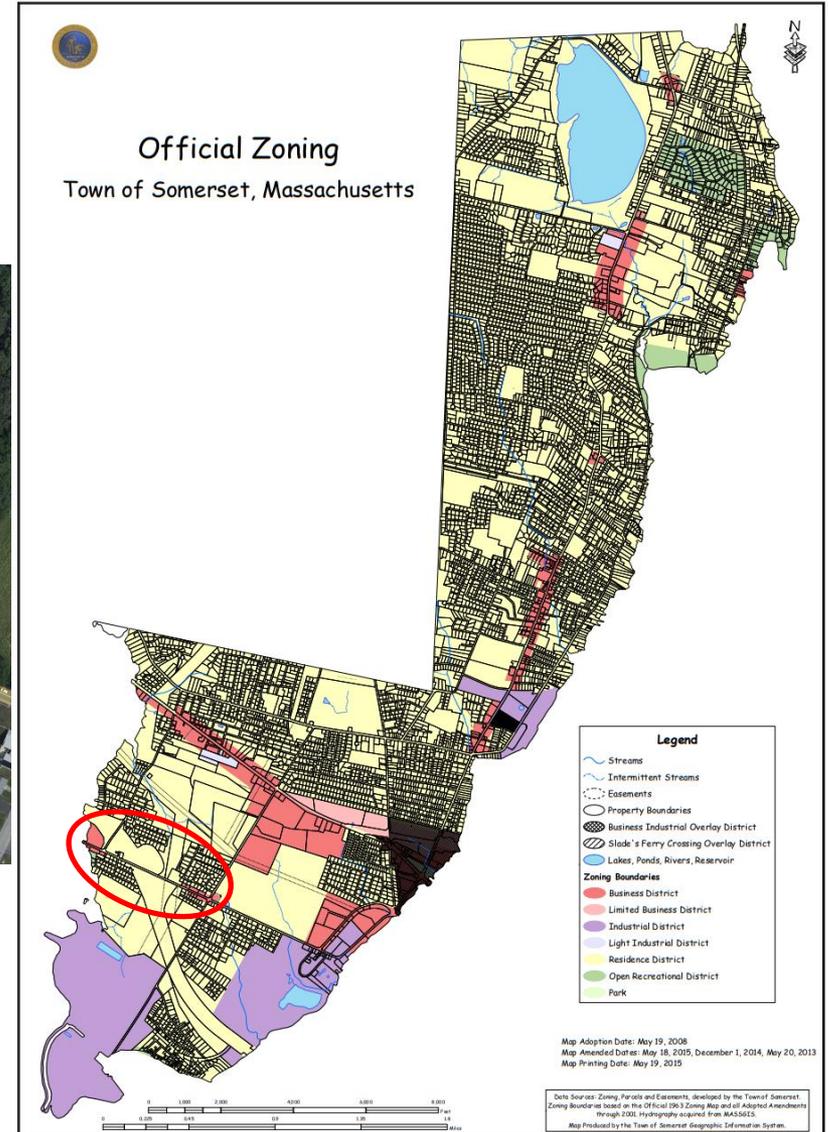


Zoning Observations

 Business Districts

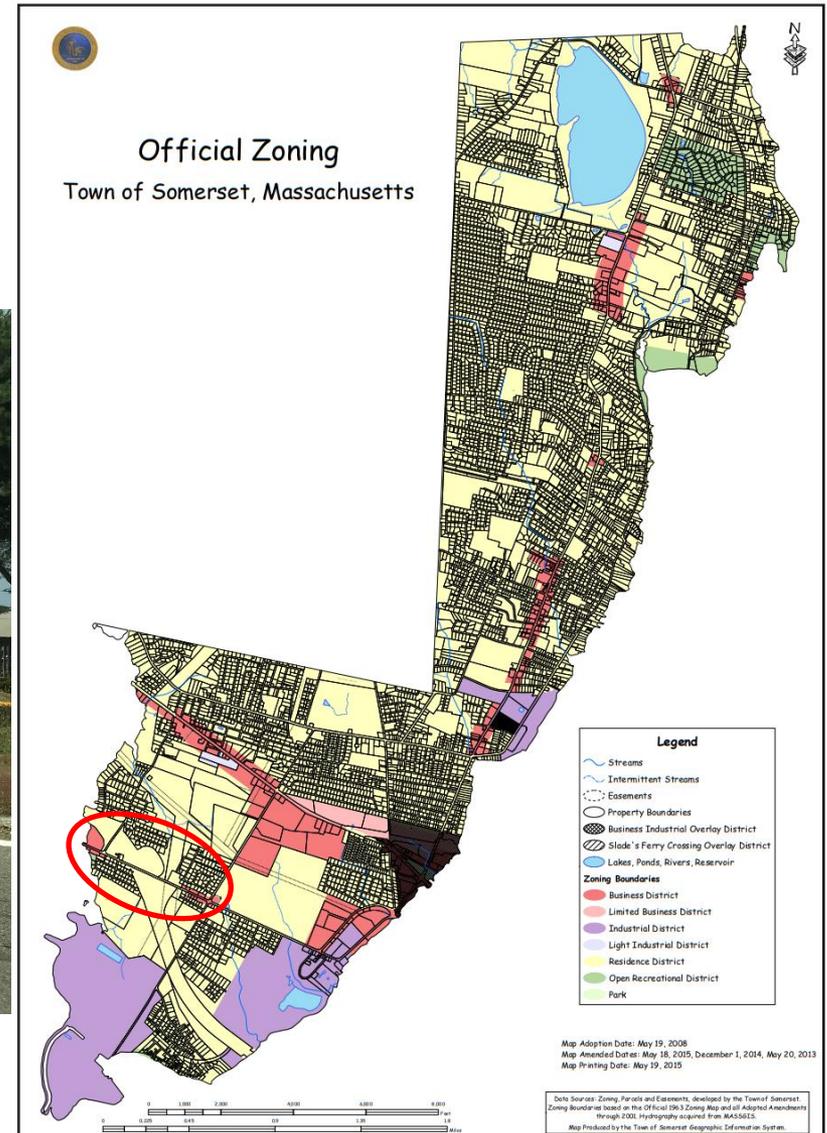


Wilbur Ave / Brayton Point Rd



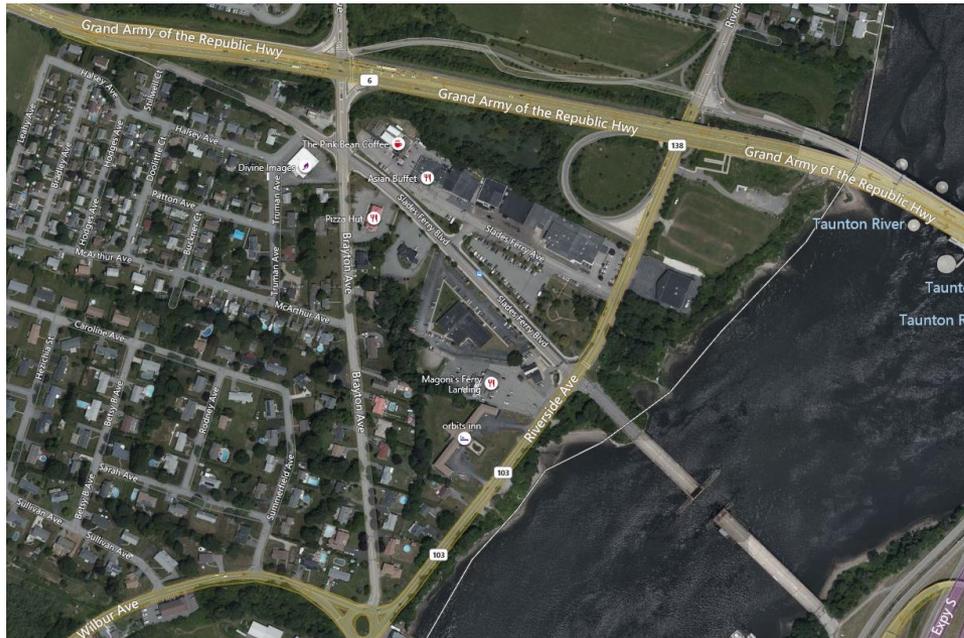
Zoning Observations

 Business Districts

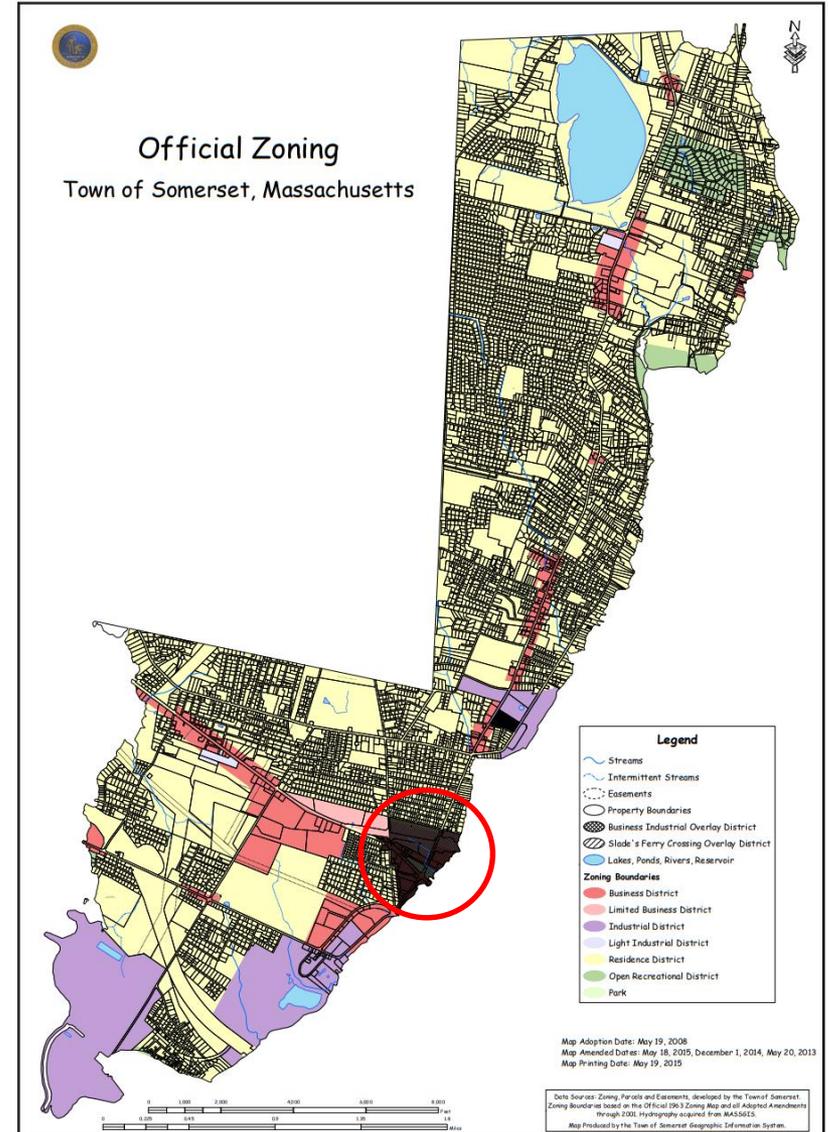


Zoning Observations

 Business Districts



Slades Ferry

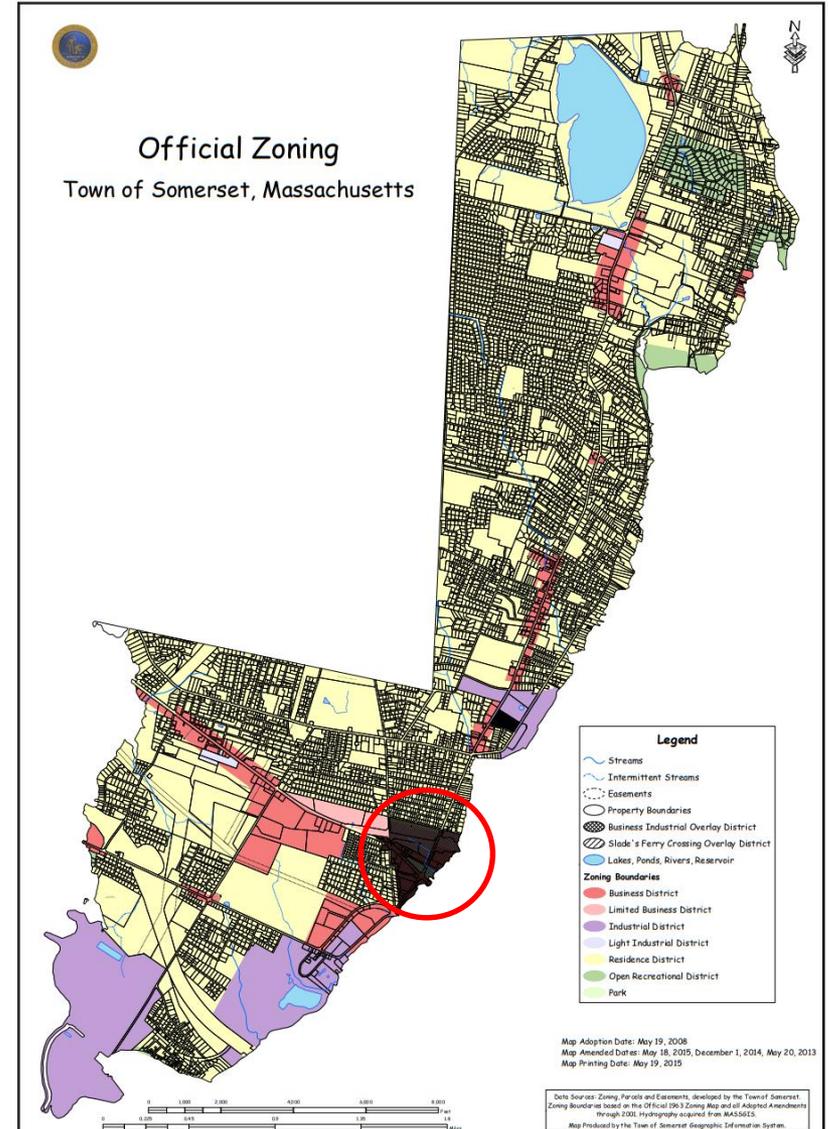


Zoning Observations

 Business Districts

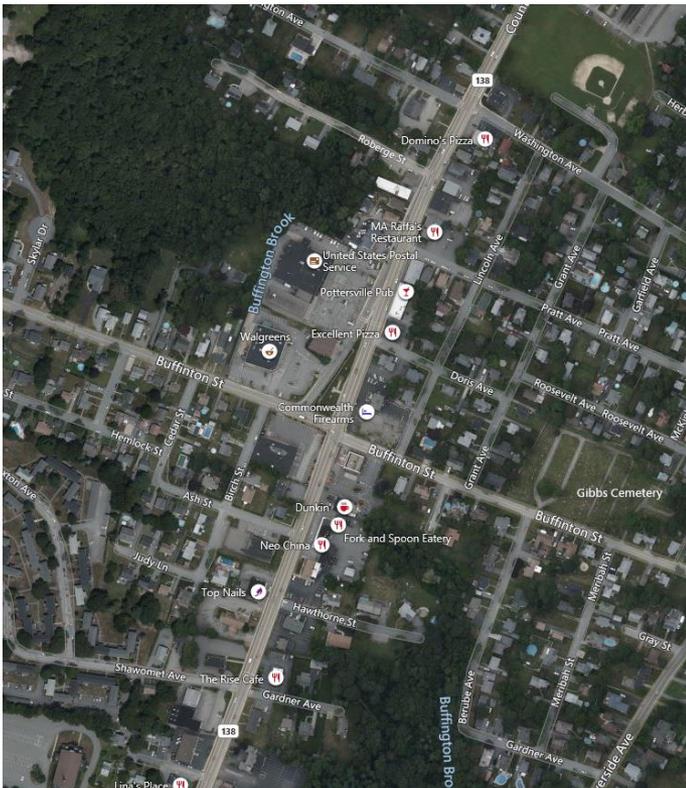


Slades Ferry

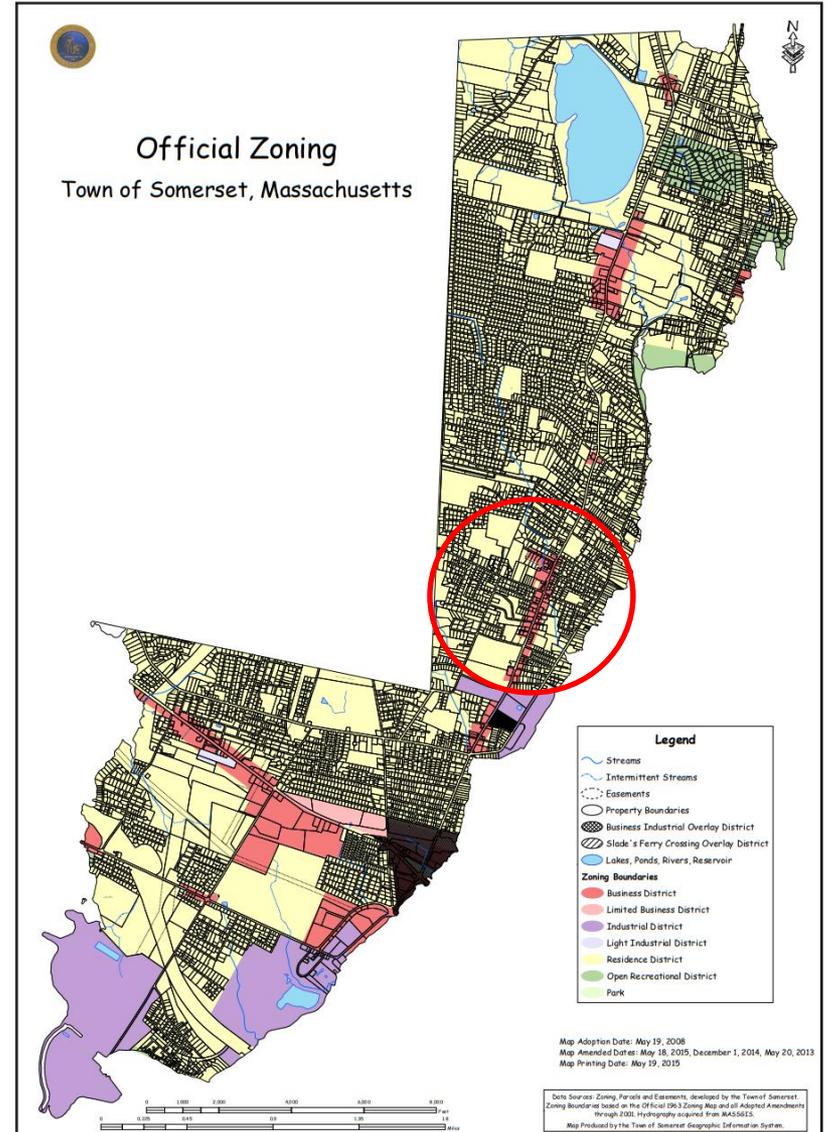


Zoning Observations

 Business Districts

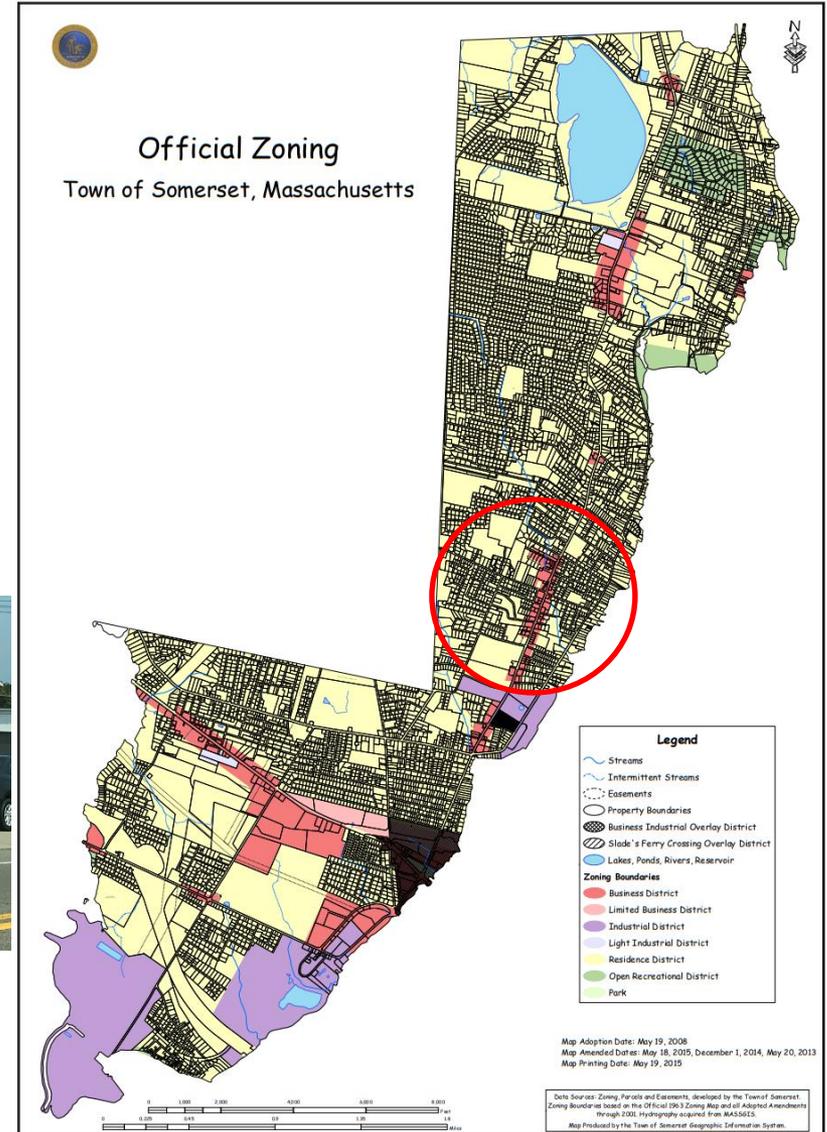


Rt 138 Downtown



Zoning Observations

 Business Districts

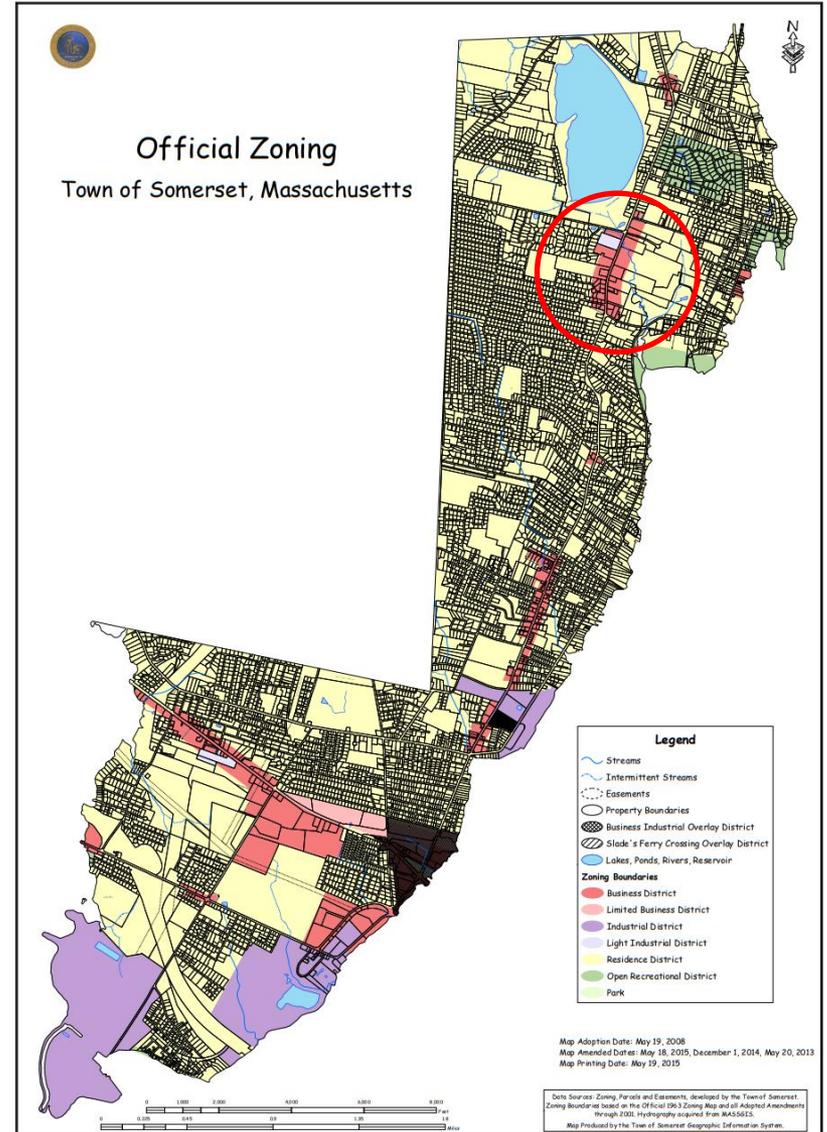


Zoning Observations

 Business Districts

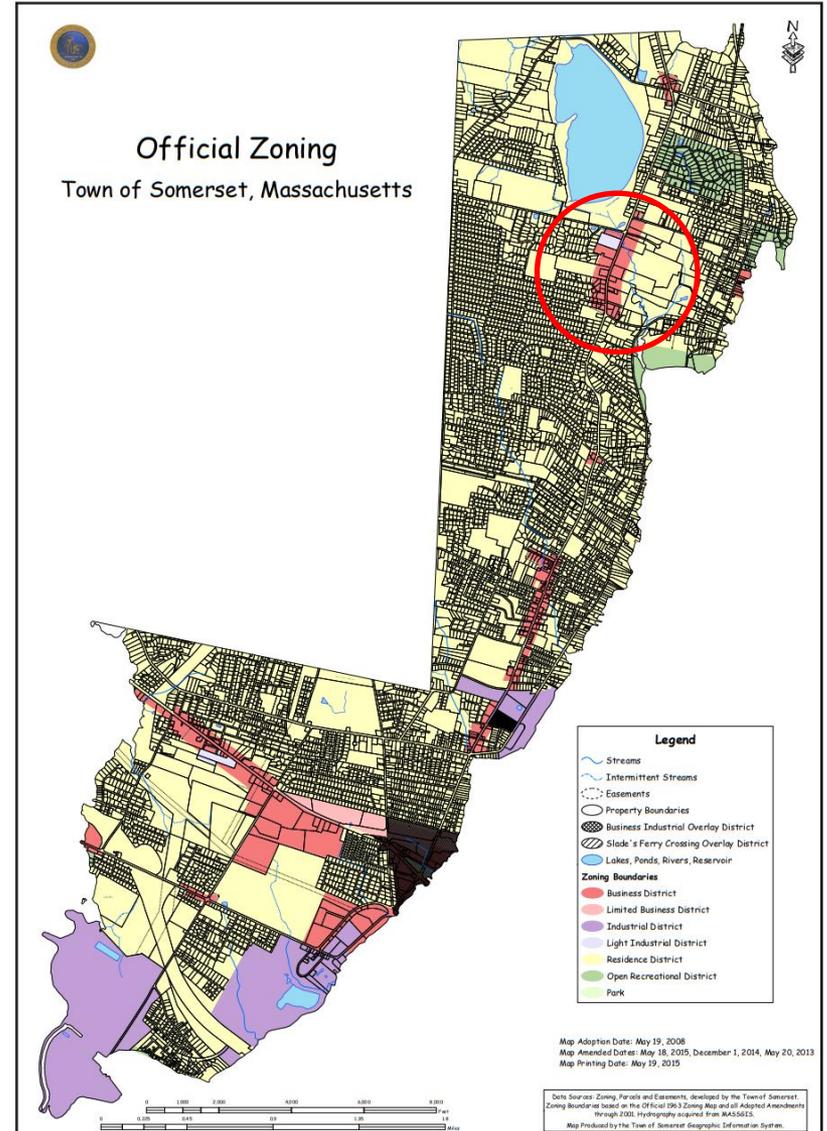


Rt 138 North



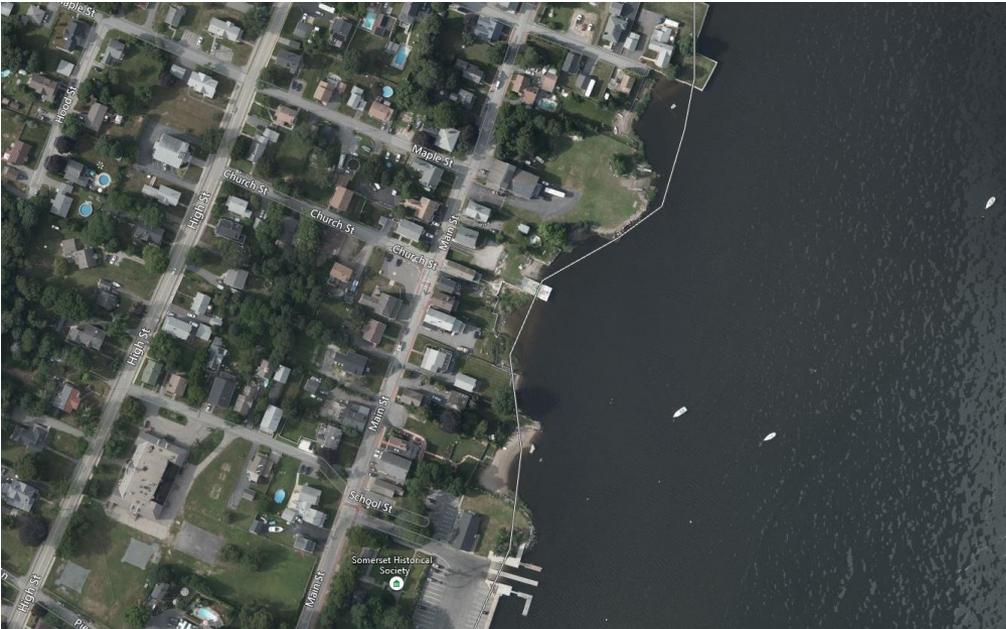
Zoning Observations

 Business Districts

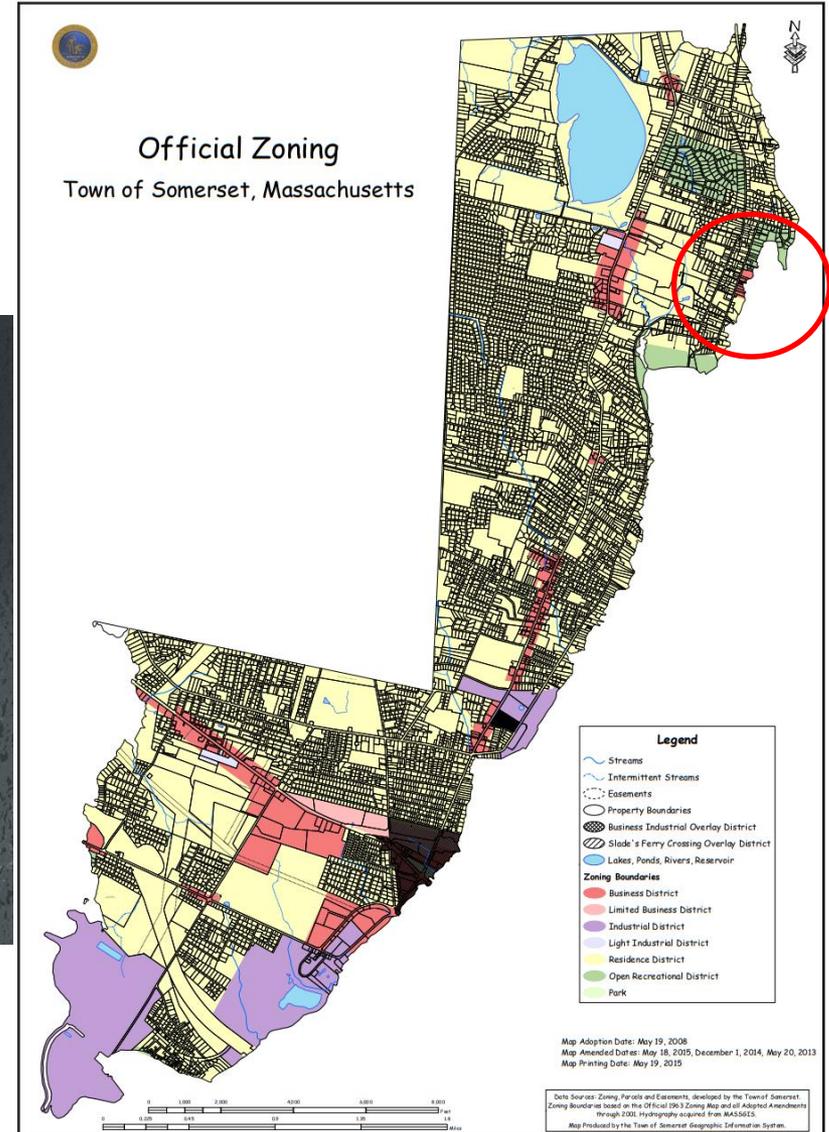


Zoning Observations

 Business Districts

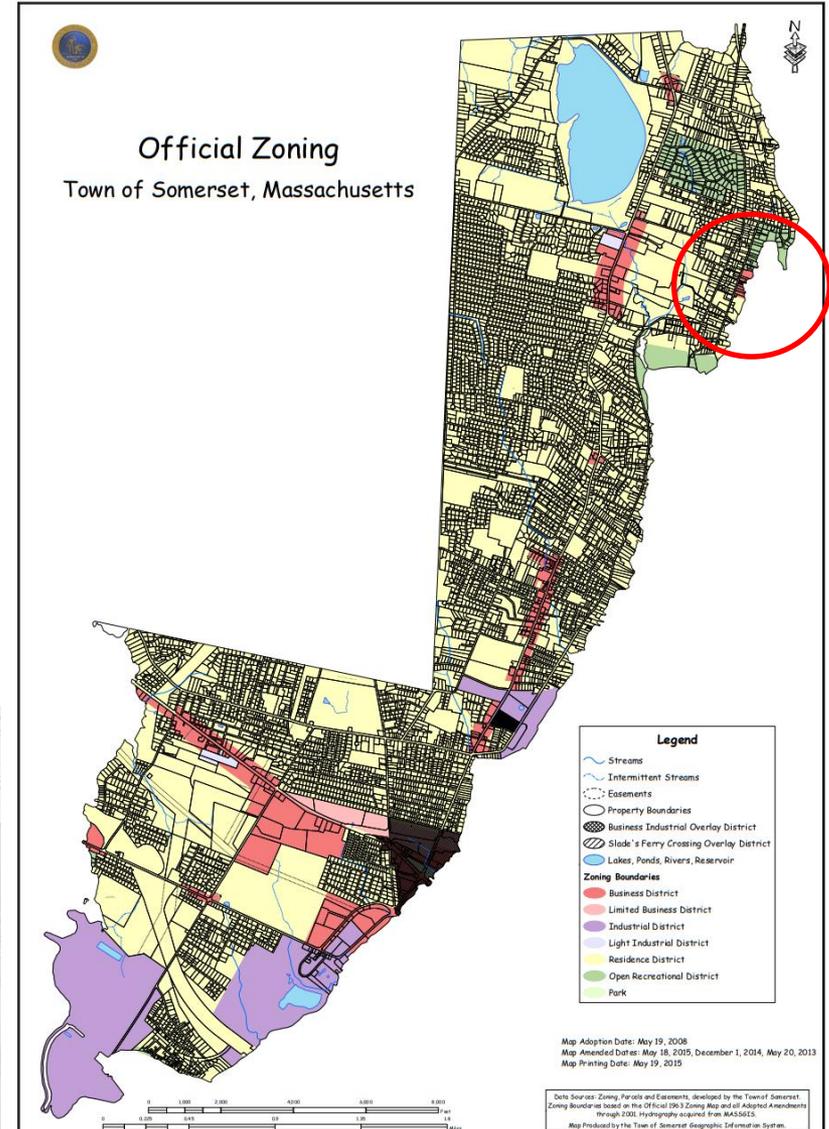


Main Street



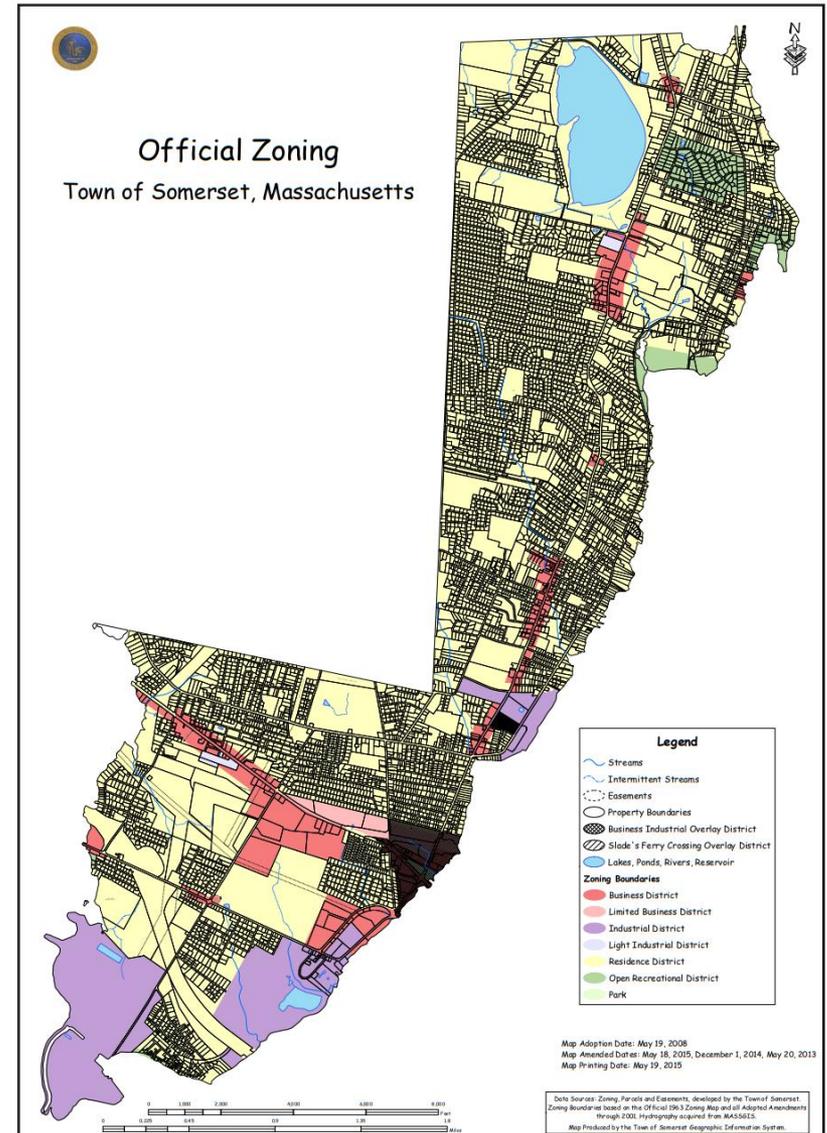
Zoning Observations

 Business Districts



Zoning Observations

- Business Districts
- **Industrial Zones**
- Special Districts
- Design Standards
- Corridors & Overlay Districts

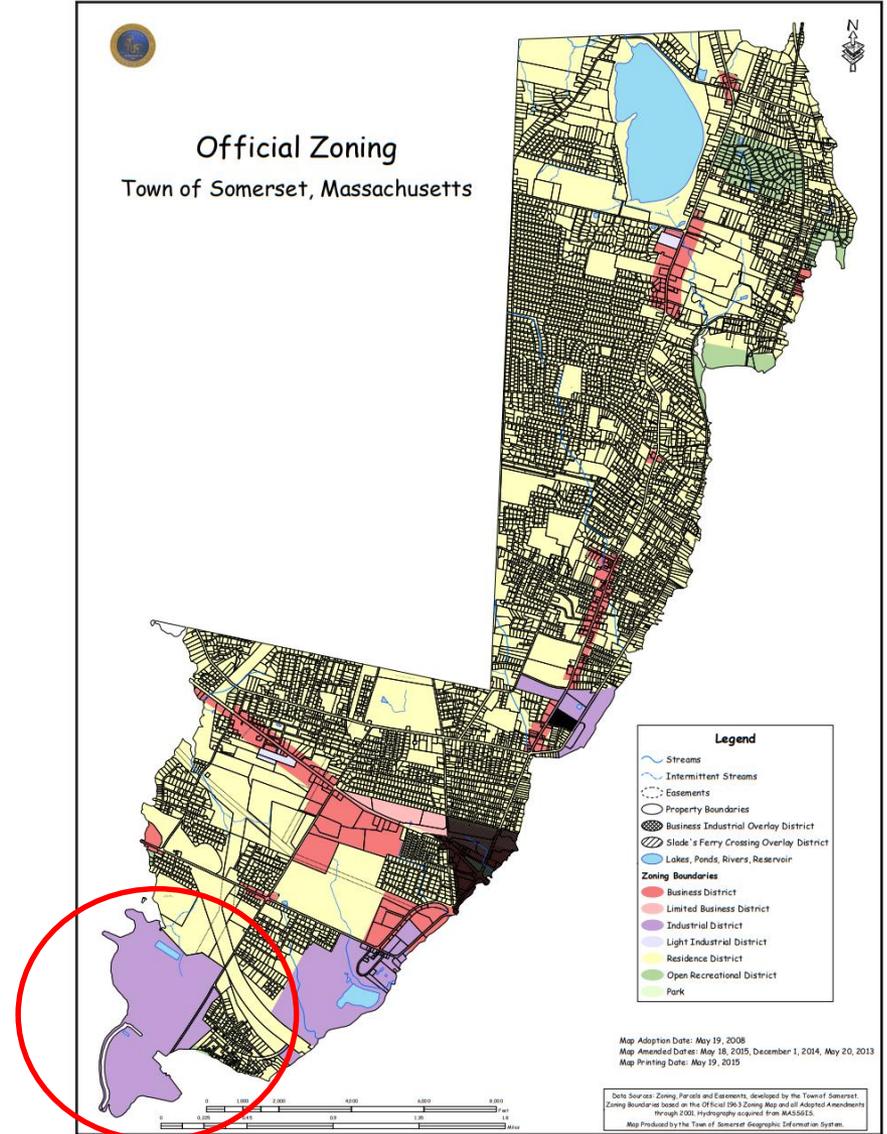


Zoning Observations

 Industrial

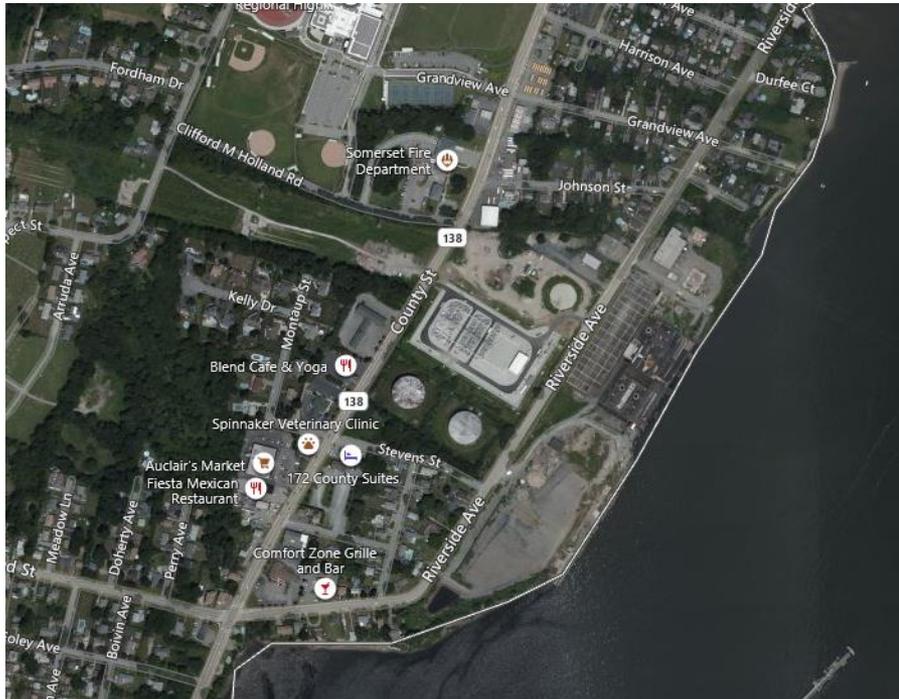


Brayton Point

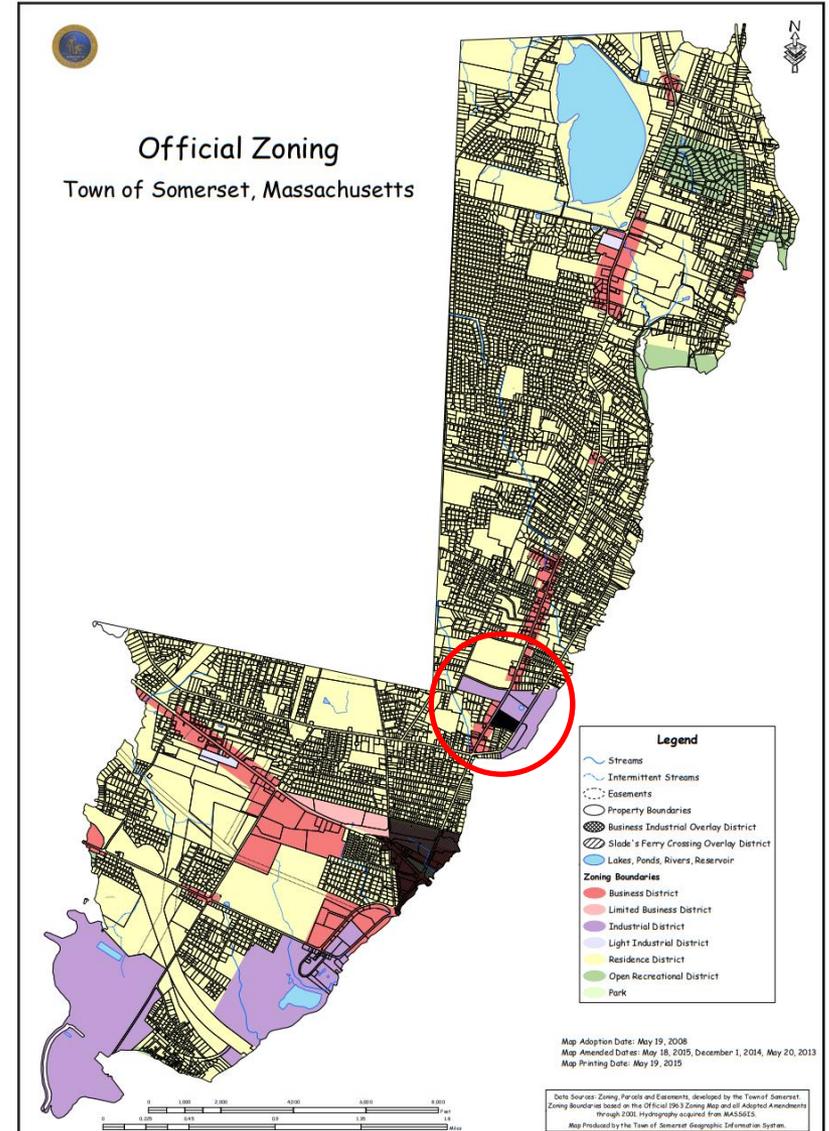


Zoning Observations

 Industrial



Montaup

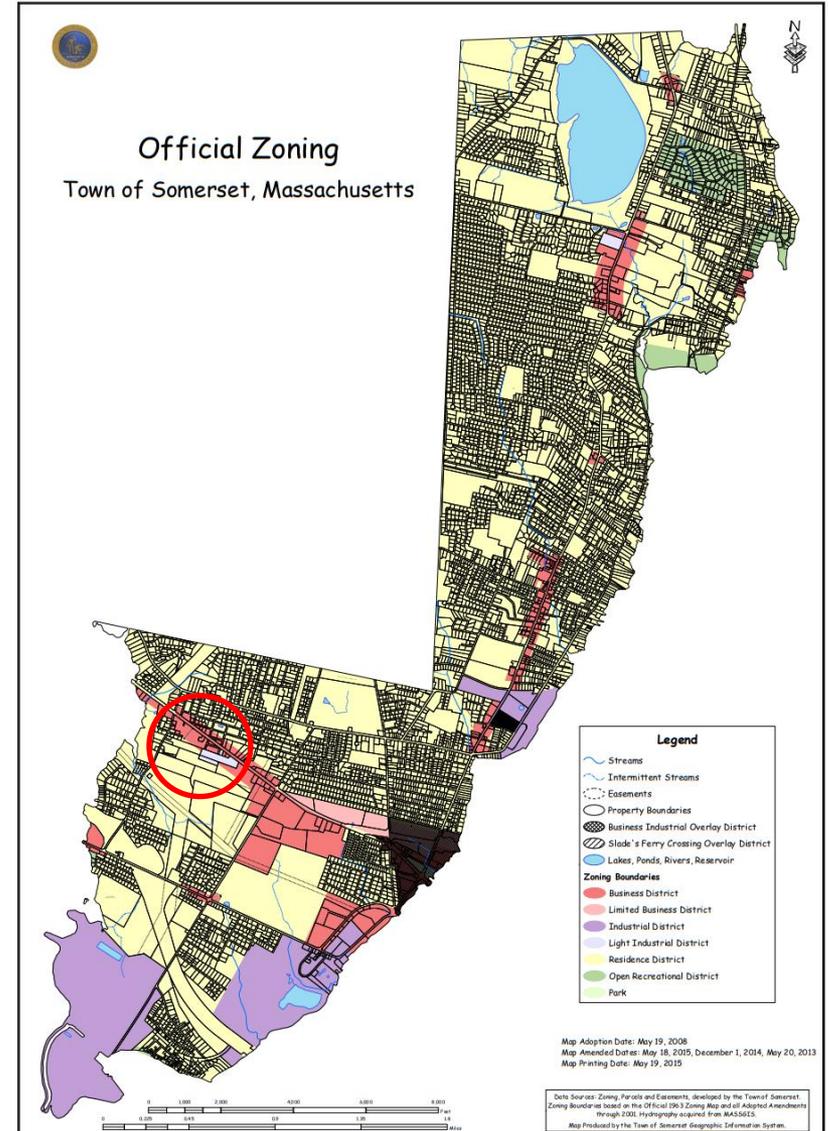


Zoning Observations

 Light Industrial



Route 6





Zoning Observations

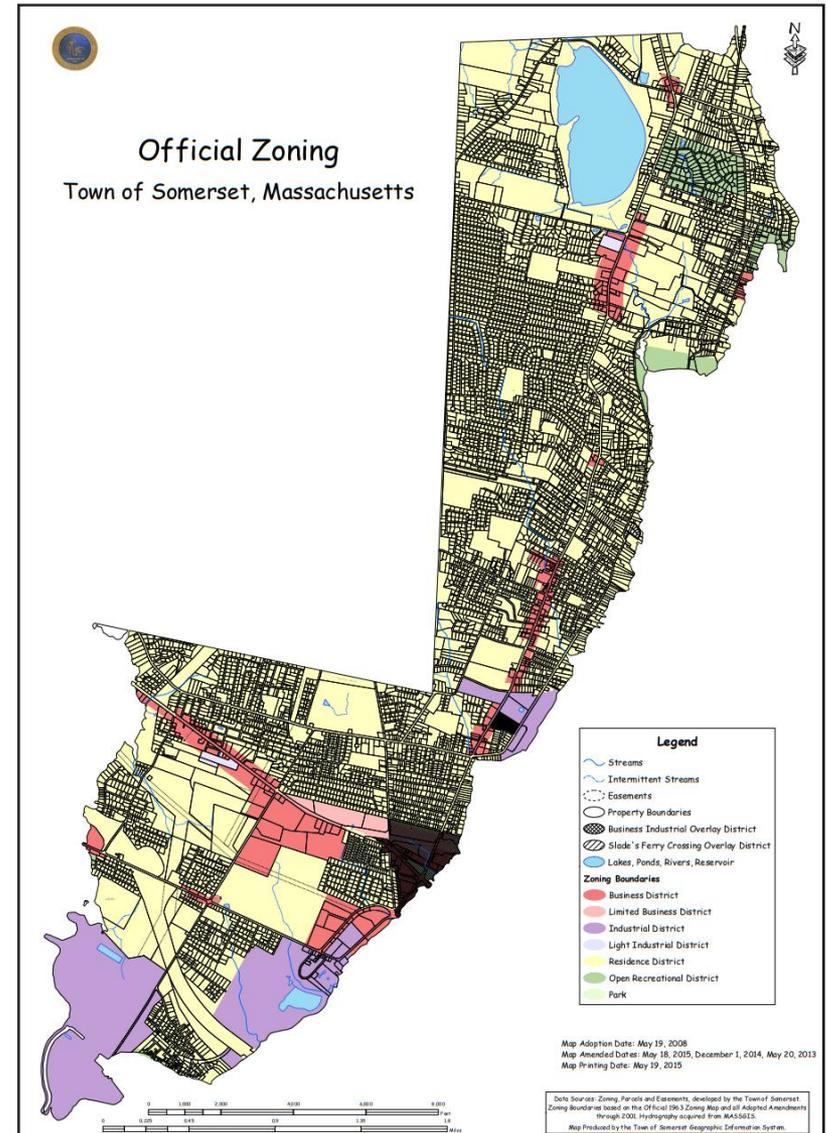
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SECTION 9.0 – SPECIAL DISTRICTS

- 9.1 Watershed Protection District
- 9.2 Water Resources Protection District
- 9.3 Floodplain District
- 9.4 Mixed Use Overlay District
- 9.5 Slades Ferry Crossing District
- 9.6 Business Industrial Overlay District

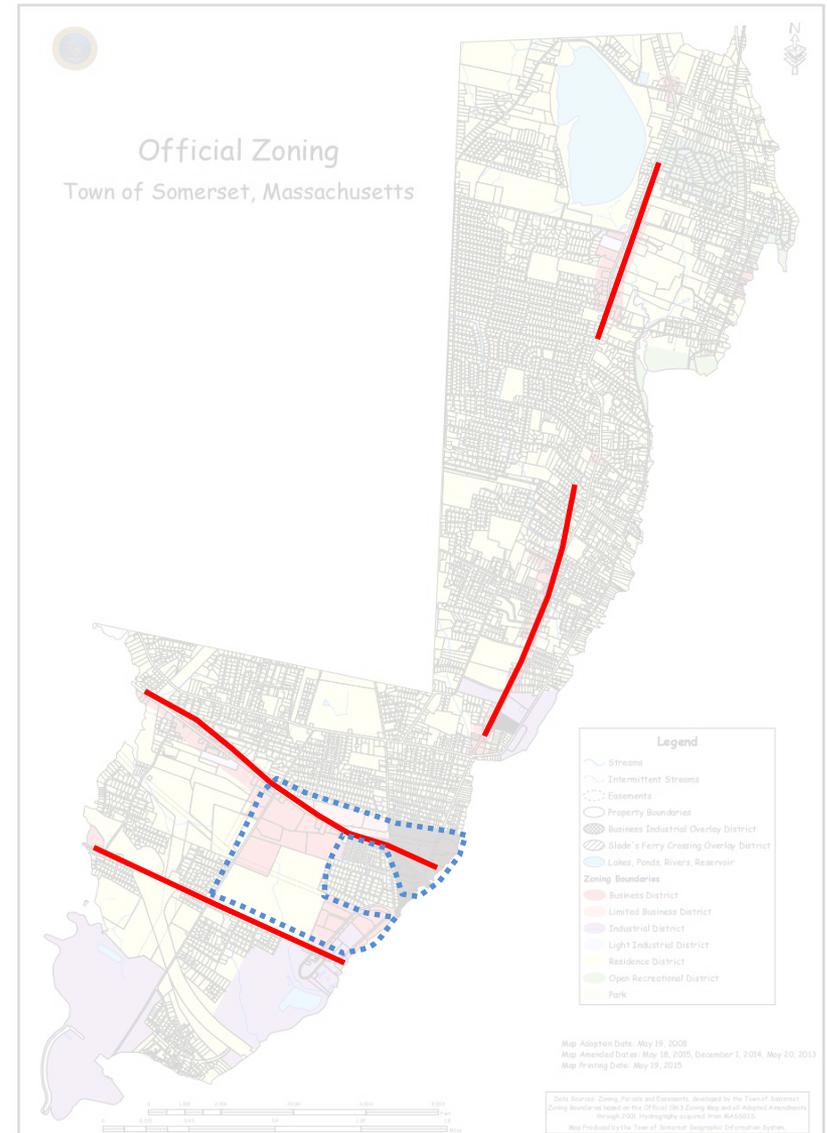
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Zoning Update



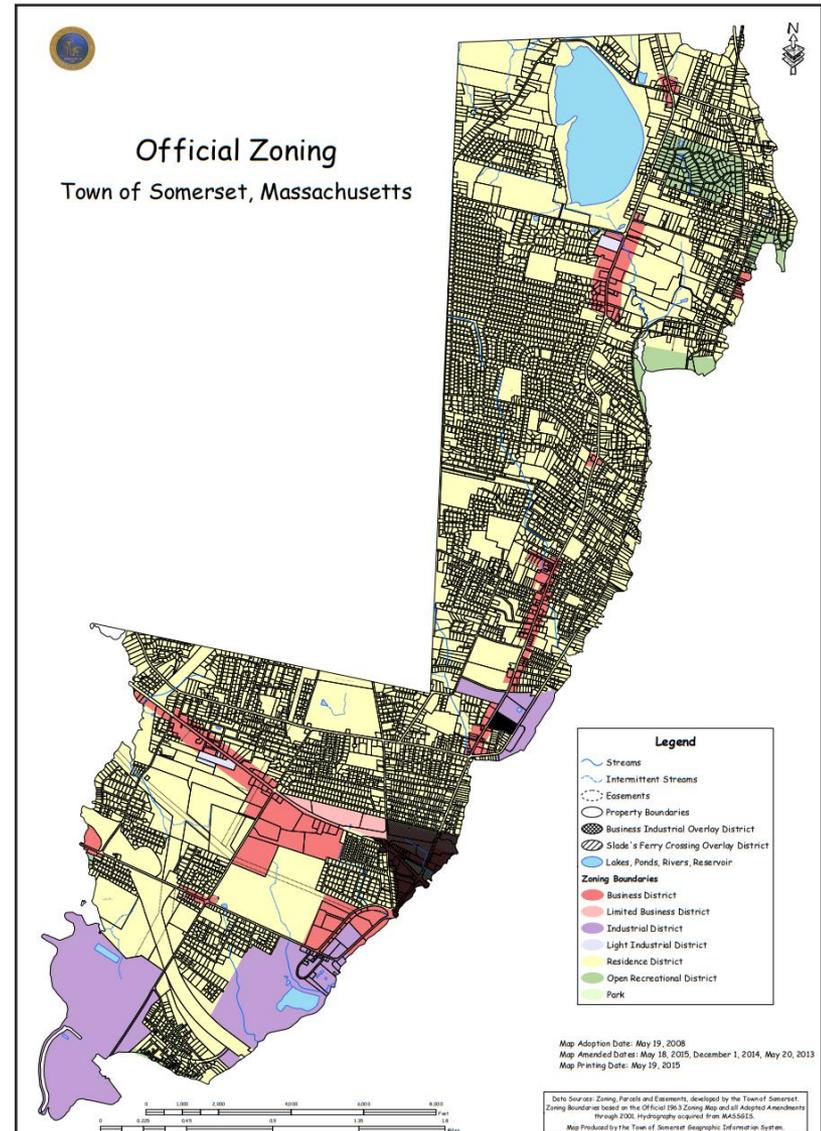
Questions and Answers



Topic Areas

- Administrative & Organization
- Planned Development
- Districts
 - Business
 - Residential
 - Industrial
 - Overlay and Special
- Use Tables and Dimensional Requirements
- Master Plan Goals and Zoning Incentives

**Please send your comments to
 Nancy Durfee, Town Planner at:
ndurfee@town.somerset.ma.us**





Zoning Update

An aerial photograph showing a large bridge spanning a wide river. In the foreground, a multi-level highway interchange is visible. The surrounding area includes residential buildings and green spaces.

Next Steps and Adjourn