



PROPOSED ZONING AMENDMENT:

Continuing Care Retirement

Community Overlay District

(CCRCOD)

ARTICLE 46

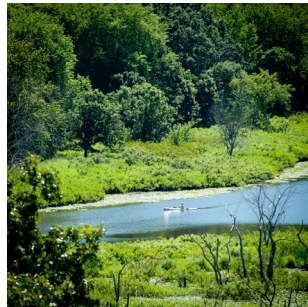
**MOTION: Mark Bobrowski moves
that the Town Meeting take
affirmative action on Article 46 as
printed in the Handout**

Two Thirds Vote Required to Pass

New England Deaconess has served 5 Generations in the Concord community.

For 115 years, we have been service providers, caregivers and builders of community.

Newbury Court is the modern expression of this historic 501c3.



Newbury Court is a Not for Profit Continuing Care Retirement Community (CCRC).

We offer adults an opportunity to age in place in the Concord community they love and near family that deserves having them close by.



We are nearly out of space. We have had the same buildable footprint since 1911.

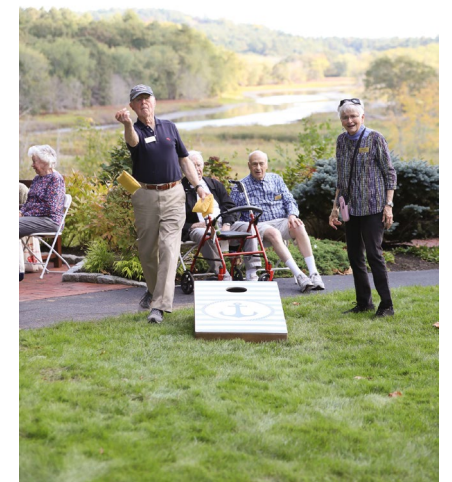
We maintain full occupancy and have a waitlist of 514 people.

The demographics are projected to grow. Households over the age of 75 will increase by 33% over the next 10 years.



We Support Concord – We are asking Concord to Support us

- Taxes paid - \$900,000+ annually
- Utility expenses - \$1,000,000+ annually
- Charity Care - \$1,000,000+ annually
- We are a light user of town services such as schools and COA



Definition of CCRC

- A CCRC has multiple integrated components:
 - Independent Living, Assisted Living, Memory Care, and Skilled Nursing
 - A not for profit CCRC offers housing, health and financial security to older adults.
- CCRC must have a contract for these services with tenants. Per M.G.L. Chapter 93, Section 76, CCRCs must submit operational documents to EOEA.
- It is the combination of the three components and the contract for services that allow residents to “age in place.”

CCRCOD: 12.1 Acres West of ORNAC

- A contiguous 12.1 acre parcel.
- Formerly improved with seven residences, all now derelict.
- Access to public water.
- Private sewer proposed.



Why Not Use the Existing Concord Bylaw?

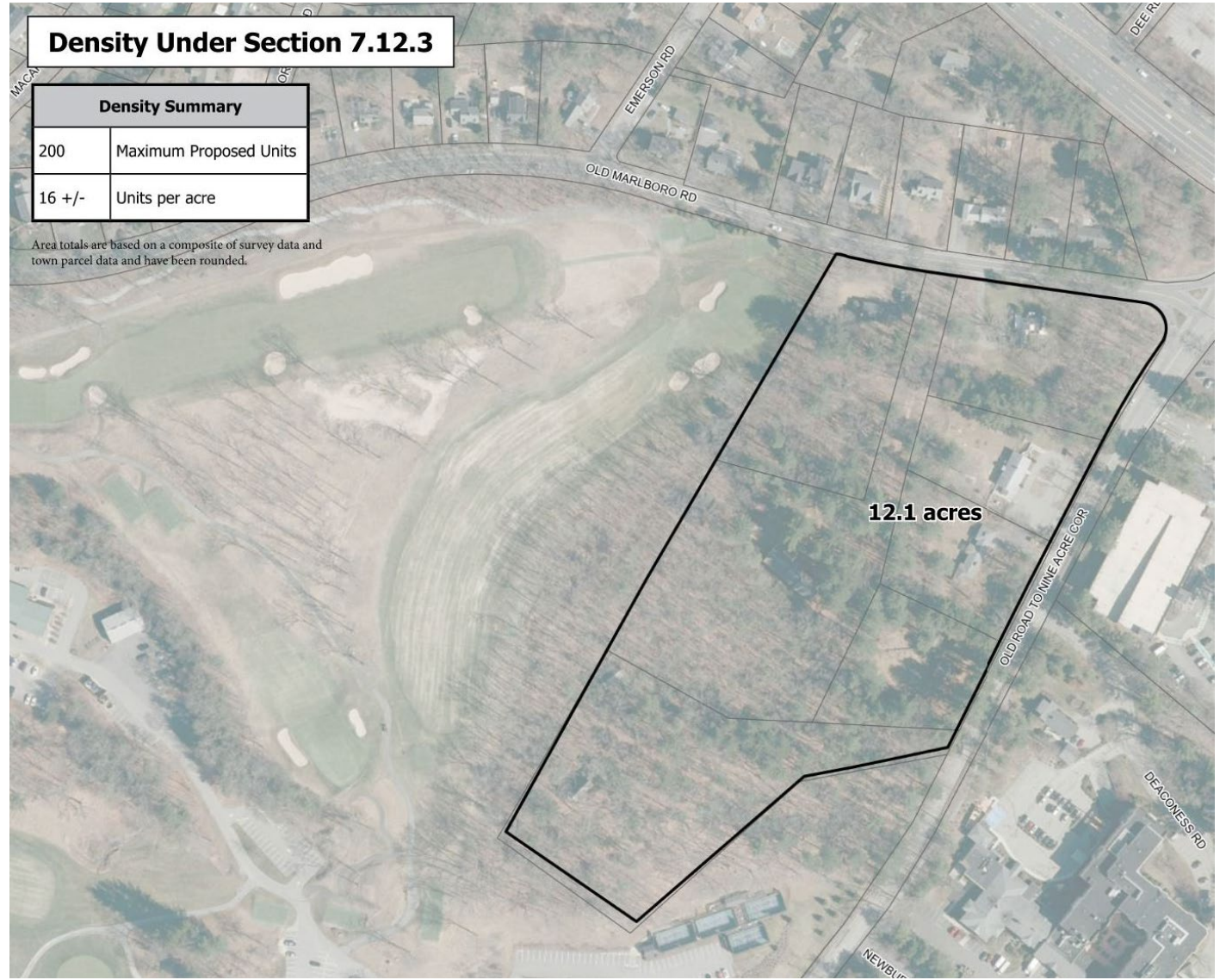
- Existing Concord Bylaw does not “fit” the proposed development of the property.
- For example:
 - CCRC is not mentioned in the Use Table
 - Independent living is not mentioned in the Use Table
 - Two-Family is allowed only by special permit in RAA and MP
 - Assisted Living is NOT allowed in the RAA or MP
 - Assisted living requires 20% affordability (and does not provide “charity care”)
 - “Affordable” assisted living is not defined
 - Accessory uses are limited and antiquated
 - PRD requires 75% “affordability”

CCRCOD: KEY PROVISIONS

- ***Density of 16 Units/Acre***
- ***7.12.3 Maximum permissible density.*** The maximum permissible density within the CCRCOD shall not exceed sixteen (16) dwelling and/or health services units per acre.
- ***Open Space to Equal 20% of District***
- ***7.12.7 Common Open Space.*** The area of the common open space shall equal at least twenty (20) percent of the total area of the CCRCOD.
- ***Building Height***
- ***7.12.5.1*** The height of a free-standing independent living dwelling unit shall not exceed thirty-five (35) feet in height.
- ***7.12.5.2*** The height of a multi-unit building shall not exceed eighty-five (85) feet in height

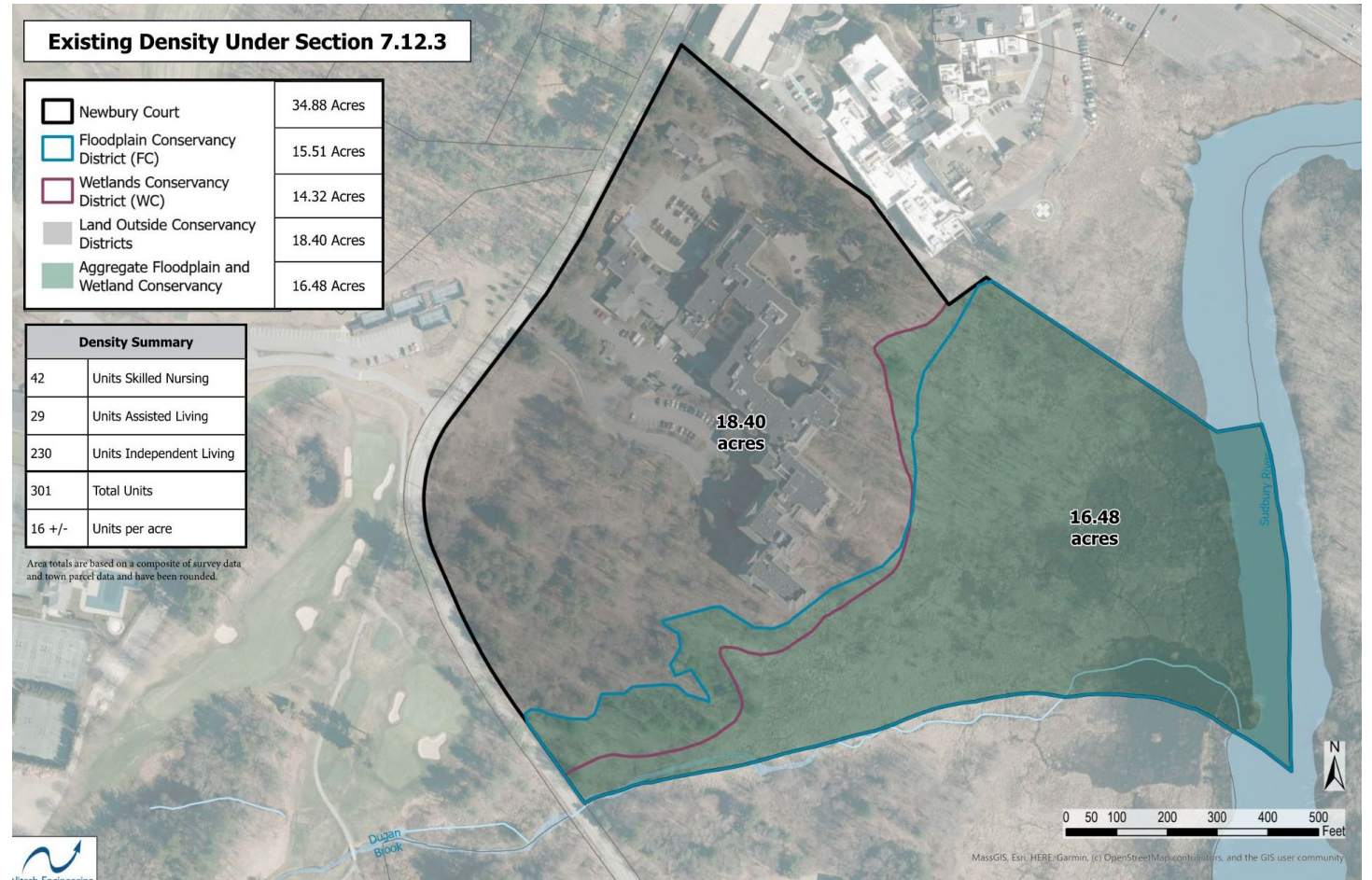
CCRCOD Density Calculation

- Total upland acres = 12.1 acres
- Maximum Proposed Density per upland acre = 16+/- units



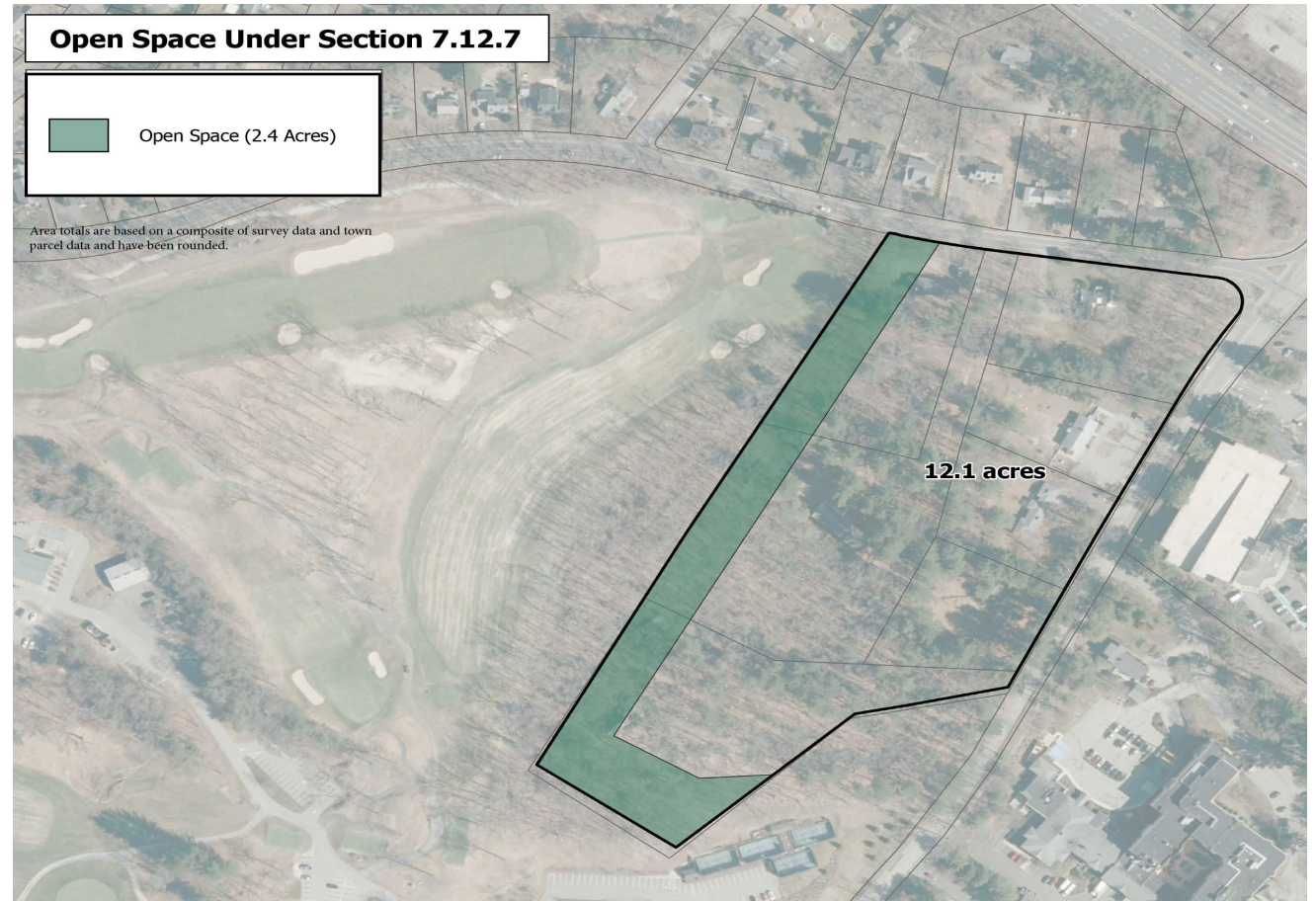
Density Comparison with Newbury Court

- Total existing density = 301 units
- Total Acres = 34.88
- Total uplands acres = 18.4
- Density per upland acre = 16 +/-

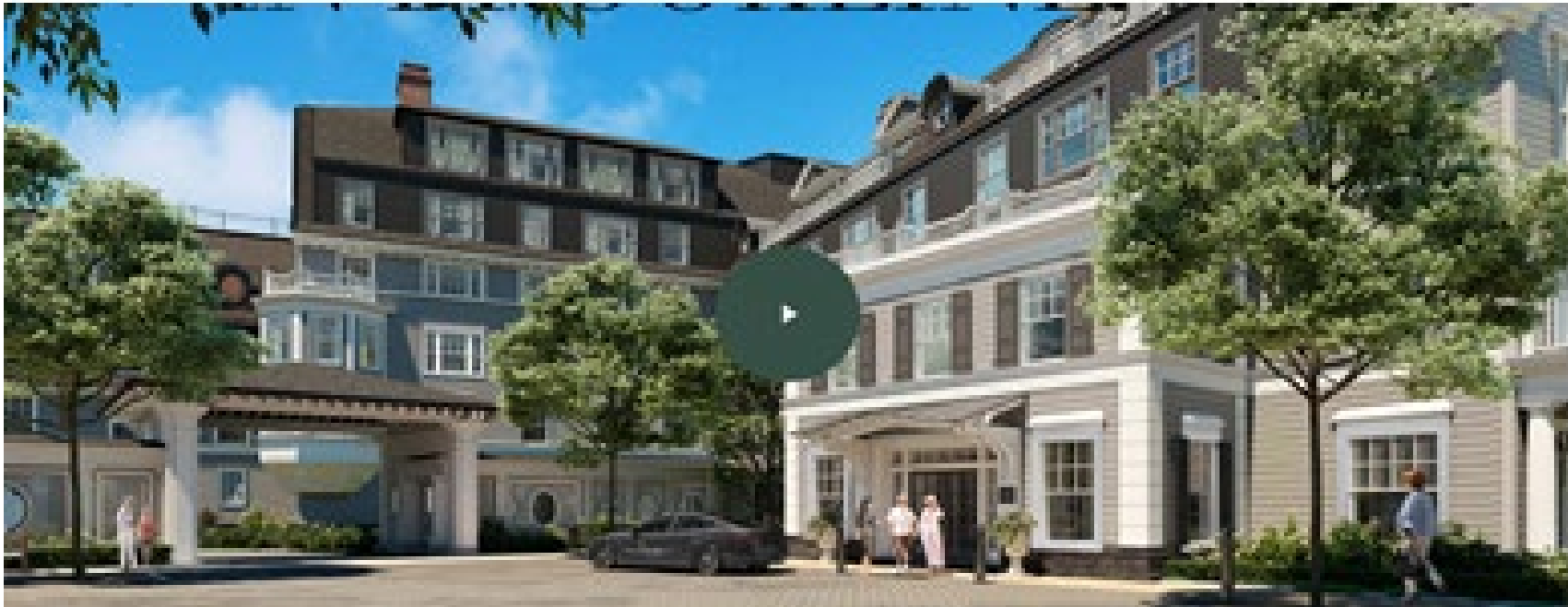


CCRCOD Open Space (Proposed)

- Total uplands acres = 12.1 acres
- 20% required open space = 2.42 acres



Preliminary Concepts for the CCRCOD – Multi-Unit Buildings in the Center, Townhouses on the Perimeter



YARD REQUIREMENTS AND LANDSCAPING

- **7.12.4 Yard requirements:** All dwellings shall meet the following required setbacks from the boundary of the CCRCOD:
- **7.12.9 Site Plan Review:** The Planning Board may impose a condition requiring the installation of suitable landscaping along any CCRCOD property line to reduce the visual impact of the principal use upon adjacent properties by the use of trees, shrubs, walls, fences, or other landscape elements. Such landscaping shall, at a minimum, comply with the requirements of Section 6.2.9....

	Townhouse Dwelling	Multi-Unit Dwelling
Front Yard	40 ft.; provided, however, that no Townhouse Dwelling directly adjacent to the front yard setback of Old Marlboro Road shall contain more than 3 units	40 ft.; provided, however, that no Multi-Unit Dwelling shall be located closer than twice the height of the Dwelling from Old Marlboro Road
Side Yard	30 ft.	30 ft.
Rear Yard	15 ft.	30 ft.

MOA WITH SELECT BOARD

- Unanimous Select Board Approval.
- NEDA promises to pay all property taxes for 4 years without seeking abatement after certificate of occupancy issued for the Project.
- NEDA and the Town agree to try to negotiate a PILOT Agreement.
- NEDA to make contribution to Town based on 10% of final Project unit count multiplied by \$200,000. Payments annually for ten year period after C/O.
- Contribution to be used to provide housing, health services, and financial stability to Concord residents over the age of 55.
- NEDA to contribute proportional share of the cost of improvements to intersection of Old Marlboro and ORNAC.



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Groundwater Discharge Permit

- Due diligence was performed by Sanborn Head Hydro-Geo including the installation and study of test wells.
- Studies indicate greater than 40,000 gallons / day potential meeting Mass DEP groundwater discharge requirements.
- Permit required from Mass DEP.

Trip Comparison to Prior/Allowed Uses

<u>Peak Period/Direction</u>	<u>Historical Uses</u>			<u>Proposed Senior Housing Community</u>	<u>Δ</u>
	<u>Single Family Homes (LUC 210)</u>	<u>Childcare Facility (LUC 565)</u>	<u>Total</u>		
<i>Weekday Morning Peak Hour:</i>					
Entering	2	22	24	25	+1
Exiting	5	20	25	10	-15
Total	7	42	49	35	-14
<i>Weekday Evening Peak Hour:</i>					
Entering	5	20	25	7	-18
Exiting	3	22	25	26	+1
Total	8	42	50	33	-17
<i>Weekday Daily (24-Hour):</i>	88	182	270	390	+120

Parking

Current Parking Census at Newbury Court:

- 154 resident spaces in use for 230 Independent Living units.
- Proposed Independent Living Parking Spaces in CCRCOD = 1 space per unit.
- Assisted Living Facility Parking and Skilled Nursing Parking will comply with Table IV requirements for all new units.

Newbury Court

