



Traditional Neighborhood Development Bylaw for Marion

Moving Ahead on Marion's Vision
of the Future



What is Traditional Neighborhood Development?

- Concept for Smart Growth
 - Rural by Design – Randall Arendt
 - Returning to the village concept
 - Mixed Use
 - Quality of Life
 - Affordability
 - Density where best suited
 - Integrated Open Space



Why change Marion at all?

- Marion Growth Management Report 1996
 - Identified 4 nodes for development
 - Ruled out large industrial development
- Marion 2015
 - Reiterated need for nodal development
 - Retaining Character and Scale
- MGL 40B
 - Marion at high risk unless 17 new units per year
- New Regional Growth
 - Middleboro Industrial Park
 - Makepeace development (13,000 acres)
 - Rail line expansion (Wareham? New Bedford?)
 - NSTAR Mall – surrounding development

“If we don’t do it, it will be done to us.”



Proposed Bylaw Benefits

- Retain rural village setting
- Increase affordability at all levels
 - Including Town employees
 - Prevent unwelcome 40B projects
- Protect Marion Character/Design Guidelines
- Incorporate & Maintain Open/Public Space
- Increase Tax Base – Revenue Positive
- Reduced Services per Unit
- Better Environmental Profile
- Use of existing infrastructure
- High hurdles of Special Permits
 - No “by right” changes
- Growth within our control



What is the Neighborhood Overlay District (NOD)?

- The area surrounding the Rte. 105 and Route 6 intersection
- 33 acres of general business zone
- Currently consisting of residences and businesses
- Limited to properties with frontage on Spring St, Rte 105 and Route 6
 - Limited to current access and egress

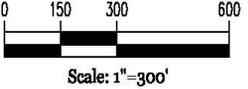


Town of Marion

Neighborhood Overlay District (NOD)

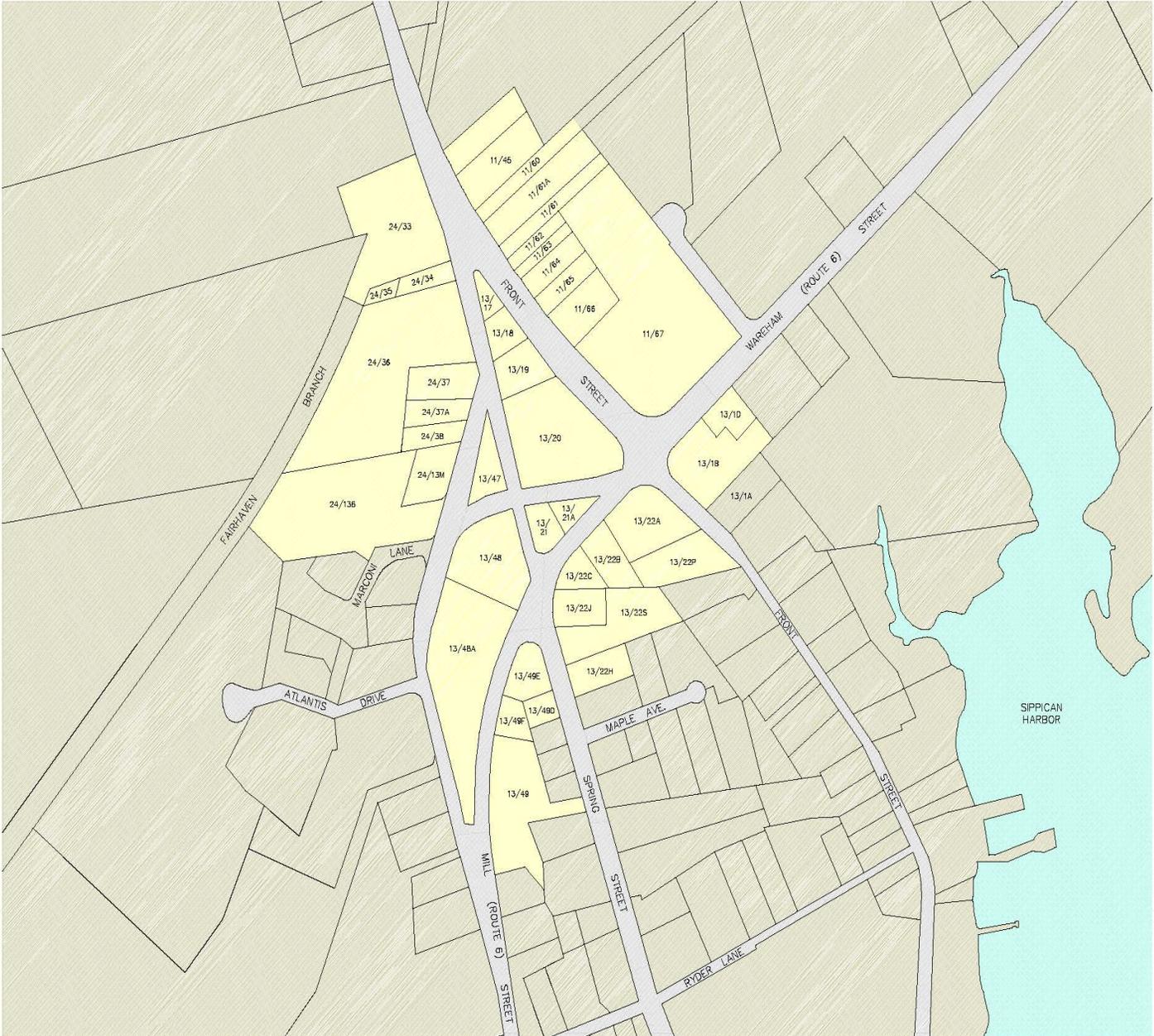


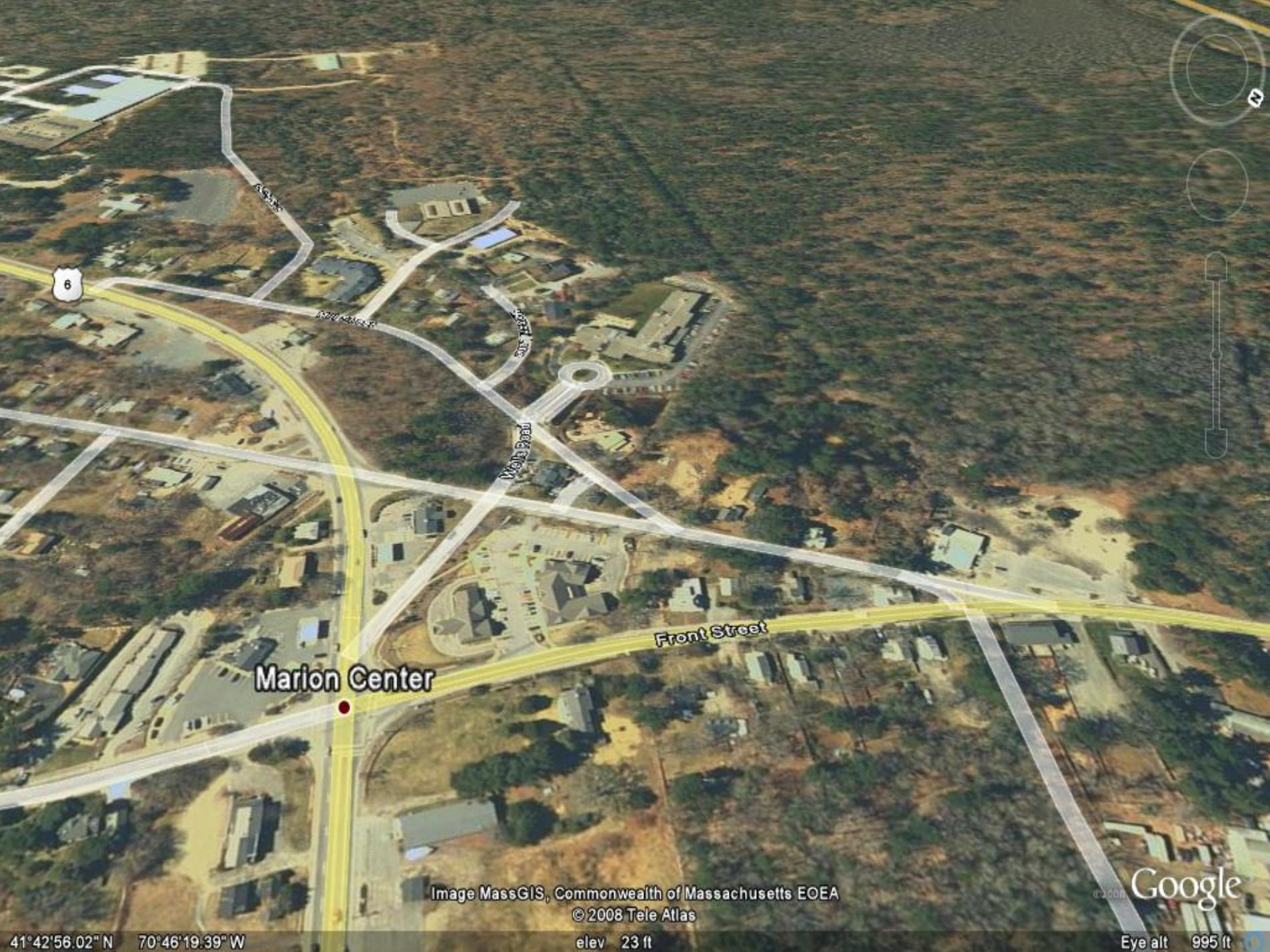
- Legend:
- Roads
 - Overlay district
 - Assessors parcels



Date: May 5, 2008

FIELD
ENGINEERING
CO., INC.
CONSULTING ENGINEERS





Marion Center

Front Street

West Road

Image MassGIS, Commonwealth of Massachusetts EOE
© 2008 Tele Atlas

Google

41°42'56.02" N 70°46'19.39" W

elev 23 ft

Eye alt 995 ft



What are the specifics of NOD?

- Minimum lot size 1 acre
- Maximum density (12 units per acre)
- Minimum frontage – 100 ft.
- Minimum front yard setback – 0 ft.
- Minimum side yard setback – 0 ft.
- Maximum height – 35 ft.

	<u>Units/Acre</u>	<u>Units</u>	<u>Affordable</u>
Current Density	3	96	0
10 Year Estimate	4	60	16
Baywatch 40B Alternative	11	192	48



How Does the NOD Bylaw Work?

- Application to exceed “by right” general business zoning.
- Special Permits Required
 - 5 of 7 Board Members needed to pass
 - Must meet 7.2 of the Marion Bylaw
 - Must benefit the Town
 - Open Space
 - Environmentally Advanced/Green/Leeds
 - Affordability (Minimum 10%+)
 - Common access and egress
 - Must meet Marion Design Guidelines
- Must be approved for Water/Sewer by BOS



Special Permits Section 7.2

7.2 General Requirements. Special Permits ... shall include consideration of each of the following:

- **Social, economic or community needs which are served by the proposal;**
- **Traffic flow and safety, including parking and loading;**
- **Adequacy of utilities and other public services;**
- **Neighborhood character and social structures;**
- **Impacts on the natural environment; and**
- **Potential fiscal impact, including impact on town services, tax base, and employment.**



Example Concept Plan



Example Concept Plan

- 5 acres
- Mixed Use
- 28 housing units (Townhouse & Apts.)
- 16,000 sf. Office/Retail
- Affordable Units Included (# TBD)
- Common Open Space
- Common Drives – Village Setting
- Housing Density under 6 units/acre total



Pointe



R.S. PRESTON '07



RS PRESTON '07





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NOD Bylaw Concerns

- Bylaw only as good as those we elect...
 - High potential density
 - Low setbacks and frontage
- Will change Rte. 6 & 105 area...
- Will NOD compete with Village Center??
- Work still needed to slow traffic on Rte. 6
- Will mean more people in Marion
- Risk of stress on water/sewer...



NOD Overlay Bylaw Summary

- **Long time in the making**
- **Consistent with Marion Growth Strategy**
- **Unanimous Support from Planning Board**
- **Other Boards all asked for review**
- **Multiple public hearings**

Now the decision is where it should be:

It is up to you!



Thank you for your time and
attention.