



## PLANNING BOARD Report to Town Council

**Order:** 2022-038

**Petitioner:** Planning Board

**Date referred:** July 25, 2022

**Date hearing opened:** August 23, 2022

**Date hearing closed:** August 23, 2022

**Date of report:** August 30, 2022

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### **PETITION**

To amend Chapter 200 of the General Code of Randolph pursuant to M.G.L. Chapter 40A, Section 5 to amend the Town of Randolph Zoning Ordinances concerning the calculation of density in the Union Crossing Transit District.

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### **BACKGROUND**

Zoning Ordinance section 200-14.3(F) affecting the Union Crossing Transit District (UCTD) references the maximum number of residential units that can be constructed within an applicable parcel. The proposed amendment further clarifies density limitations by considering non-buildable areas (e.g., wetlands) and incorporating a zone of protection around such areas.

### **AMENDMENTS TO ZONING ORDINANCE(S)**

The Planning Board recommends adoption of the order.

### **RECOMMENDATION**

The Planning Board voted 4-1-0 **to RECOMMEND** adoption of order 2022-038.

### **DISCUSSION**

In a UCTD project, the calculation of density maximum that fails to consider the impact of wetlands or other non-buildable areas within the associated parcel(s) could result in a heavily compact development that does not meet one of the stated purposes of the district: to create a "village-style environment".

The zoning amendment recommends language that:

1. Retains the maximum density of 15 units per acre
2. Defines the calculation of the area by subtracting wetlands and land within fifty (50) feet of a bordering vegetated wetland

An example of this method in practice is as follows:

1. A 10-acre parcel built at 15 units per acre would be permitted 150 units
2. A 10-acre parcel with a 2-acre pond would be permitted **up to 120** units. The number of units would likely be fewer when the BWV is identified and included into the calculation.

This recommended amendment does not affect:

- Any decision made by the Conservation Commission under their authority.
- Any building setbacks or buffers further defined in the Zoning Ordinance.