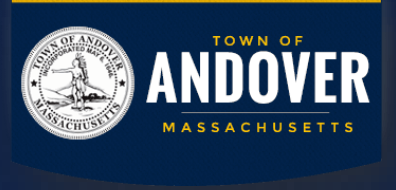


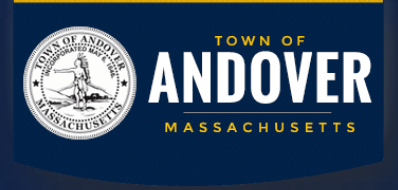
Using Zoning to Encourage Aging in Place

Massachusetts Municipal Association

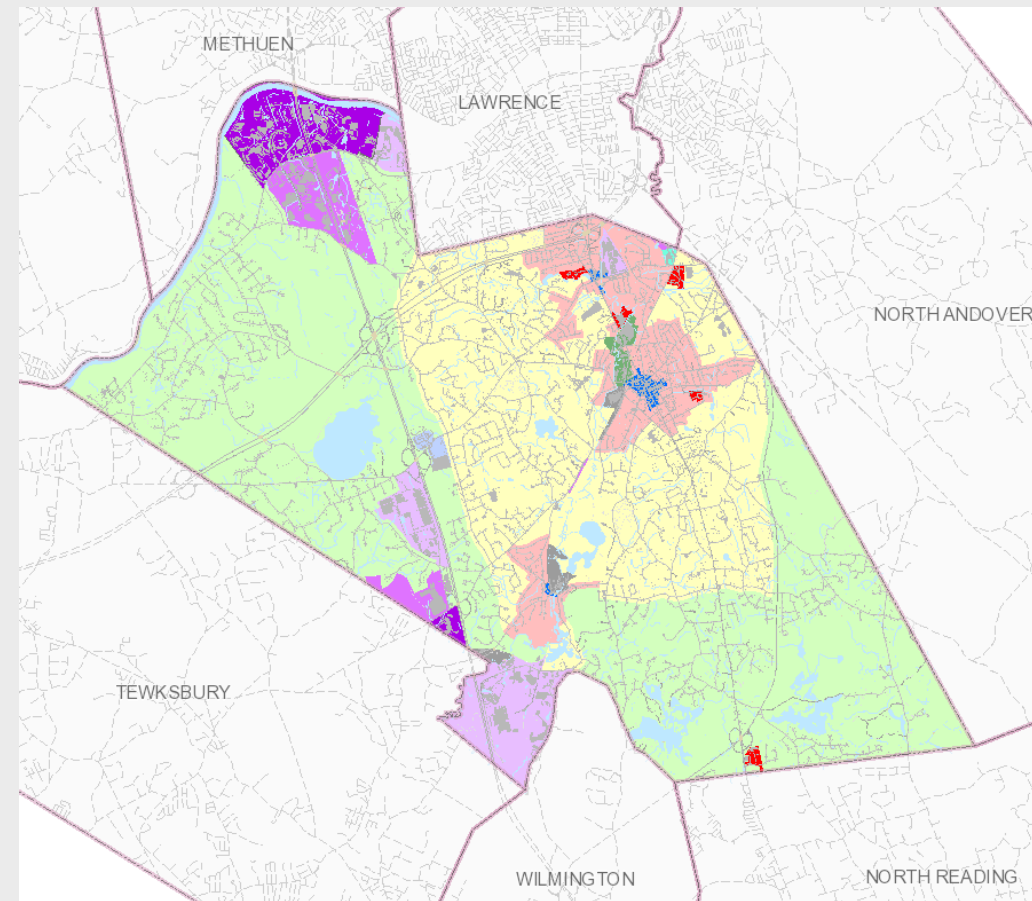


January 18, 2019

ANDOVER'S DNA



- Single person households increased at a greater rate in Andover than in the county and state, and many of these are older adults living alone.
- By 2035 an increase in older adults is expected to grow by nearly 100%.
- Generally speaking, renters tend to be younger than homeowners, but in Andover there are more renters over the age of 65 than in the region.
- About 80 percent of Andover households own and 20 percent rent their home
- With changing demographics comes the need to evaluate how to accommodate the future housing needs of Andover's citizens.



ANDOVER'S DNA



Andover Household characteristics 2000-2015

	2000	2010	2015 Estimate	% Change from 2000-2015
Population	31,247	33,201	34,616	10.78%
Households	11,305	11,851	12,174	7.69%
Households with individuals under 18 years	4,692	4,667	4,845	3.26%
Single Person Households	2,447	2,645	2,666	8.95%
Average Household Size	2.74	2.68	2.72	-0.73%
Average Family Size	3.24	3.18	3.2	-1.23%

Source: US Decennial Census 2000, 2010, 2011-2015 ACS Estimates, S1101, DP-1

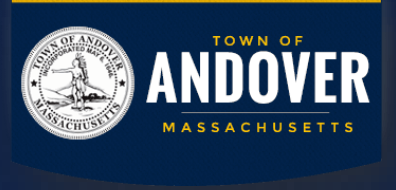
AVAILABLE HOUSING UNITS

Andover Units in Structure, 2017

	Andover		Merrimack Valley Region		Essex County		Massachusetts	
Units in Structure	est.	%	est.	%	est.	%	est.	%
Total	12,797	100%	132,221	100%	309,644	100%	2,858,087	100%
1, detached	9,094	71%	66,967	51%	159,484	52%	1,489,395	50%
1, attached	508	4%	10,856	8%	19,450	6%	145,650	10%
2	368	3%	12,787	10%	31,376	10%	292,932	10%
3 or 4	466	4%	14,721	11%	35,219	11%	308,861	7%
5 to 9	463	4%	7,349	6%	16,295	5%	164,745	2%
10 to 19	550	4%	6,295	5%	12,514	4%	120,407	5%
20 to 49	490	4%	5,271	4%	15,442	5%	122,166	11%
50 or more	839	7%	7,157	5%	18,063	6%	190,134	4%
Mobile home	19	0.1%	735	1%	1,651	1%	22,711	1%



Excerpts from Andover's Approved Master Plans:



1992 Master Plan - Goals

- Encourage different ***housing opportunities for the elderly*** to accommodate their changing lifestyles and health care needs through alternative residential programs such as life-care or congregate living.
- Evaluate different ***programs for providing elderly housing and amend the Zoning Bylaw*** to allow this type of development.

2004 Community Development Plan - Goals

- Identify existing zoning incentives to create affordable housing.
- Adopt additional incentives as needed to reduce housing costs, reduce barriers to housing market, and streamline permitting process.

2012 Master Plan - Goals

- Promote the use of ***alternative residential programs such as life-care, assisted or congregate living arrangements.***
- Consider including in the ***Single Residence C District*** additional services for seniors.

Town of Andover

Massachusetts

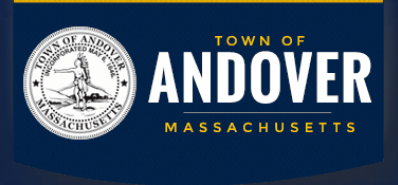
2012 Master Plan



A Framework for Decision Making

Vibrant Downtown, Quality Education, Open Space and Recreation, Housing, Small Town Character, Citizen Participation, Historical Heritage, Cultural Diversity, Transportation, Financial Stability, Town Services, Municipal Facilities, Healthy and Safe Environment, Human Services, Quality of Life, Management of Natural Resources, Economic Development, Land Use, Sustainability, Quality of Life, People

HISTORY OF RECENT SENIOR HOUSING ZONING INITIATIVES



- 1997 – Elderly Housing Zoning



- 2016 - In Town Independent Living Overlay District



- 2008 – Accessory Dwelling Units



- 2016 - Create SRA -I Zoning District



- 2013 – Senior Residential Overlay District



- 2017 – ID2 – Residential Dascomb Road



- 2015 – Andover Historic Mill Overlay District



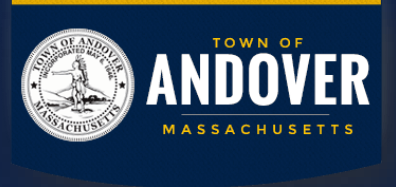
- 2017 – ID2 Residential River Road



2013 - SENIOR RESIDENTIAL COMMUNITY OVERLAY DISTRICT



Examples of Senior Communities



Senior Residential Community Overlay District (SRCOD) - Andover

113 Acres

200 Independent units

200 beds in assisted living, congregate living, and skilled nursing

The Groves, Lincoln

37 Acres

168 independent units

130 apartments, 38 cottages



Carleton-Willard Village, Bedford

72 acres

148 independent units

100 Nursing/Alzheimer's beds

100 Assisted Living residences



Edgewood, N Andover

82 acres

243 independent units

40 Nursing/Alzheimer's beds

100 Assisted Living residences



RIVERSIDE WOODS



Community Benefits:

- ✓ 14 Single Family Homes
- ✓ 186 Condominiums
- ✓ 30 Affordable Units
- ✓ 7.2 acres open space
- ✓ Improvements to local infrastructure
- ✓ Estimated \$1.2 million in year one tax revenue

RIVERSIDE WOODS



TOWN OF
ANDOVER
MASSACHUSETTS



1997 – ELDERLY HOUSING ZONING

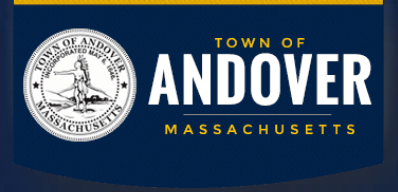


Purpose:

- To provide for the development and use of alternative housing and nursing care
- To create home health care, housing and other supportive services for the elderly population
- To encourage the preservation of open space
- To provide alternative housing for the elderly that cause relatively little demand on town services
- To provide housing which is affordable to the elderly population
- 1997 – Planning Board sponsors zoning amendment at Town Meeting, passes 1010 in favor, 1 against



Bridges by EPOCH at Andover



One of last farms in Andover may soon be up for sale

By Bill Kirk
bkirk@eagletribune.com Jul 10, 2013

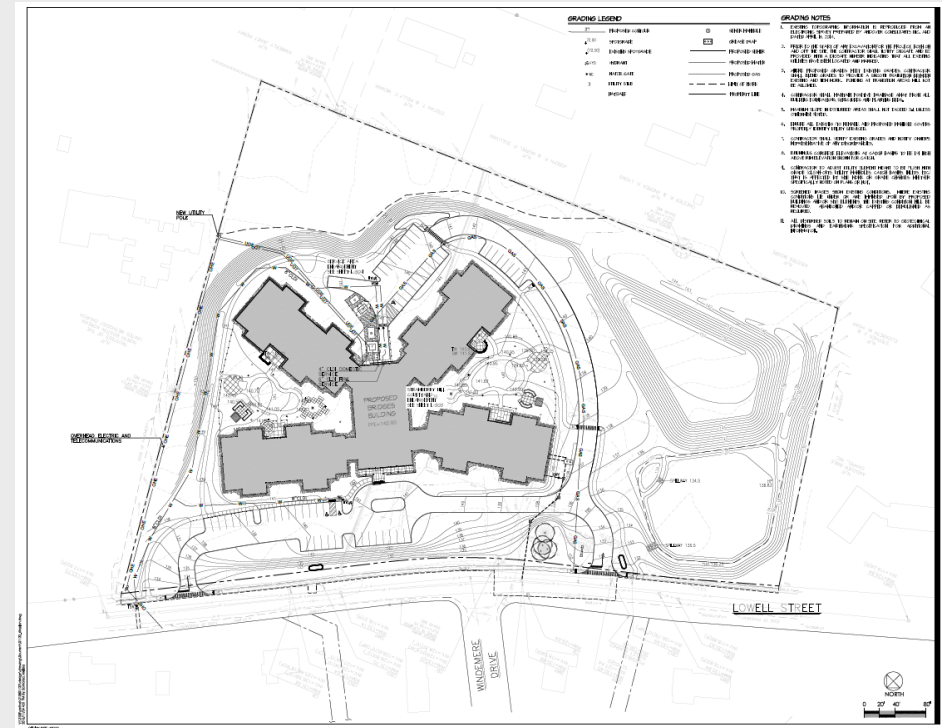


Bridges at Andover - 254 Lowell Street
63 Units of Memory Care Assisted Living



BRIDGES BY EPOCH AT ANDOVER

70 UNITS OF CONGREGATE LIVING



BRIDGES BY EPOCH AT ANDOVER



Community Benefits:

- ✓ 63 Units of Memory Care
- ✓ 6 Affordable Memory Care Units
- ✓ 9.3 acres open space
- ✓ \$75,000 Contribution to the Andover Affordable Housing Trust Fund
- ✓ Improvements to local infrastructure
- ✓ Estimated \$ 177,000 in year one tax revenue



CAPITAL SENIOR HOUSING



Capital Senior Housing – 139-143 Elm Street and 26 Pine Street
96 units of Assisted Living
Special Permit for Elderly Housing

CAPITAL SENIOR HOUSING

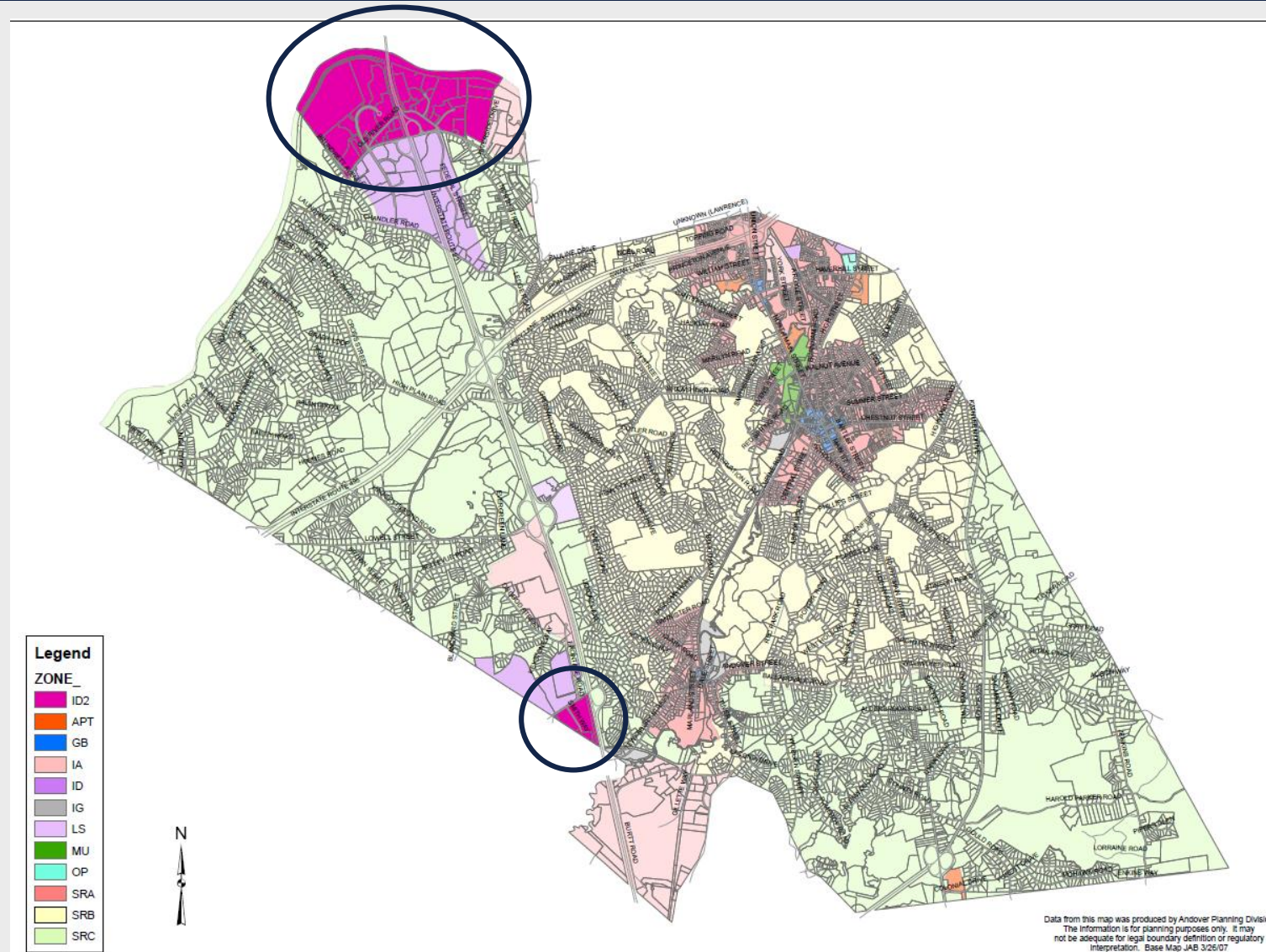


Community Benefits:

- ✓ 96 Units of Assisted Living
- ✓ 14 Affordable Units
- ✓ 6 Acres open space
- ✓ Improvements to local infrastructure
- ✓ Estimated \$233,000 in year one tax revenue



2013 - ID2 ZONING REZONING



PERMITTED USES:



ID2 Allowed Uses



Dellaria
SALONS & SPAS



Orange leaf
SELF SERVE FROZEN YOGURT



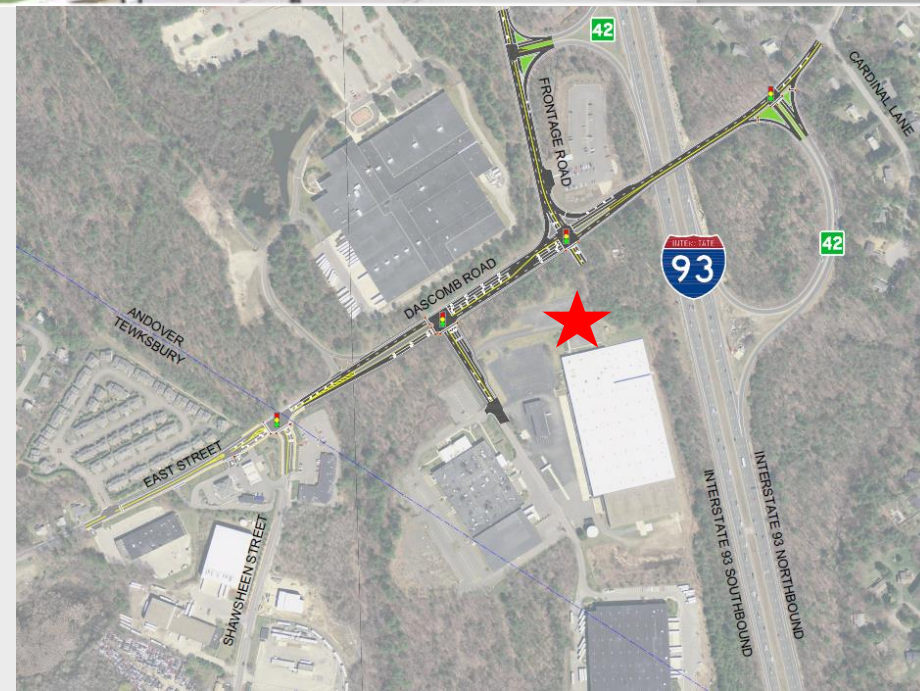
Butcher
Boy
MARKET



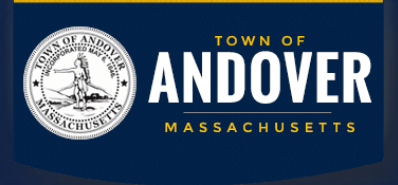
WHAT'S NOT ALLOWED



2017- ID3 ZONING AMENDMENT



2018 – PRIVATE REZONING ARTICLE ID3



Highlights:

- Collaboration with Downtown in event programming and transportation
- Housing developments shall propose a mix of residential uses
- The proposed development shall incorporate areas of recreational space and promote a family friendly environment
- Required 2 sf of business and commercial uses for every 1 sf of residential uses
- A minimum of 25% of all proposed residential units shall be 55 and older.
- All non-age restricted dwellings shall be studio or 1-bedroom units and shall not exceed 975 square feet.



COMMUNITY RESPONSE



[redacted] (the author of the letter) and I, along with 300 other neighbors fought this. The developer exploited a loophole and the Planning Board had to make a subjective call on whether this would "impact the character of the neighborhood." Even professionals in the assisted living market said there was no need for this facility, which is being put into a zoned residential neighborhood. As someone involved with several businesses in Massachusetts, I found the behavior of the Planning Board, not only unprofessional but also against interests of the citizens of the Town of Andover. Ultimately, our case was undone when the developer paid off some of the abutters, even though many of us were helping to bankroll the lawsuit. The terms were not disclosed, even though we, who were not paid off, asked. This also happened to the Strawberry Hill neighborhood. When the developer on Elm Street offered the Andover Village Improvement Society (AVIS) unusable land as a goodwill gesture, I soon resigned my seat from the AVIS board. Conservation should not come at this cost. In the meantime, it's time to get some oversight on the Planning Board and its town management representatives.

Like · Reply · 26w · Edited



Voters reject Lupoli's Dascomb Road project

By Kelsey Bode kbode@eagletribune.com Jan 30, 2018



CARL RUSSO/staff photo Town Meeting voters filled the Collins Center Monday night. With more than 1,200 people in attendance, town officials were forced to use the cafeteria as an overflow room for more voters.

Carl Russo

SUPPORT APPROPRIATE DEVELOPMENT. PUT ANDOVER FAMILIES FIRST.



842 have signed. Let's get to 1,000!

First name
Last name
Email
Lawrence, 01840 United States

- ☒ Please share my name and email address with Andover Neighborhood Association, so that I can receive updates on this campaign and others.
- ☒ Display my name and comment on this petition

Andover.Neighborhood.Association started this petition to Get Andover Back on Track

gofundme Search Start a GoFundMe

Share Tweet Donate

\$6,800 of \$30,000 goal
Raised by 47 people in 33 months

Donate Now
Share on Facebook

Created August 19, 2015

JT on behalf of Heather Lauten
ANDOVER, MA

Recent Donations

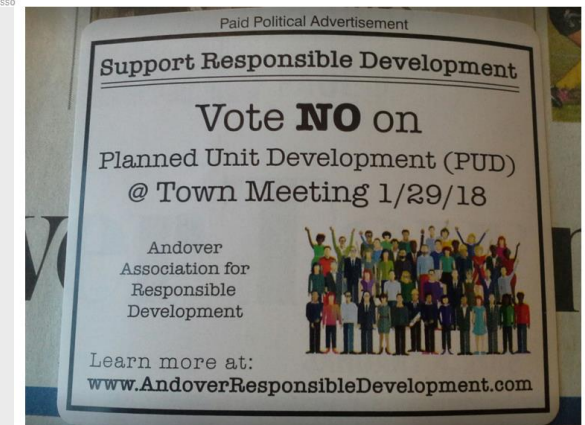
- \$350 Anonymous 27 months ago
- \$100 MY 30 months ago
- \$100 DB 30 months ago

Share Tweet 30 shares

Strawberry Hill Farm--APPEAL!

Strawberry Hill Farm -- An APPEAL for Andover!

Despite limited information and even less opportunity for public input, the Planning Board for the Town of Andover recently reversed their original denial of an application for a high-density (133 units) commercial housing project on Lowell Street on the former Strawberry Hill Farm. From a traffic perspective alone, this is equivalent to building 88 single family houses on this 9 acre site on busy Lowell Street. We are preparing our appeal of this decision now.



About This Group

Description

Community group run by residents around the Elm Street commercial construction site that the planning board and planning department deemed 'appropriate' for a residential neighborhood. The community was overwhelmingly opposed to this project, which is being funded by private equity with no ties to the town. Reach us at: elmstneighborhood@gmail.com

2018 – Town Meeting Considers Elected Planning Board



Vote **YES**
Article #57

Elected Planning Board

Save Andover Neighborhoods



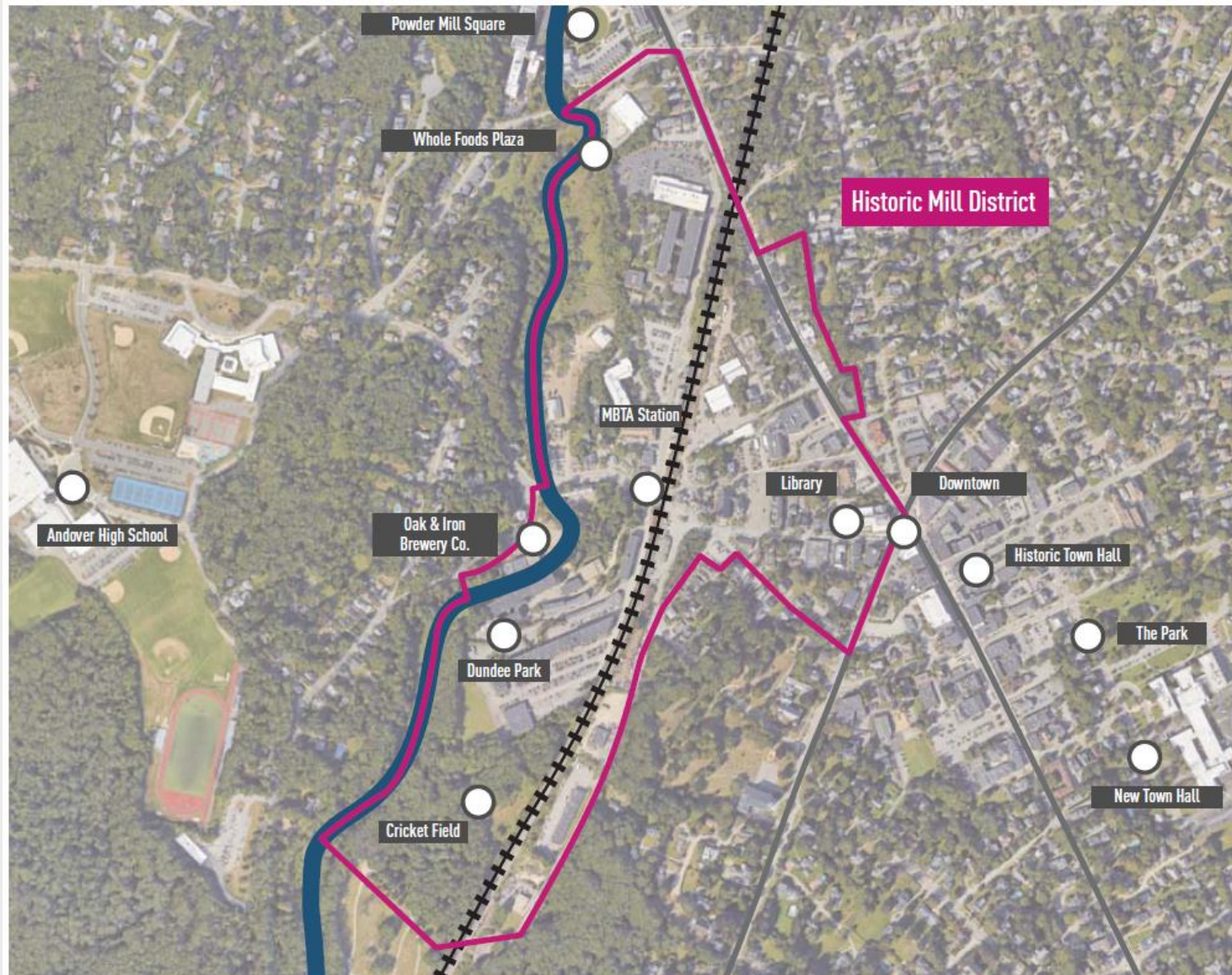
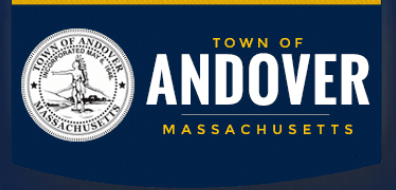
Andover Town Meeting Rejects Elected Planning Board

Selectmen had opposed the measure, saying it would interject politics into the planning process.

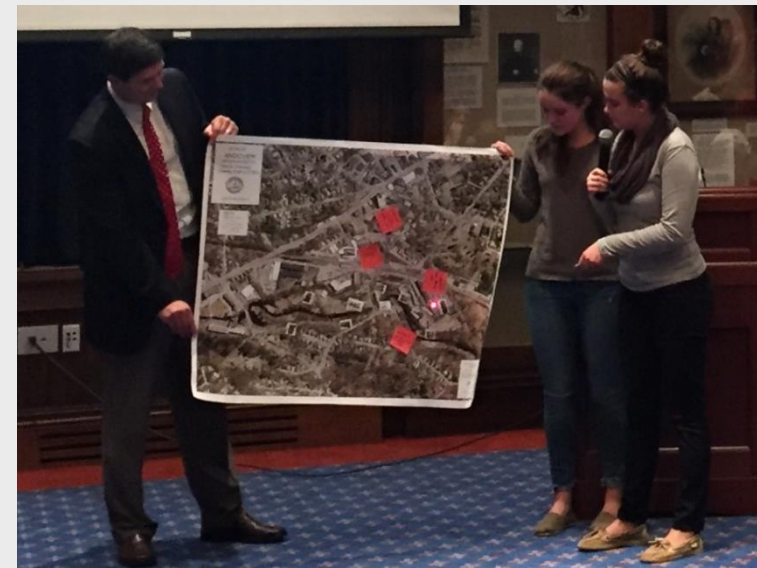
By Dave Copeland, Patch Staff | May 8, 2018 7:58 am ET

FUTURE MULTI-GENERATIONAL HOUSING OPTIONS

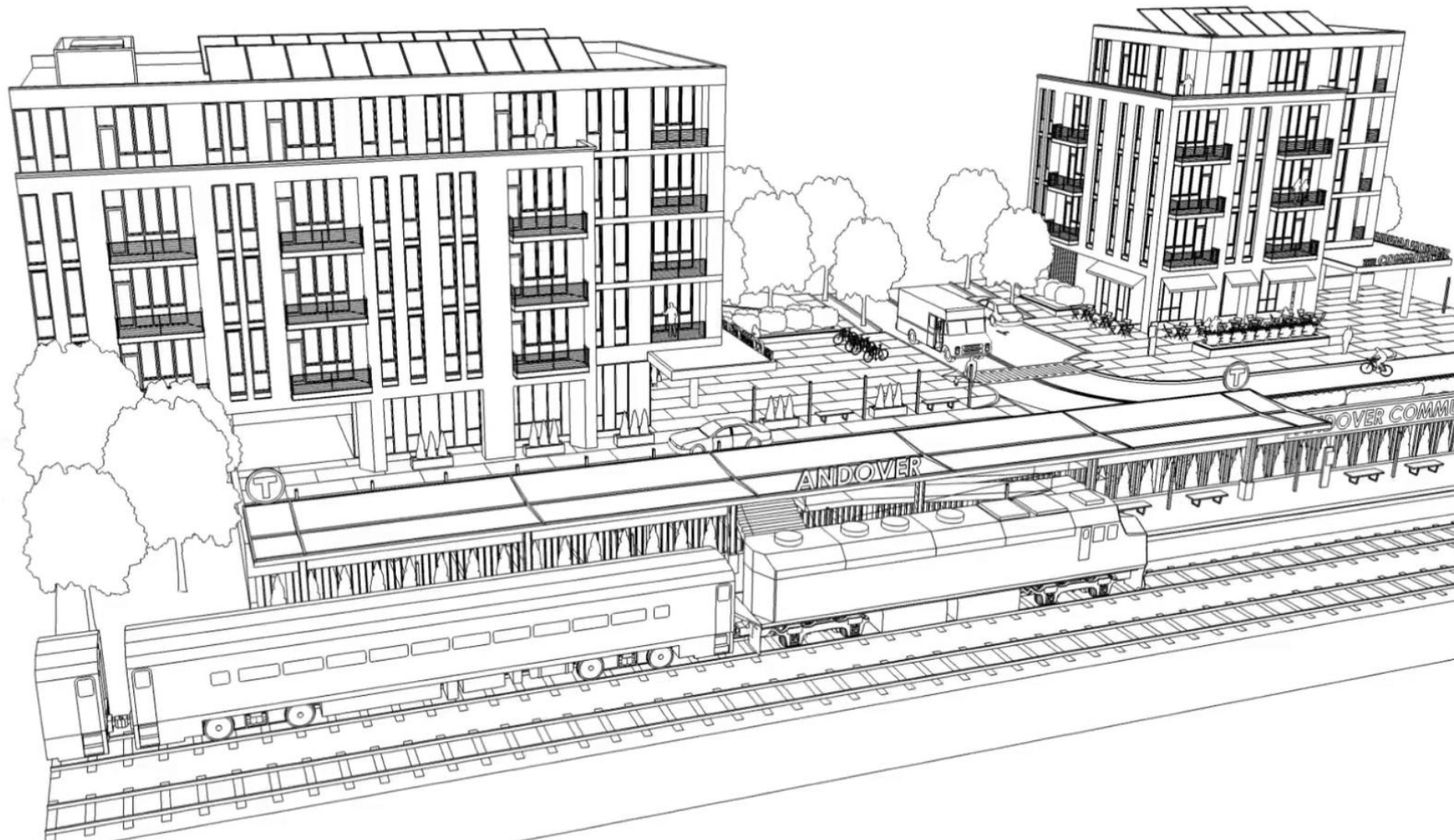
HISTORIC MILL OVERLAY DISTRICT



COMMUNITY CONVERSATION



FUTURE DEVELOPMENT OPPORTUNITY AT FORMER TOWN YARD



QUESTIONS



Paul Materazzo

Director of Planning & Economic Development

(978) 623.8650

pmaterazzo@andoverma.gov

