

This article was submitted by the Planning Board

**ARTICLE 16**

To see if the Town will vote to amend the Zoning Bylaw by adding new Section 9.9 Medical Services Overlay District (MSOD) and to amend Section 2.0 Districts, by adding the new Medical Services Overlay District (MSOD). In addition this article will amend the Official Zoning Map.

The text of the proposed Bylaw amendments is shown in **blue print**. The existing Zoning Bylaw is shown in black text.

**SECTION 2.0 DISTRICTS**

**2.2 OVERLAY DISTRICTS.** In addition, the following overlay districts are also hereby established in Section 9.0:

**Insert:** **Medical Services Overlay District MSOD** (after Forbes Hill Planned Mixed Use Overlay district)

**2.3 ZONING MAP.**

Amend the Town of Norwood official Zoning Map by: **Inserting Medical Services Overlay District (MSOD)**

Insert the following new section 9.9 MEDICAL SERVICES OVERLAY DISTRICT (MSOD)

**9.9 MEDICAL SERVICES OVERLAY DISTRICT (MSOD)**

**9.9.1 General**

1. Provisions of this section are designed to insure that all development activities associated with the MSOD will be carried out so as to provide for and maintain protection of neighboring properties, convenient and safe access for vehicular and pedestrian movement, fire-fighting and emergency rescue vehicles, satisfactory methods of stormwater management, groundwater recharge and adequate off-street parking.
2. A medical services facility allowed by Special Permit from the Planning Board upon determination that all the conditions set forth below have been met. The following conditions are the minimum requirements which must be met for the approval of a Special Permit. These standards are not intended to exclude the imposition of any additional conditions by the Planning Board. The boundaries of all Medical Services Overlay Districts (MSOD) are shown on the Official Town of Norwood Zoning Map as filed with the Town Clerk.

### **9.9.2 Purpose and Intent**

1. To permit the development, renovation, and relocation of medical and healthcare facilities and services on a site with convenient local and regional access.
2. To provide for the healthcare needs of the community and region within a district designed for a hospital and the customary supporting facilities and uses that develop around such a local or regional facility.
3. To create an environment conducive to medical practice and operations, and to concentrate medical facilities and related uses in a “complex” or “campus” settings to better accommodate the needs of the medical profession and those served by it.
4. To maintain the scale and ensure compatibility between uses within the MSOD and abutting districts.

### **9.9.3 Permitted Uses**

The permitted uses allowed by right upon adoption of a Medical Services Overlay District (MSOD) shall include those identified below.

1. Medical and health care uses including hospitals (non-veterinarian); outpatient clinics; continuing/long term care services; hospice services; laboratories; medical research facilities; urgent or emergency medical services; and offices of doctors, physical or occupational therapists, dentists, and other health care providers.
2. Medical staff facilities and similar uses, including but not limited to administrative offices, educational and meeting facilities, and staff sleeping quarters.
3. Childcare and adult care services, including respite care.
4. Short term residential uses dependent upon or directly related to medical care, including convalescent care facilities, skilled nursing facilities, group homes for the disabled and overnight patient accommodations.
5. Health care related retail (i.e. pharmacy, medical supplies and equipment).
6. Personal services, such as barber or beauty shops.
7. Banking services.
8. Miscellaneous retail trade including gift stores, bookstores, news stands, florists, and other retail ancillary to and located within a medical services facility.
9. Cafeterias and food services within healthcare buildings.
10. Renewable energy equipment such as solar panels, solar shades, and small wind turbines.

### **9.9.4 Special Permitted Uses**

Uses allowed by Special Permit within an adopted MSOD shall include the following:

1. Nursing homes.
2. Medical helicopter landing pad on the following conditions:
  - a) Refueling tanks, services or storage of helicopters are not permitted on-site;
  - b) The landing pad meets the requirements of the Massachusetts Department of Transportation Aeronautics Division and Federal Aviation Administration;
  - c) The vehicle shall be limited to emergency medical use only; and
  - d) The helipad shall be sited no closer than 100 feet to any right-of-way or property boundary.
3. Facilities for the treatment and/or temporary storage of biomedical, radioactive and hazardous waste generated within the MSOD provided however that no materials may be transported to the site from other facilities for storage or treatment purposes.
4. Stand-alone restaurants on the following conditions:
  - a) The maximum square footage is 4,000 square feet.
  - b) There is no drive thru window.
  - c) No stand-alone restaurant may be developed until 50% of the land area is developed for other permitted uses.
5. Social service providers including counseling centers and alcohol and drug treatment facilities.
6. Funeral Home.

**9.9.5 Dimensional Requirements**

1. Dimensional Requirements. The following dimensional regulations shall apply:

1. Minimum Tract Area	90,000 S.F. cumulative of all parcels whether they are adjoining or separated by a public or private street.
2. Minimum Tract Frontage	125 feet for the primary parcel where the main hospital building is located; 50 feet for auxiliary parcels.
3. Minimum Tract Outdoor Amenity Space	15%
4. Minimum Tract Front Yard	20 feet along the street frontage on which the main hospital building is oriented to and accessible by pedestrians
5. Minimum Tract Side Yard	15 Feet
6. Minimum Tract Rear Yard	15 Feet
7. Maximum Tract Impervious Surface Ratio	80%
8. Minimum Space Between Buildings	20 Feet
9. Maximum Building Height	45 feet or four (4) stories, whichever is less.

10. Proximity to Existing Single Family Residence	100 Feet (if an existing residence is within 25 feet of the lot line, an additional 25 foot distance is required).
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2. Development Tract. A development tract is any lot or group of lots owned or controlled by the same person or entity, assembled for the purpose of a single development including one or more principal buildings. In a MSOD lots can be separated by public or private streets (auxiliary parcels) as long as all lots in the Development Tract function as a cohesive facility.
3. Tract Area. Development tract area is the cumulative area of all contiguous or non-contiguous lots that the site is composed of. Development tract area does not include existing or proposed street right-of-way, whether dedicated or not dedicated to public use.
4. Hospital Building Height Exception. As an exception to the provisions set forth in the table above, the maximum height for the primary hospital building may be extended to a maximum height of six (6) stories or 80 feet including all rooftop utilities. The area of a hospital building taller than 45 feet shall be setback one (1) additional foot from any required minimum front, side, or rear yard setback line for every one (1) foot in height. All rooftop utilities shall be screened from view at ground level.
5. Setbacks. The SPGA may reduce to zero (0) the rear and side setbacks for buildings to accommodate shared access driveways or parking lots that service buildings located on two (2) or more adjoining lots.

**9.9.6 Infrastructure**

1. Water and Sewer. All facilities within the MSOD shall be connected to municipal water and sewer systems.
2. Stormwater. All stormwater collection and treatment shall meet the requirements of Section 6.5 of the Zoning Bylaw.
3. Roads. All traveled ways within the development tract shall be privately maintained with respect to roadway up-keep and snow and ice removal.
4. Refuse. Collection and disposal of all solid waste shall be provided privately. All hazardous waste must be disposed of in accordance with all applicable State and Federal laws.
5. Utilities. All utilities on the development tract shall be installed underground pursuant to approved methods of installation and construction.
6. Safety. The facility shall have an integrated emergency call, security, telephone, and other communication system to provide monitoring for its residents and direct line connection to the Norwood Fire Department.
7. Renewable Energy. Renewable energy equipment such as solar shades, solar panels,

and small wind turbines shall be allowed on rooftops and shall not be counted in the overall height of a building.

### **9.9.7 Streetscape and Landscaping Requirements**

1. Public Street Tree Belt. In all front, side and rear yard setback areas along a public street right-of-way, a tree belt of eight (8) feet in width shall be planted with deciduous street every 30 feet on center and three (3) inches in diameter at breast height at the time of planting. The SPGA may waive this requirement if they determined that there is a sufficient existing tree belt along a public street frontage within the public right-of-way or on the development tract.
2. Perimeter Landscaping. In all side and rear yard setback areas not fronting on a public street, a landscape strip not less than ten (10) feet in width shall be provided, which shall be planted and maintained as grass, trees or shrubs or any combination thereof.
3. Internal Landscaping. Within the development tract, landscaping should enhance building architecture, provide shade and effectively screen parking areas from adjacent streets and properties, and coordinate with the streetscape plantings.

### **9.9.8 Transitional Buffers and Screening**

1. Adjacent Uses. Where the MSOD abuts any residential or commercial district not separated by a street right-of-way, a buffer shall be required along abutting property lines.
2. Materials. Plant materials characterized by dense growth which will form an effective year-round screen shall be planted to form the screen. Screening shall consist of natural materials. To the extent practical, existing trees and vegetation shall be retained and used to satisfy the provisions of this section. The SPGA may require fencing that provides a visual barrier to a height of eight (8) feet above the ground if determined to be necessary to effectively buffer adjacent commercial or residential properties.
3. Height. Natural screening shall be at least ten (10) feet in height when planted. Height shall be measured from the finished grade.
4. Maintenance. All required plant material shall be maintained by the owner in healthy condition and replaced with new plantings whenever necessary to ensure continued compliance with screening requirements.
5. External Storage. Any external storage of trash, recycled materials, inventory, parts, or machinery shall be established to the rear of the principal hospital structure and provided that such storage shall be completely enclosed by a solid fence or wall of at least six (6) feet in height composed of stone, brick, treated wood, or similar composite material acceptable to the SPGA .

### **9.9.9 Building Design**

There should be compatibility in building design, materials, and architectural character throughout the MSOD to enhance a campus setting. Building design should provide articulation to avoid long blank walls and a scale appropriate to the setting. Where possible, buildings should be designed to screen parking and provide useful courtyard settings for users of the facilities.

#### **9.9.10 Parking, Loading and Access**

1. Parking Ratio. Uses permitted in the MSOD shall meet the parking requirements set forth in Section 6.1.3 Schedule of Minimum Requirements. The SPGA may allow a reduction in the parking requirements under Section 9.4.13.4.
2. Special Parking Types and Standards. The SPGA may allow for special types of parking under the design requirements in Section 9.4.13.5 including Stacked or Valet Parking, Tandem Parking, Street Side Parking, and Structured Parking.
3. Loading Areas. All loading and unloading facilities shall be provided off street and screened appropriately. Loading areas and emergency room ambulance receiving areas should provide sound attenuation measures to minimize noise to the surrounding neighborhoods.
4. Site Access/Curb Cuts. Access onto the MSOD shall include both safe vehicular and pedestrian access from surrounding streets. Where feasible, shared access roadway and driveways shall be provided. Safe pedestrian access ways shall also be provided between on-site surface and structured parking facilities and buildings.
5. Pedestrian Connectivity. The MSOD campus should have accessible pedestrian connections beyond standard sidewalks along the street. Special attention should be paid to crosswalks, connections between parking lots serving adjacent uses and interior walkway connections. All sidewalks and internal walkways shall be designed to meet Massachusetts Architectural Access Board and American Disability Act standards.

#### **9.9.11 Signs**

Signs permitted in the MSOD, including the conditions under which they may be located in the underlying zoning district, are set forth in Section 6.2, Sign Regulation. Wayfinding directional signs are not included in the calculation of total allowed sign area.

#### **9.9.12 Process of Establishing and Developing in a MSOD**

1. Pre-Application Conference. The MSOD applicant is strongly encouraged to confer with the Director of Community Planning and Economic Development to obtain information and guidance before entering into binding commitments or incurring substantial expense in

the establishment of a new MSOD or preparation of plans, surveys, engineering or other development preparations in an existing MSOD.

2. Submission of a Concept Plan. The MSOD applicant is required to submit a Concept Plan intended to provide critical information necessary to review the proposed location of buildings, roadways, walkways, and other uses within the MSOD. The following items are required to ensure that the Concept Plan is of sufficient detail to allow an applicant a chance to explore the feasibility of its proposal without significant expense.
  - a) Property boundaries, north point, date, scale, legend, and title block, the name or names of applicants, and engineer or designer.
  - b) Proposed land uses for each area of the site, and approximate location of proposed streets.
  - c) Approximate location of existing wetlands, open water, streams and the topography. This information can be extrapolated from USGS maps and information available from existing sources.
  - d) Existing and proposed buildings, significant structures and proposed open space in a general manner.
  
3. Review of the Concept Plans. The Applicant shall file a concept plan accompanied by an application form and a narrative description of the proposal to the Planning Board. The Planning Board shall distribute copies of the Concept Plan to the other officials and agencies as identified in Section 10.4.4. The Planning Board shall hold a public hearing to review and comment on the merits of the concept plan including but not limited to:
  - a) Breakdown and location of land and building uses;
  - b) Aesthetics of scale and architecture of the proposed buildings consistent with the type of use.
  - c) Amount of useable open space and its interconnection with built uses on and off site.
  - d) Areas to be used for streetscape treatments, landscaping, and screening.
  - e) Access, circulation, and parking within the district.

The Applicant shall address the comments of the other officials and agencies in a revised Concept Plans prior to developing more detailed site plans for the development as required under Section 10.5.

### **9.9.13 Submission of Formal Site Plans**

Following a review of the Concept Plans by the Planning Board, the applicant may file the formal Site Plans as required under Section 10.5. In addition to these requirements, the applicant shall submit the following:

1. MSOD Master Plan. All development within a MSOD shall be governed by a Master Development Plan constituted by a binding plan. For projects that are planned for future phases, the concept plan shall be applicable. For site plans in current phases of development, the requirements of 10.5 shall apply in addition to a Master Plan including the following:
  - a) A transportation and circulation plan prepared by a professional transportation engineer licensed to practice in Massachusetts;
  - b) A phasing plan for site improvements, landscaping, and medical services provided on site;
  - c) General building locations and types, access points and circulation within the overlay area; and
  - d) A narrative report describing the project and responding to the review criteria in Section 9.9.14 below, including an analysis of the natural features of the site, including wetlands, floodplains, steep slopes, known soil conditions, and other features requested by the Planning Board.
  
2. Transportation Management Plan. Medical uses are high traffic generating uses. Reducing the number of trips to and from the MSOD campus creates a benefit to the Town through less demand on the transportation system. The MSOD applicant shall adopt a specific transportation management plan containing the following elements:
  - a) Projections of the future traffic impacts of reasonably anticipated future development in the MSOD;
  - b) Cost projections for transportation or parking infrastructure improvements required to address the impacts generated by the anticipated development in the MSOD, including the potential impact on nearby residential streets and neighborhoods;
  - c) Off-street parking and loading needs for the MSOD;
  - d) Parking and Transportation Demand Management (TDM) techniques that will be employed to reduce the number of vehicle trips generated by employees and visitors to the MSOD. Efforts will be undertaken to ensure that traffic generated from the MSOD will minimize traffic impacts to the Town.
  - e) An implementation program that defines and schedules the specific actions necessary to achieve the objectives of the plan; and



- f) A plan to encourage voluntary participation in TDM programs by those not required to participate. The plan shall be updated periodically to reflect actual development activity, actual costs of infrastructure improvements completed or underway.

#### **9.9.14 Minimum Requirements**

The Plan shall be subject to the following conditions and the Planning Board shall make a determination that the project meets all of the following conditions:

1. The project is consistent with the purposes and intent statement in Section 9.9.2.
2. Vehicular ingress and egress from the MSOD site is designed so as to avoid serious hazards to vehicles or pedestrians.
3. Adequate parking facilities are provided for each use and structure in the development.
4. Major facilities or functions are designed to be visually and architecturally compatible with the natural or historical characteristics of the surrounding area.
5. The project does not adversely affect the natural environment to the detriment of community character, public health, or safety.
6. Land uses are organized to provide safe convenient circulation between one use and another; undeveloped land is used for active and passive recreation, resource protection and pedestrian links to adjacent uses on and off site, where feasible.

Zoning Map amendment showing the new Medical Services Overlay District boundaries is shown on the next page.

Or take any other action in the matter

