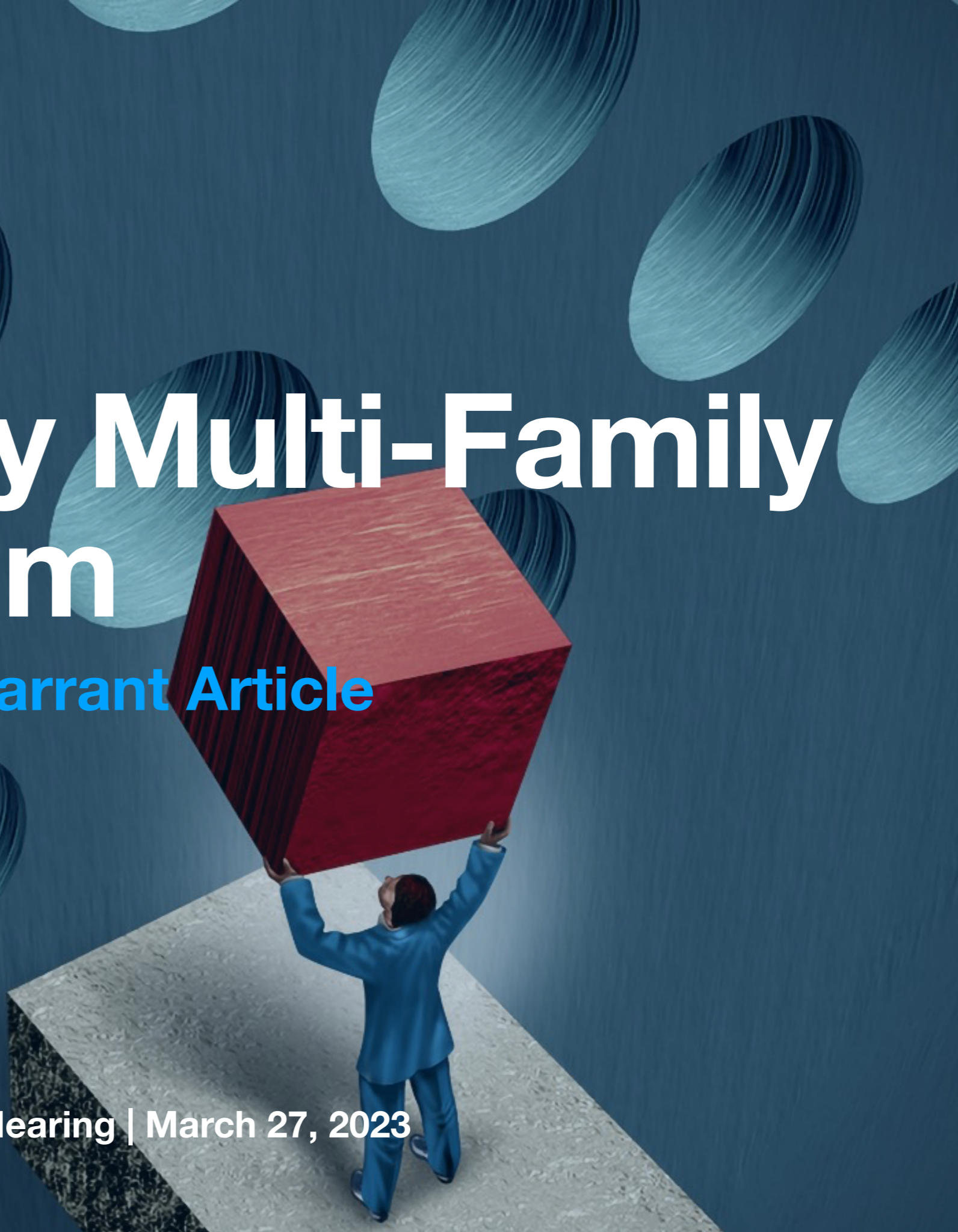


# Temporary Multi-Family Moratorium

May 2, 2023 Town Warrant Article

Millbury Planning Board | Public Hearing | March 27, 2023



# Recent Multi-Families Projects

multi-family dwelling units **planned** and added

Complex	Units	Type	Notes
Stratford Village	48	Condos	Construction Complete
Clearview Homes	142	Condos	Under Construction
Cobblestone Village Apartments*	72	Apts	Construction Complete
19 Canal Apartments*	59	Apts	Under Construction
Singletery Arms	180	Apts	Under Review By DEP
Rice Pond Village*	192	Apts	Chapter 40B LIP Agreement
MBTA Inclusionary Zoning	750	Apts	Town Planning Compliance

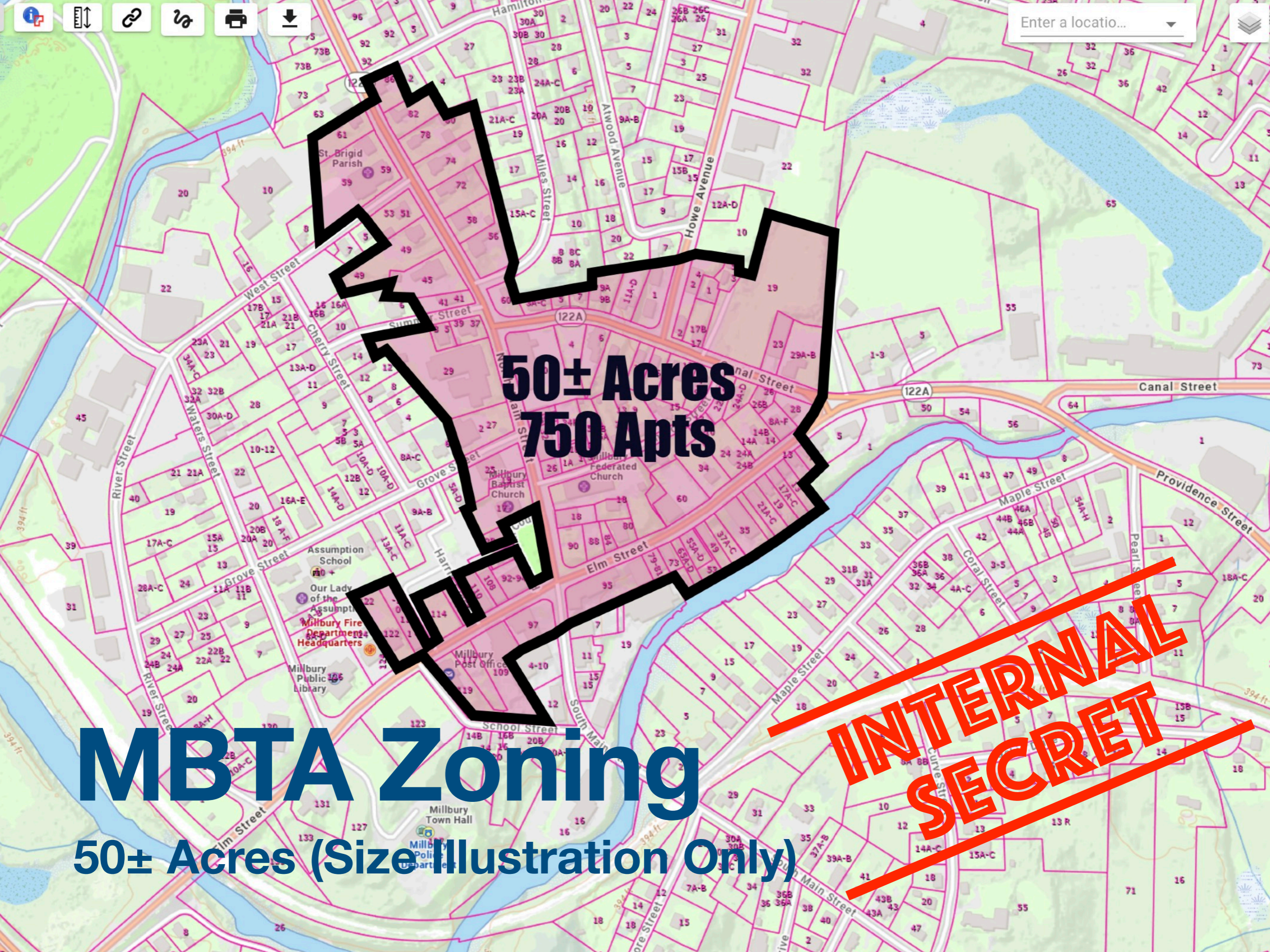
**Dwelling Units = 1443**

\* same developer (323 dwelling units)





Enter a locatio...



**50± Acres  
750 Apts**

**MBTA Zoning**

**50± Acres (Size Illustration Only)**

**INTERNAL  
SECRET**



# Square Peg Round Hole

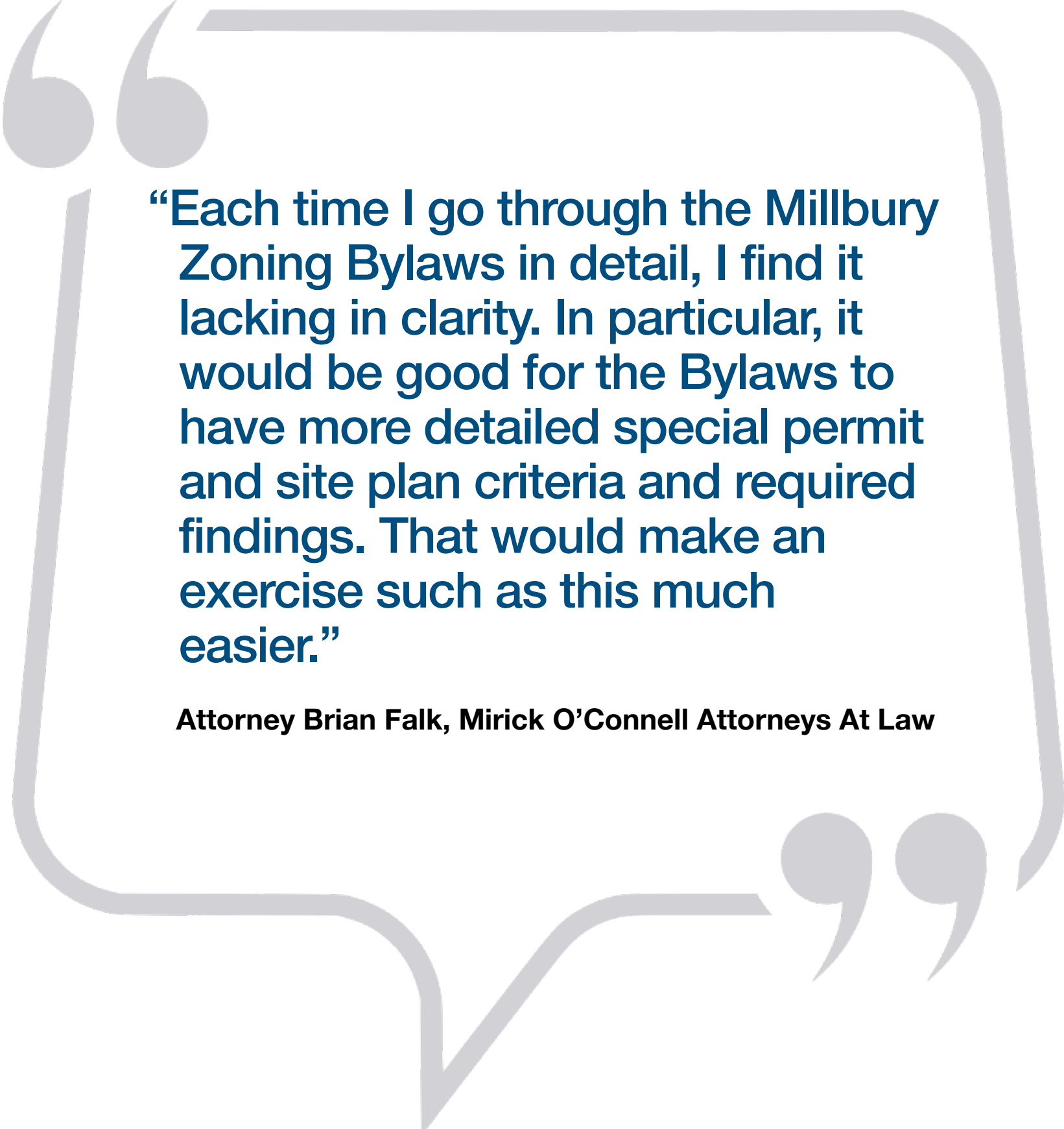
In life, some of us have learned that if something doesn't fit like a **square peg in a round hole**, we can find something that does fit.



# Some Developer's Resort To

- **Chapter 40B**
- **Waivers**
- **Variances**
- **Scare Tactics**
- **Ultimatums**
- **Lawsuits**





**“Each time I go through the Millbury Zoning Bylaws in detail, I find it lacking in clarity. In particular, it would be good for the Bylaws to have more detailed special permit and site plan criteria and required findings. That would make an exercise such as this much easier.”**

**Attorney Brian Falk, Mirick O’Connell Attorneys At Law**

# OBJECTIVES



1. Temporarily pause all special permits or site plan review approvals for multi-family dwelling units with three or more units.
2. Allow town employees and elected or appointed officials to work cooperatively with the public.
3. Transparently review, modify, or enact new zoning bylaws as necessary.
4. Ensure that residential developments are safe, appropriate, and responsible.
5. Ensure compliance with local regulations.
6. Create a more sustainable tax base.



# Town Warrant Article

## Section 53. Temporary Moratorium on Multi-Family Dwelling Units

**53.1. Purpose.** In recent years, the preponderance, rate and volume of multi-family residential permitting and construction with the Town of Millbury have proceeded at levels that substantially vary from the community's prior experience. These changes to local development patterns may potentially have an adverse or unanticipated effect on community character and existing neighborhoods. While the Town of Millbury Zoning Bylaws does not contain sections which specifically address the creation of multi-family dwellings, there is a community need to establish thoughtful criteria for consideration and approval of multi-family dwelling units within neighborhood contexts and within downtown Millbury. In order for the Town to undertake comprehensive planning to formulate and adopt such criteria under zoning, the Town intends to adopt a temporary moratorium on the consideration and approval of multi-family proposals under the Zoning Bylaws.



# Town Warrant Article

## Section 53. Temporary Moratorium on Multi-Family Dwelling Units

**53.2. Definitions.** For the purposes of this section, “Multi-Family Dwelling” shall be defined as “a building with 3 or more dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.”

**53.3. Moratorium.** Notwithstanding any other provision in the Zoning Bylaw to the contrary, **no special permit or site plan review approval for multi-family housing**, may be issued until after November 17, 2024. The purpose of this temporary moratorium is to allow sufficient time to engage in a planning process to address the effects of such structures and uses in the Town and to enact bylaws in a manner consistent with sound land use planning goals and objectives.

# Reasons



- 1. Addressing Overcrowding and Housing Shortages:** A temporary residential moratorium can be used as a tool to address housing shortages and overcrowding in certain areas. This can help reduce pressure on infrastructure, services and facilities, and prevent further strain on local resources.
- 2. Preserving Neighborhood Character:** A residential moratorium can help preserve the character and quality of life in established neighborhoods by preventing new developments from changing the character of the area.
- 3. Allowing for Comprehensive Planning:** A moratorium can provide time for local governments to undertake comprehensive planning and zoning studies, to determine the most appropriate and sustainable uses for land in a given area.



# Reasons



4. **Protecting the Environment:** In areas with sensitive ecosystems or fragile environmental conditions, a residential moratorium can be implemented to protect against further development and help preserve the area's natural resources.

5. **Encouraging More Appropriate Development:** A residential moratorium can encourage more appropriate development, such as the construction of affordable housing or the redevelopment of brownfield sites, by giving local authorities time to assess current and future housing needs.

6. **Promoting Infrastructure Improvements:** A residential moratorium can be used to ensure that infrastructure improvements, such as roads, water and sewer systems, are in place before new development occurs.

# Reasons



**7. Addressing Unsustainable Growth:** In areas experiencing rapid population growth, a residential moratorium can help prevent unsustainable growth and allow for the development of a more balanced and sustainable community.

**8. Improving Community Services:** A residential moratorium can provide time for local governments to assess their existing community services, such as schools and healthcare facilities, and make necessary improvements or expansions to accommodate the growing population.

**9. Addressing Public Health and Safety Concerns:** In areas with high levels of air or water pollution, or where there are other public health and safety concerns, a residential moratorium can be used to prevent further development and allow for the implementation of measures to address these issues.



# Reasons



**10. Ensuring Long-Term Financial Stability:** A residential moratorium can help ensure a sustainable and diversified tax base, which is crucial for a community's long-term financial stability. By encouraging the development of a mix of businesses and reducing reliance on residential property taxes, municipalities can weather economic fluctuations and promote equitable access to resources. This can help create more livable and sustainable communities.

# Our Timeline + Goal

**review, amend, and enact updated zoning bylaws**

target start:

**Spring 2023 Annual Town Meeting**

May 2, 2023 →



18 months and 15 days; or  
387± working days



Nov 17, 2024 →  
(or sooner)



target completion:

**Fall 2024 Special Town Meeting**



# In Conclusion

- Multi-family residential projects have a place in Millbury.
- Projects should be sited on streets equipped to handle additional traffic volume.
- Projects should not exacerbate public safety problems.
- Sustainable growth is desirable, provided that it meets certain criteria.
- Development must be safe, appropriate, and responsible.
- Development must be in full compliance with Millbury Zoning Bylaws and other local and state regulations.
- Development must prompt a sustainable tax base.





# River Walk

Concord, Massachusetts





# Trinity Place & Townhouses

Providence, Rhode Island





# Capitol Square

Providence, Rhode Island



A close-up photograph of a person's legs from the knees down, wearing bright orange and blue athletic sneakers. They are standing on a set of concrete steps. The background is a textured, grey concrete wall.

**Next Step:**

**MAY 2, 2023**

Annual Town Meeting

**7:00 PM**

learn more at <https://ricepondvillage.com>