

# **PROPOSED ZONING AMENDMENTS FOR THE GREENBUSH-DRIFTWAY AREA**

**SCITUATE PLANNING BOARD  
PUBLIC HEARING - FEBRUARY 28, 2019**



# 2017 GREENBUSH-DRIFTWAY VISION PLAN



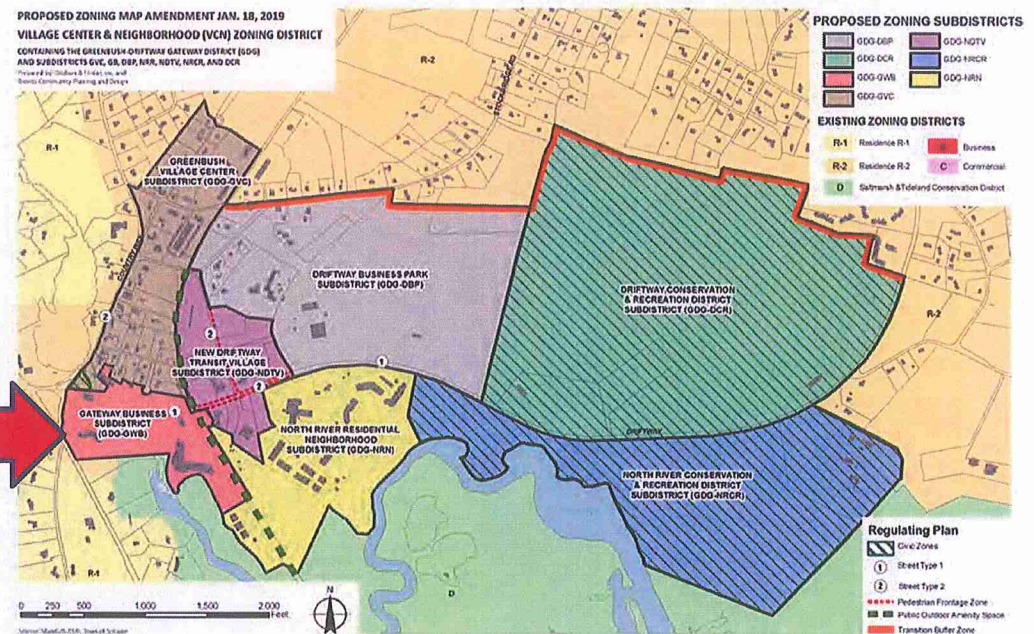
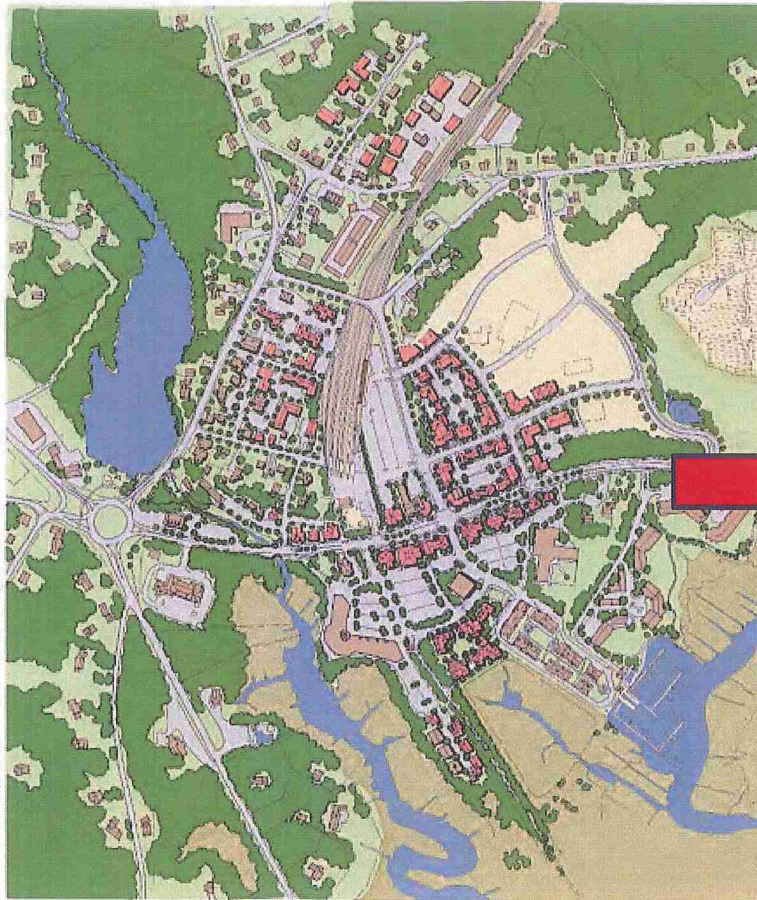
## BACKGROUND

- ❑ Scituate Economic Development Commission (EDC) began the **Greenbush-Driftway Initiative** in 2016-17
- ❑ Evaluation of **existing conditions**, land use, and market trends
- ❑ Conducted a **visioning session** and public workshops
- ❑ Purpose to create an **overall conceptual plan and strategic action plan** to guide future growth, conservation, and infrastructure enhancements over the next 10 Years



# GREENBUSH-DRIFTWAY ZONING INITIATIVE

## MATCHING THE VISION TO NEW ZONING FOR GREENBUSH-DRIFTWAY



## PROPOSED ZONING DISTRICTS

## FROM VISION PLAN

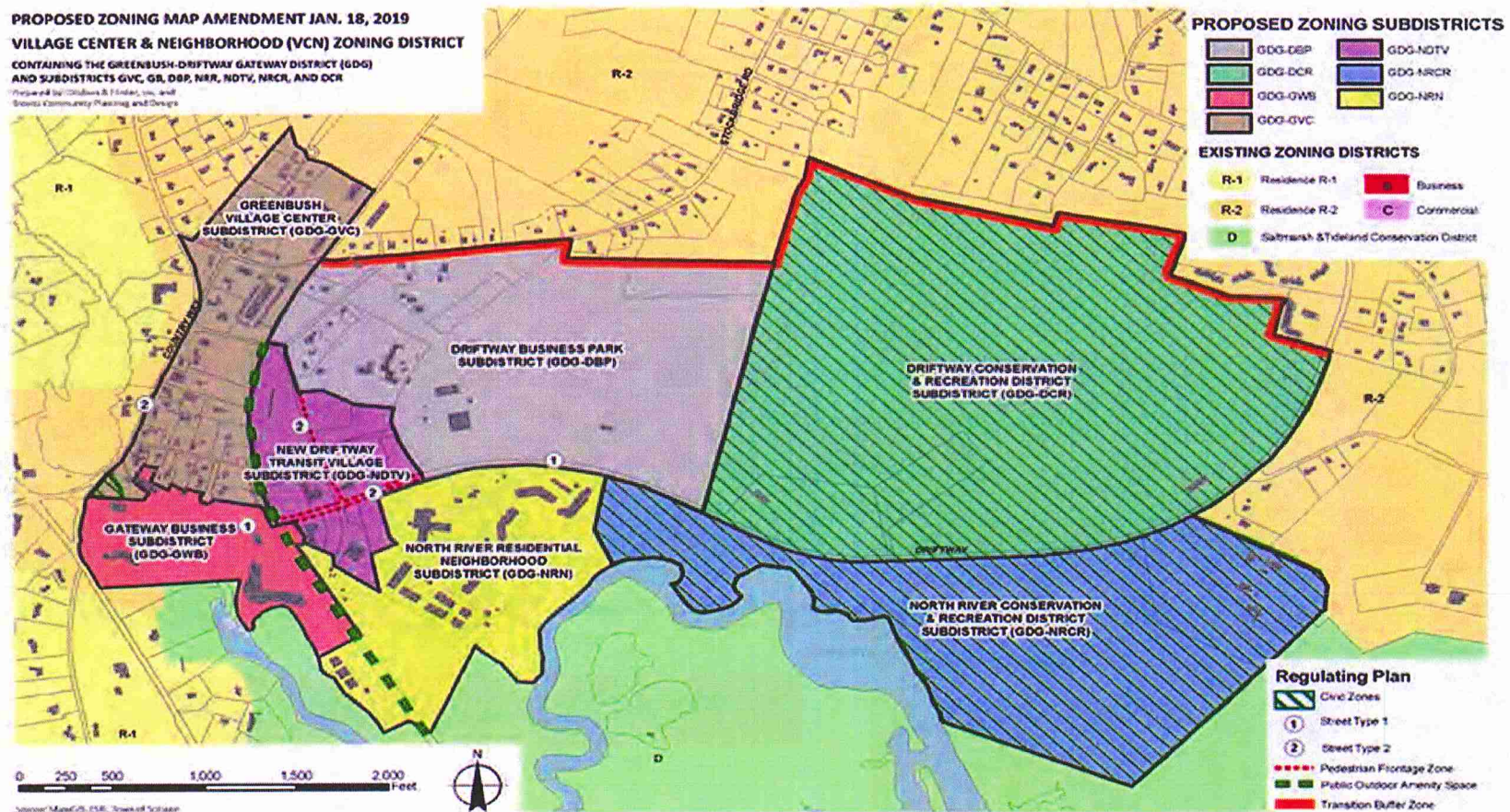


# Proposed Zoning Bylaw Amendments

Clean up existing Zoning Bylaw and Map (remove multiple base & overlay zoning districts)

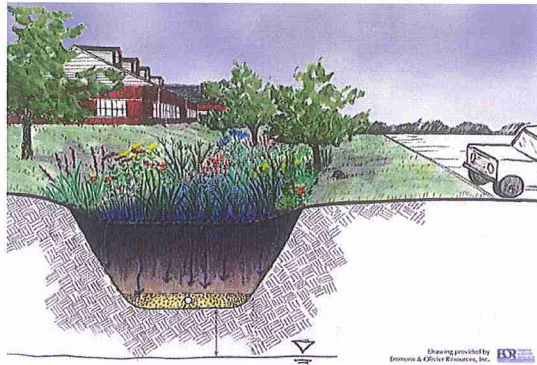
**PROPOSED ZONING MAP AMENDMENT JAN. 18, 2019**  
**VILLAGE CENTER & NEIGHBORHOOD (VCN) ZONING DISTRICT**  
 CONTAINING THE GREENBUSH-DRIFTWAY GATEWAY DISTRICT (GDG)  
 AND SUBDISTRICTS GVC, GR, DBP, NRR, NDTV, NRRC, AND OCR

Prepared by: Oldham & Finkel, Inc. and  
 Sports Community Planning and Design





# Proposed Zoning Bylaw Amendments



## Purpose

- ☐ Clean up the existing Zoning Bylaw (remove multiple base and overlay zoning districts)
- ☐ Require new projects to meet context-base standards (i.e., building design/placement, sustainable site development, etc.) to ensure future development is consistent with the Greenbush-Driftway Vision Plan
- ☐ Enhance business district, pedestrian friendly, allow for greater flexibility (e.g., neighborhood open space improvements)



# Proposed Zoning Bylaw Amendments

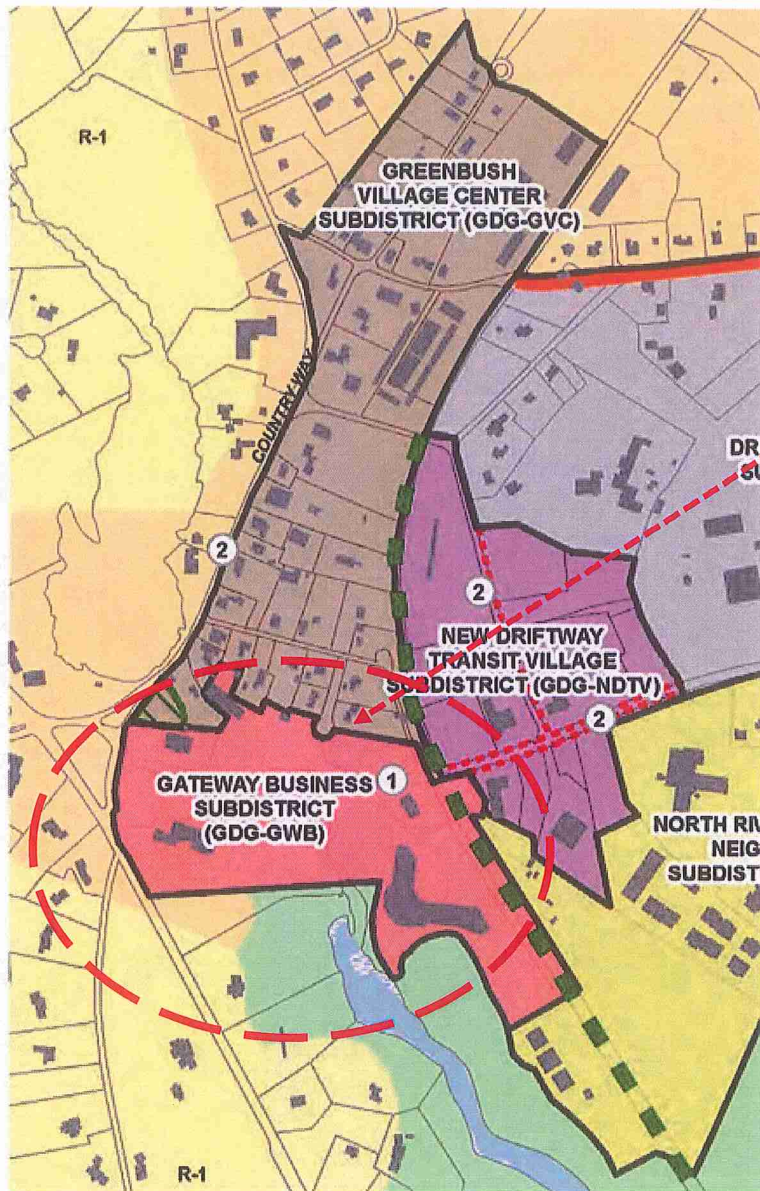


## Purpose

- ☐ Clean up the existing Zoning Bylaw (remove multiple base and overlay zoning districts)
- ☐ Require new projects to meet context-based standards (i.e., building design, sustainable site development, etc.) to ensure future development is consistent with the Greenbush-Driftway Vision Plan
- ☐ Enhance business district, promote pedestrian friendly neighborhoods, allow for greater flexibility in development (e.g., neighborhood open space improvements)



# GREENBUSH-DRIFTWAY ZONING INITIATIVE

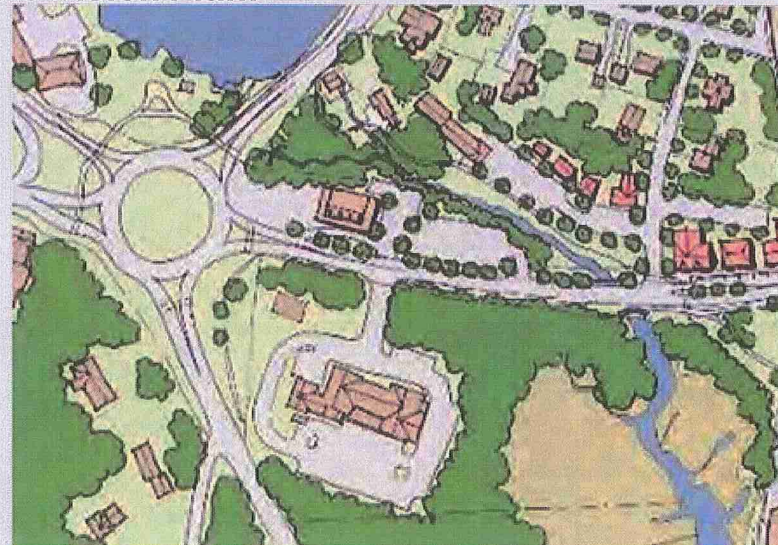


## GATEWAY BUSINESS DISTRICT (GWB)

Existing Conditions:

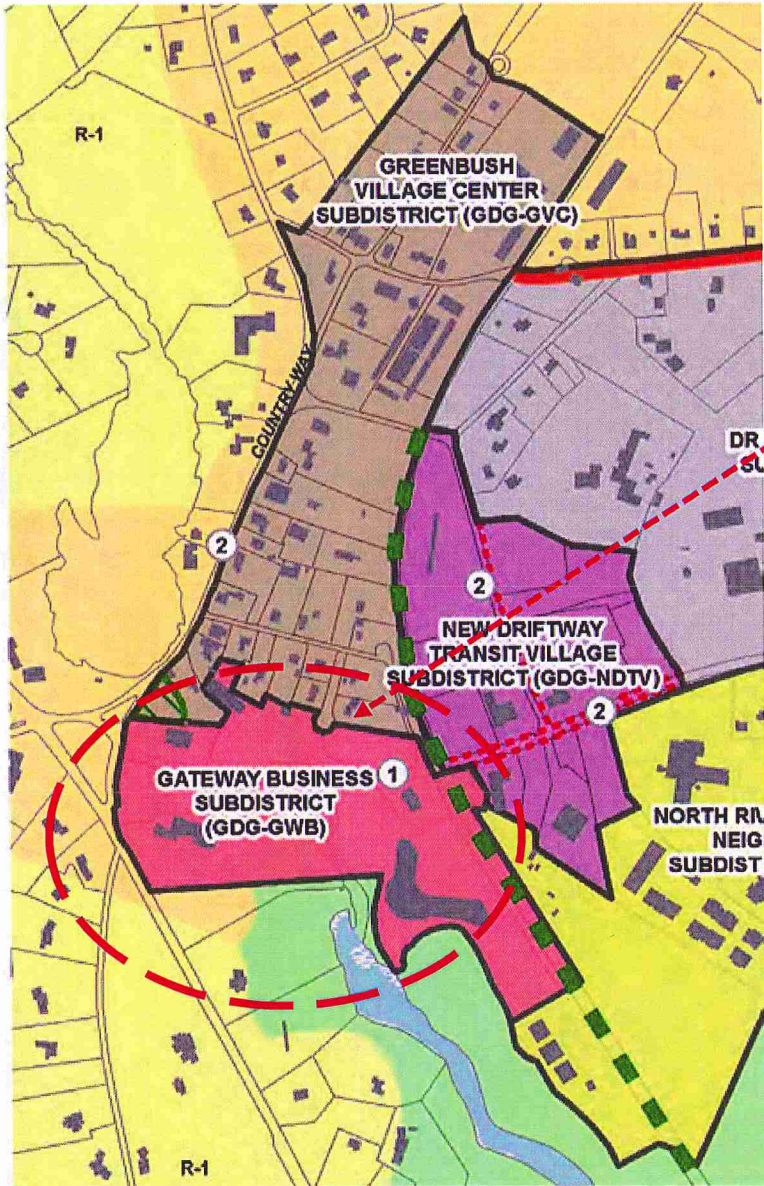


The Vision Plan:





# GREENBUSH-DRIFTWAY ZONING INITIATIVE



## GATEWAY BUSINESS DISTRICT (GWB)

### Examples of Allowed Uses:

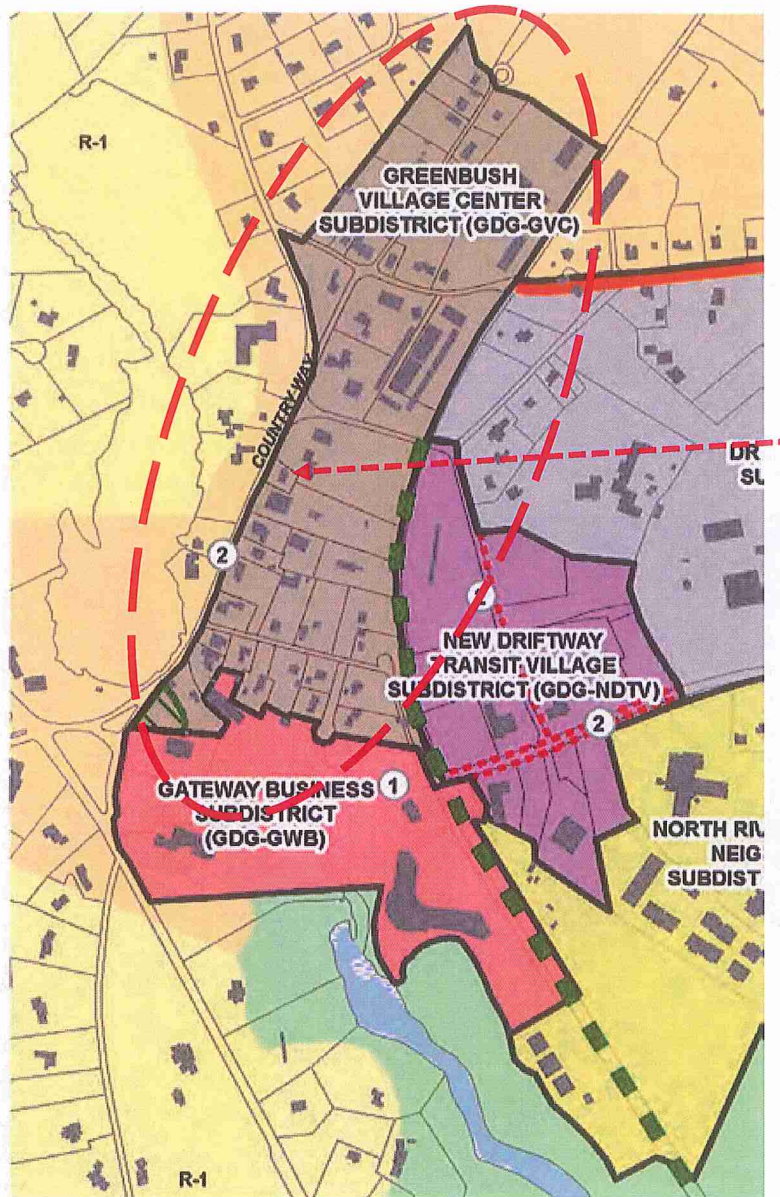
- Townhouses/Rowhouses
- Multi-Family Buildings
- Live/Work Buildings
- Mixed Use Buildings
- General Commercial Buildings

### Examples of Potential Results:



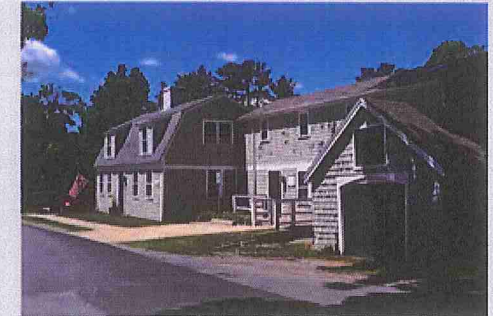


# GREENBUSH-DRIFTWAY ZONING INITIATIVE

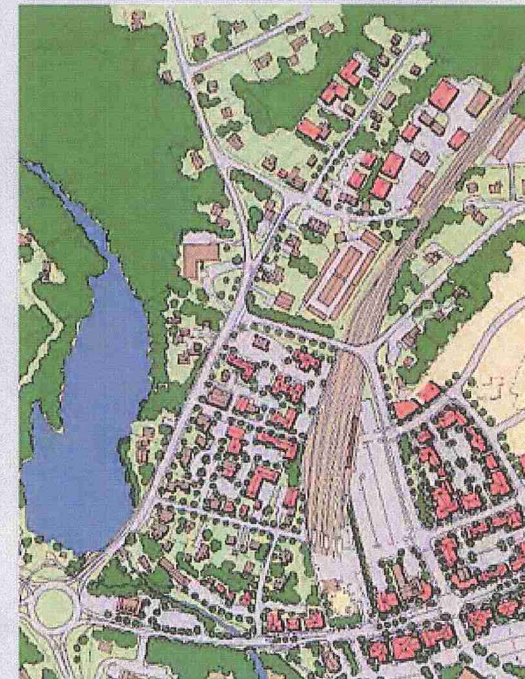


## GREENBUSH VILLAGE CENTER (GVC)

Existing Conditions:

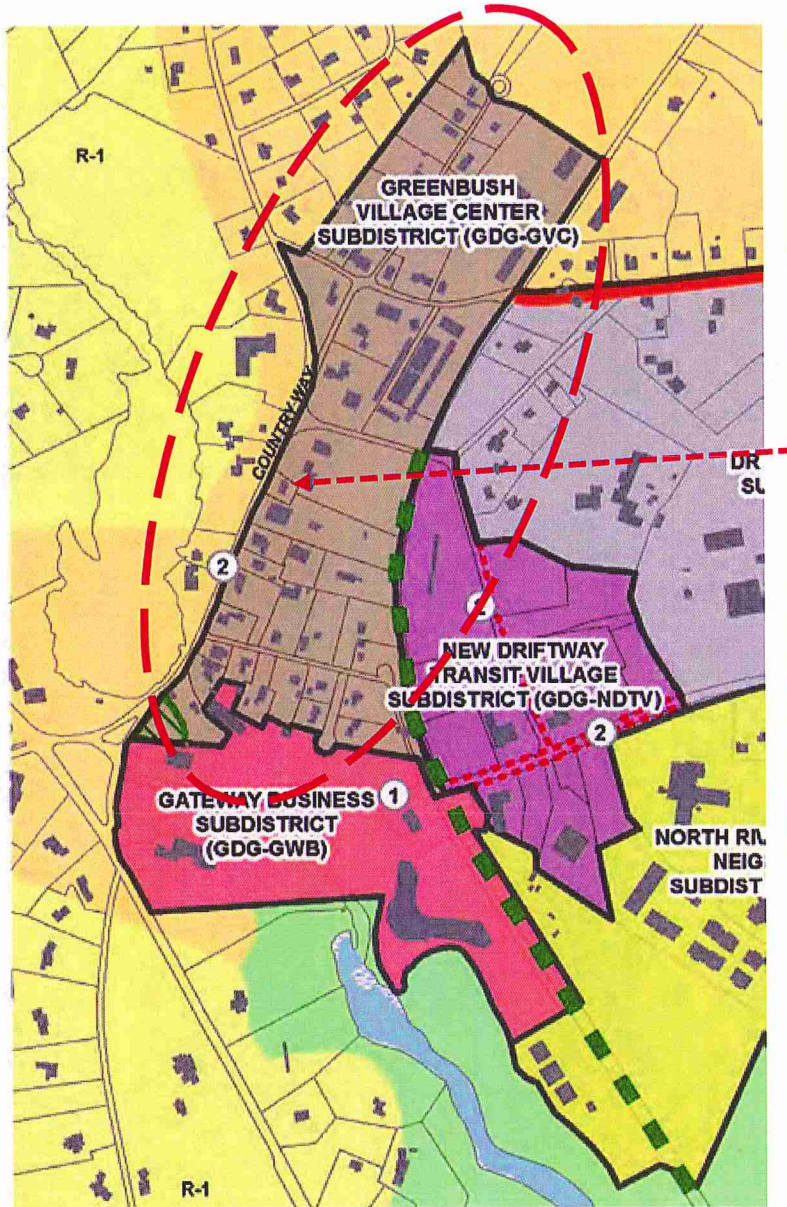


The Vision Plan:





# GREENBUSH-DRIFTWAY ZONING INITIATIVE



## GREENBUSH VILLAGE CENTER (GVC)

### Examples of Allowed Uses:

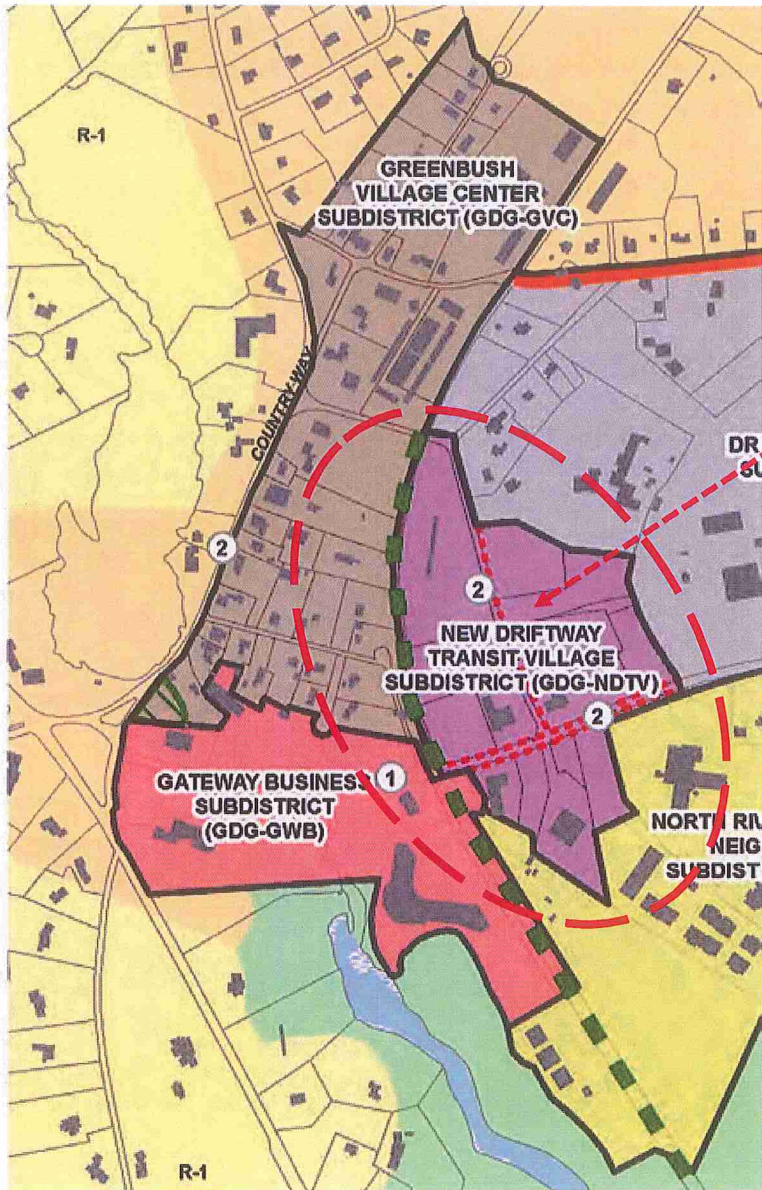
- Single Family Homes
- Townhouses/Rowhouses
- Multi-Family Buildings
- Live/Work Buildings
- Mixed Use Buildings
- Flex Space

### Examples of Potential Results:





# GREENBUSH-DRIFTWAY ZONING INITIATIVE

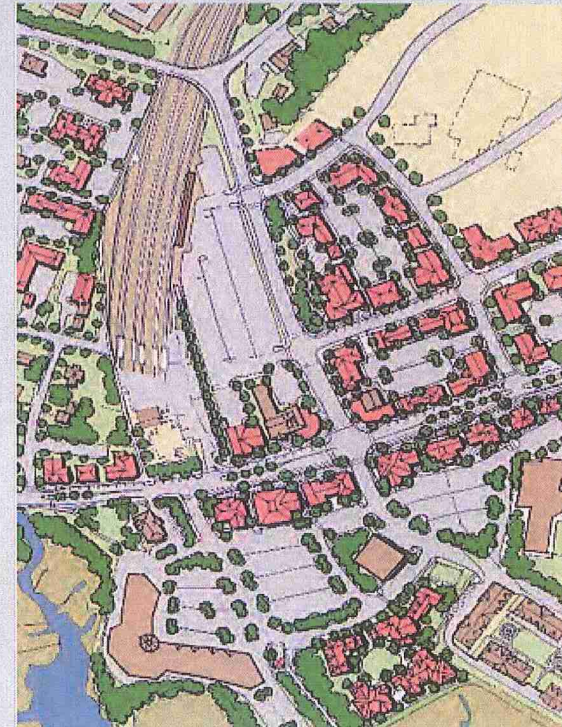


## NEW DRIFTWAY TRANSIT VILLAGE (NDTV)

Existing Conditions:

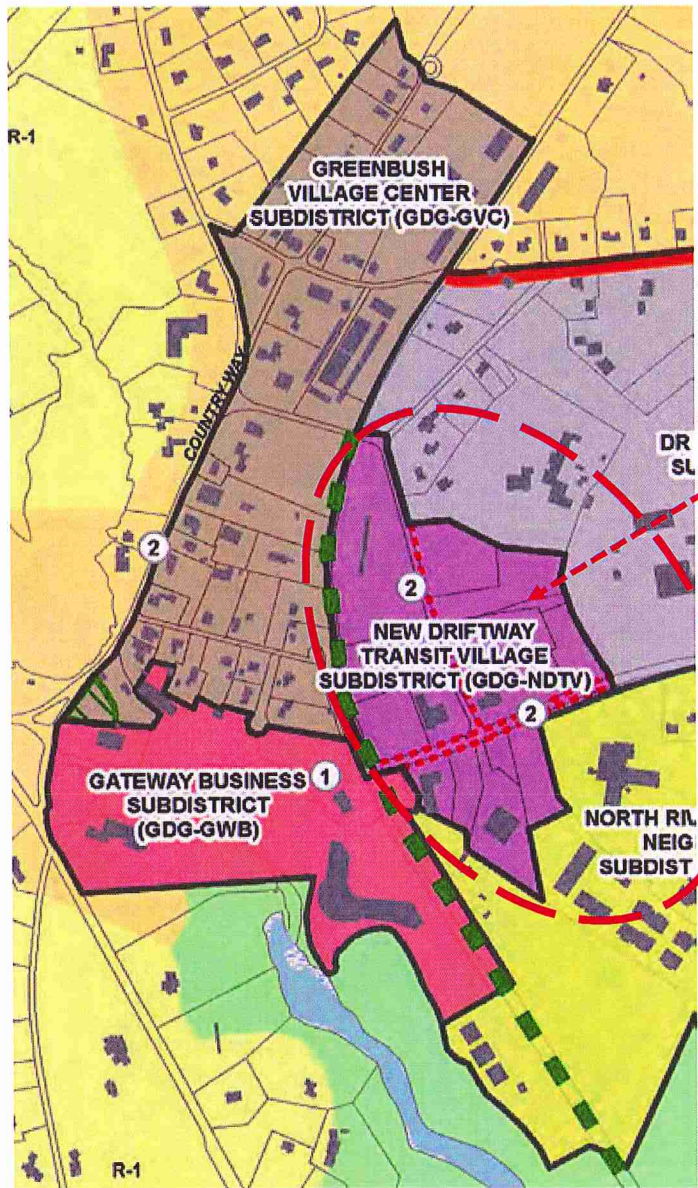


The Vision Plan:





# GREENBUSH-DRIFTWAY ZONING INITIATIVE



## NEW DRIFTWAY TRANSIT VILLAGE (NDTV)

### Examples of Allowed Uses:

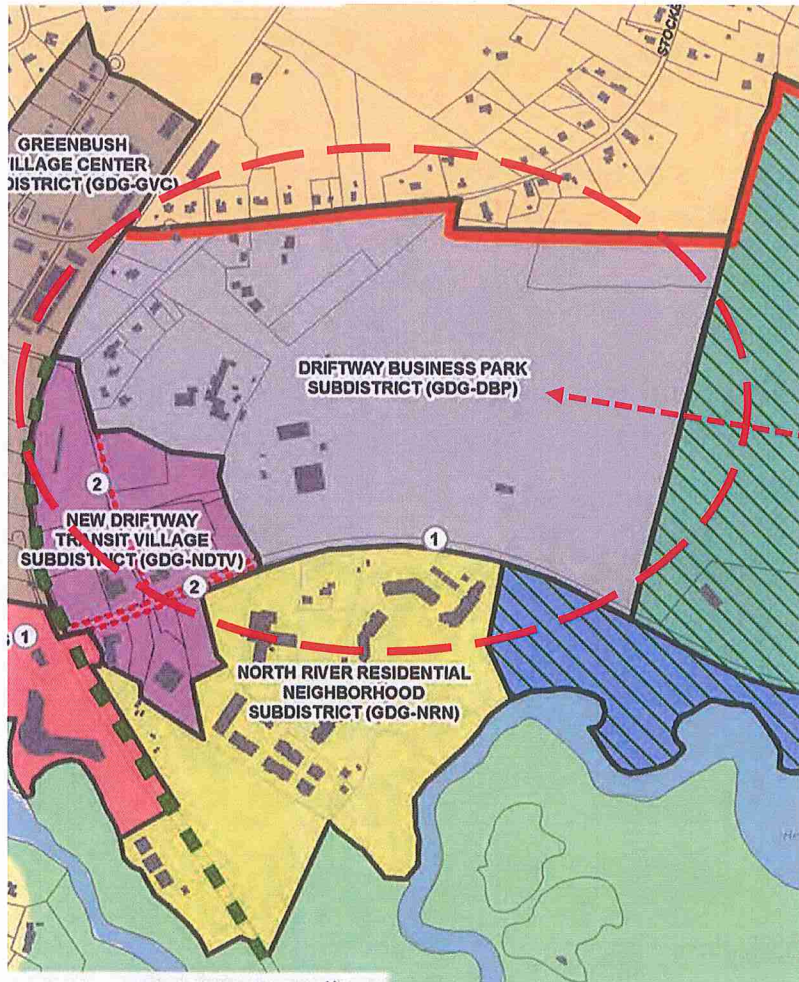
- Townhouses/Rowhouses
- Multi-Family Buildings
- Mixed Use Buildings
- General Commercial Buildings

### Examples of Potential Results:



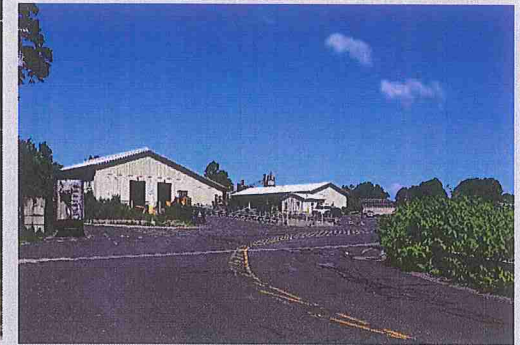


# GREENBUSH-DRIFTWAY ZONING INITIATIVE



## DRIFTWAY BUSINESS PARK (DBP)

Existing Conditions:

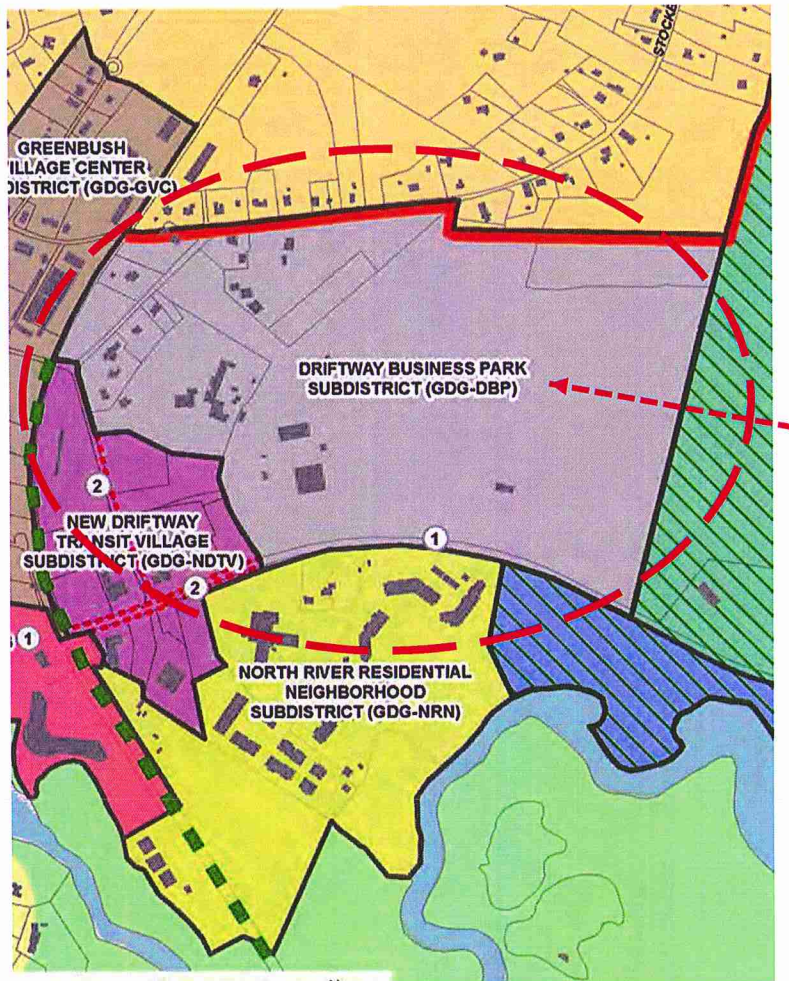


The Vision Plan:





# GREENBUSH-DRIFTWAY ZONING INITIATIVE



## DRIFTWAY BUSINESS PARK (DBP)

### Examples of Allowed Uses:

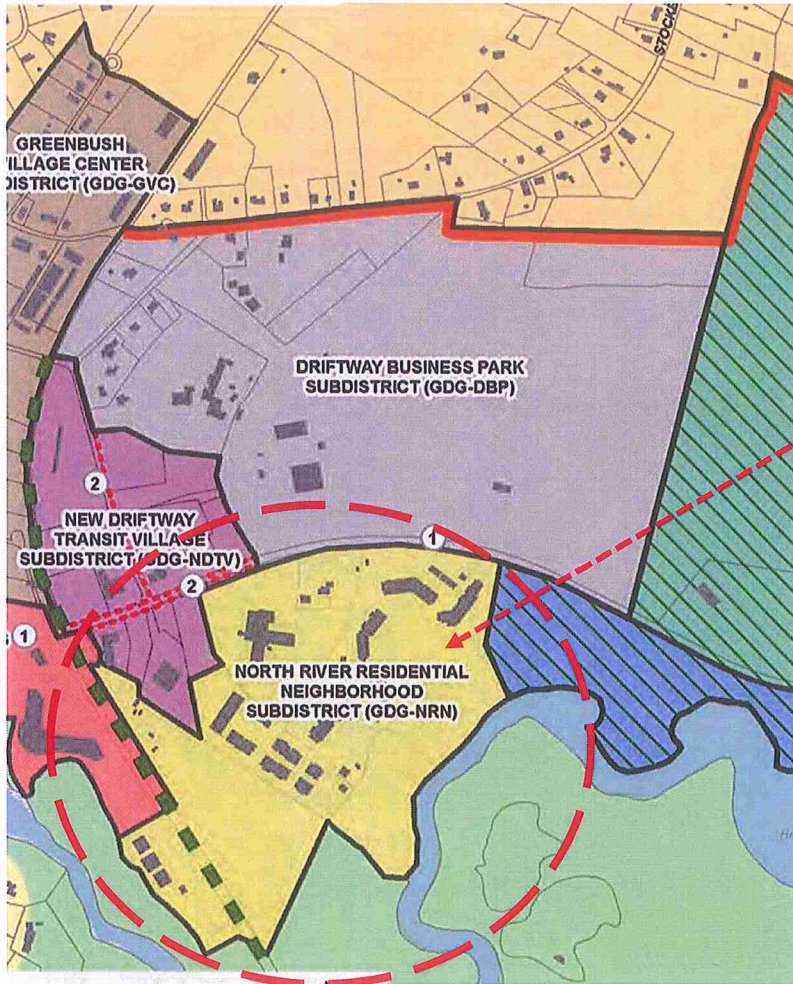
- Live/Work Buildings by Special Permit
- Mixed Use Buildings by Special Permit
- General Commercial Buildings

### Examples of Potential Results:



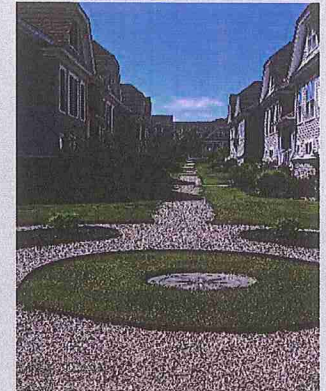


# GREENBUSH-DRIFTWAY ZONING INITIATIVE

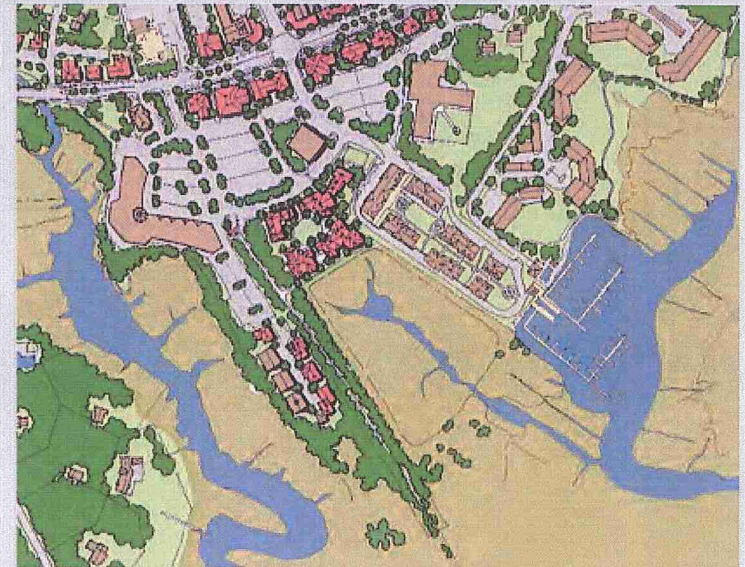


## NORTH RIVER NEIGHBORHOOD (NRN)

Existing Conditions:

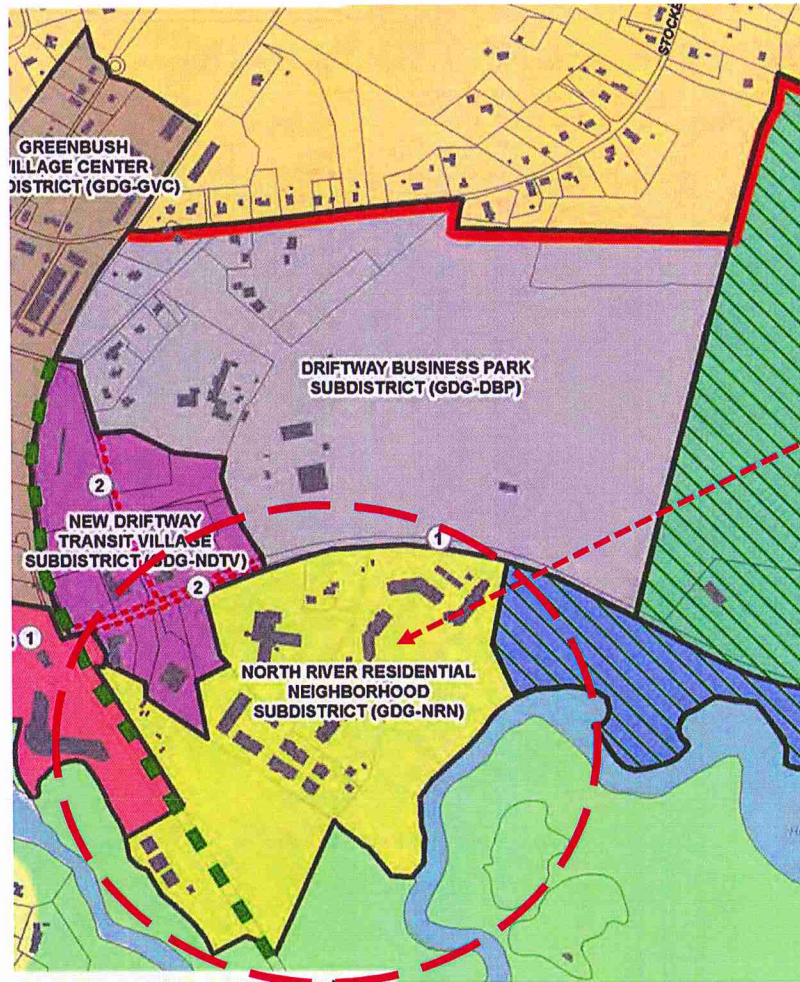


The Vision Plan:





# GREENBUSH-DRIFTWAY ZONING INITIATIVE



## NORTH RIVER NEIGHBORHOOD (NRN)

### Examples of Allowed Uses:

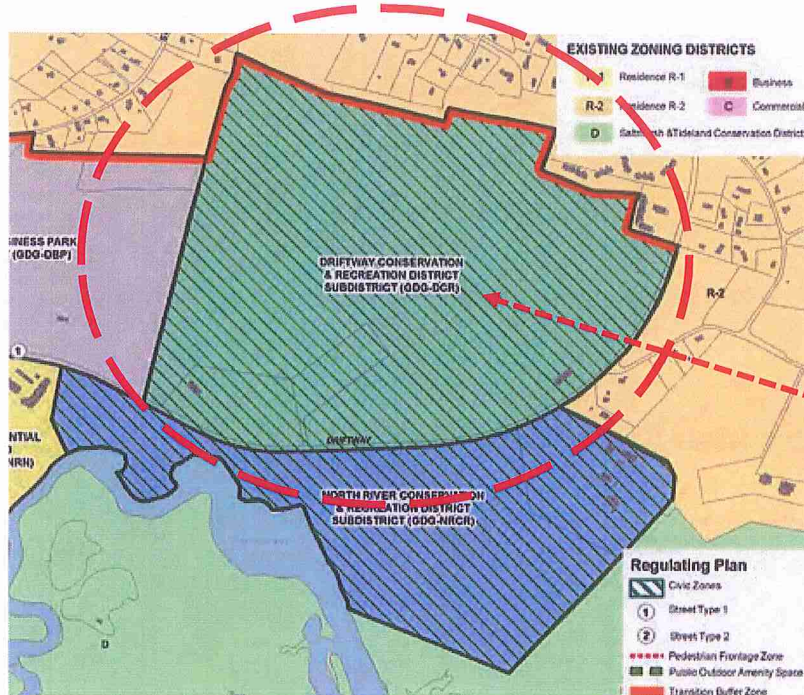
- Single Family Homes
- Townhouses/Rowhouses
- Multi-Family Buildings
- Civic Buildings
- Other Building Types (By Special Permit)

### Examples of Potential Results:



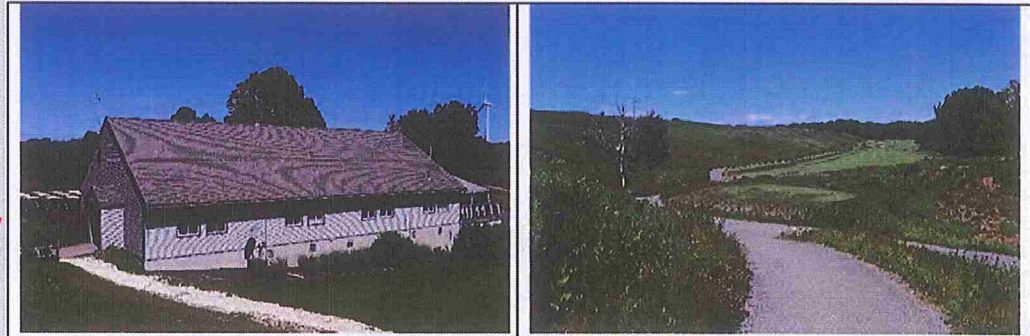


# GREENBUSH-DRIFTWAY ZONING INITIATIVE

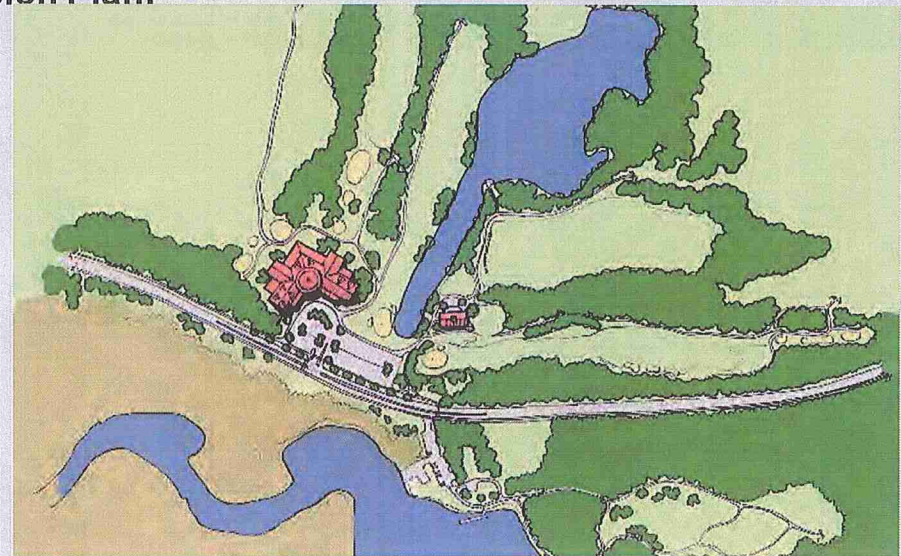


## DRIFTWAY CONSERVATION & RECREATION (DCR)

### Existing Conditions:

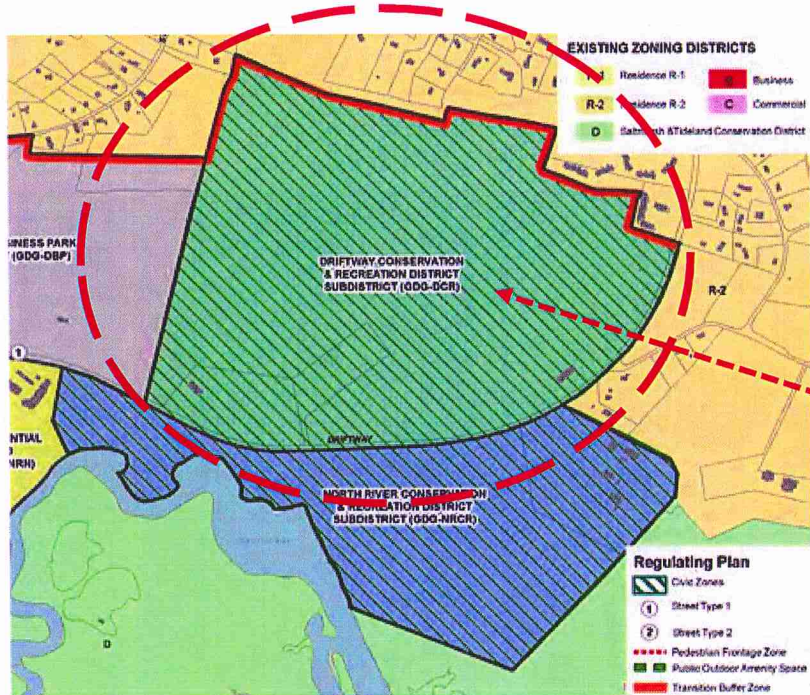


### The Vision Plan:





# GREENBUSH-DRIFTWAY ZONING INITIATIVE

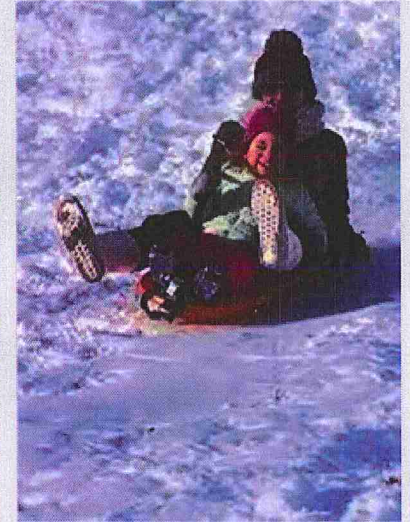


## DRIFTWAY CONSERVATION & RECREATION (DCR)

### Examples of Allowed Uses:

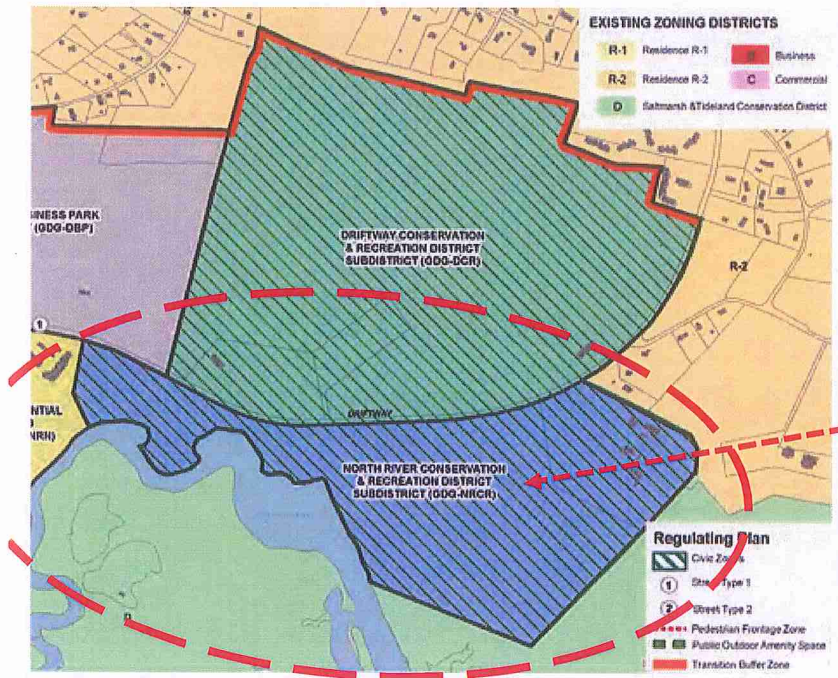
- General Commercial Buildings (Clubhouse, Restaurant, Small Hotel)
- Civic Buildings
- Active and Passive Recreational Uses

### Example of Potential Results:



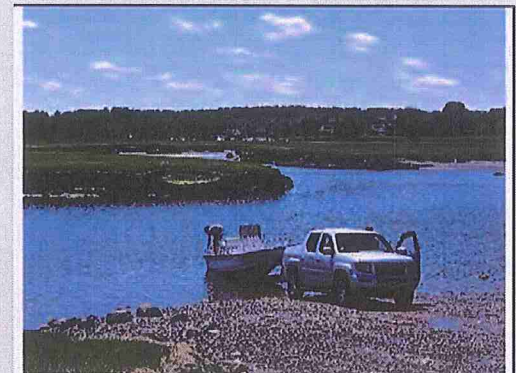
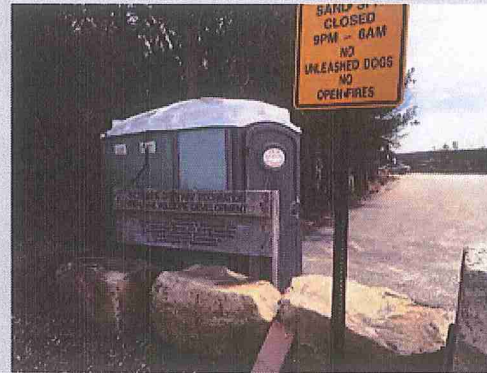


# GREENBUSH-DRIFTWAY ZONING INITIATIVE

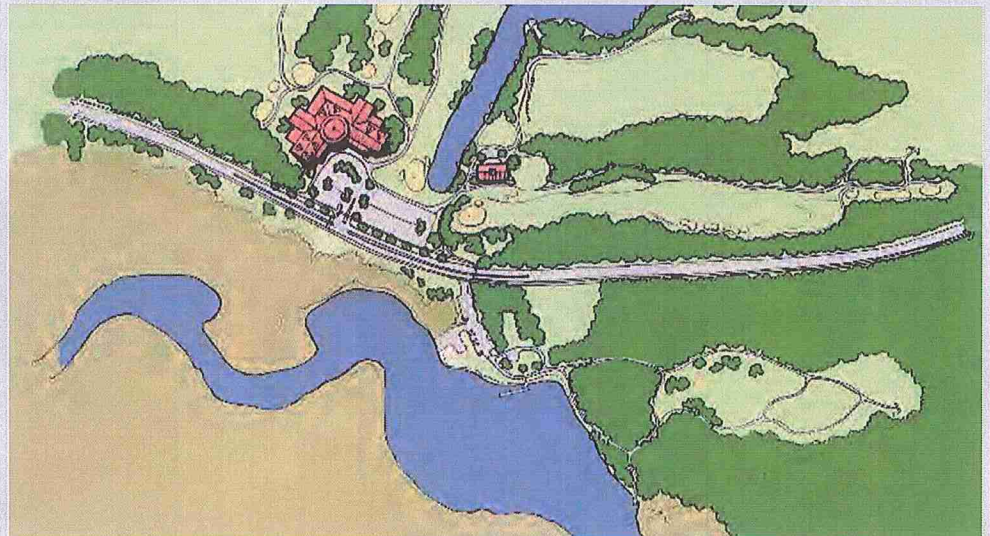


## N. RIVER CONSERVATION & RECREATION (NRCH)

### Existing Conditions:

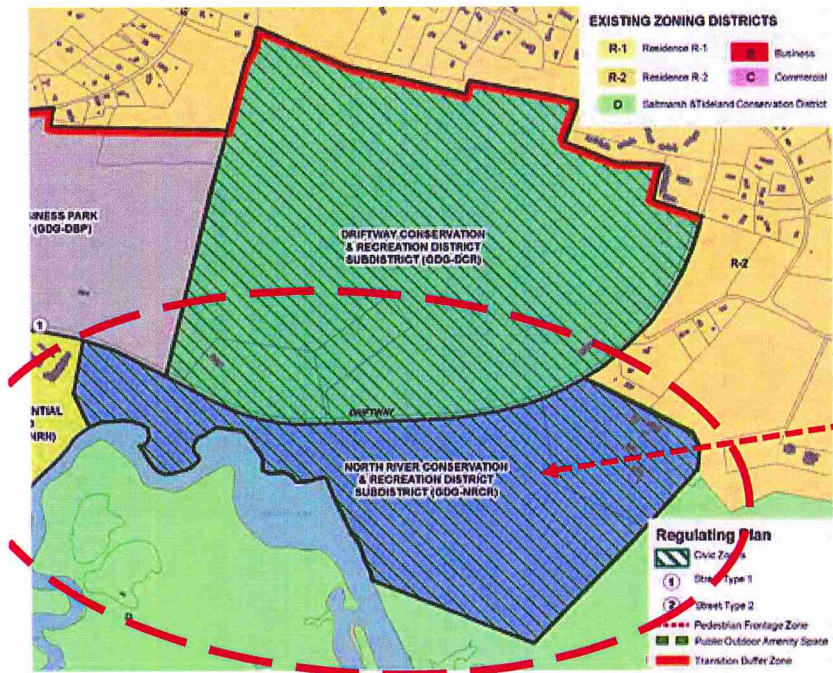


### The Vision Plan:





# GREENBUSH-DRIFTWAY ZONING INITIATIVE

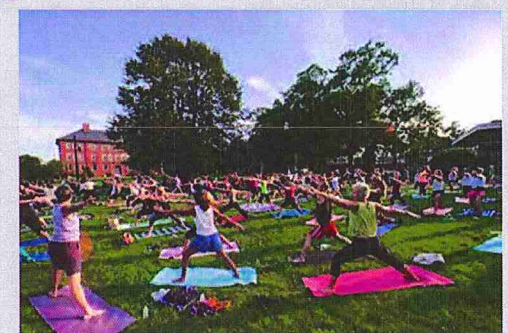
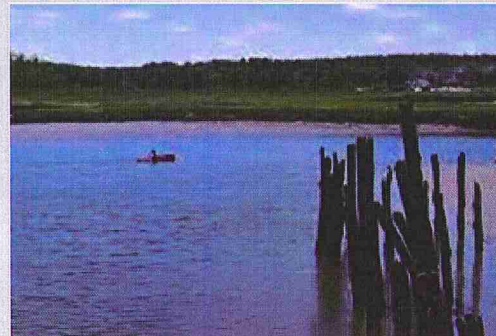


## N. RIVER CONSERVATION & RECREATION (NRCR)

### Examples of Allowed Uses:

- Civic Buildings
- Active and Passive Recreational Uses

### Example of Potential Results:





# Frequently Asked Questions

- Will this new zoning allow more density in Greenbush?
  - No. The proposed changes do not change density or ultimate build-out versus the existing zoning, the Village Business Overlay District.
- Are you proposing an actual development project?
  - No. This is not a development project. The proposal is to change the zoning, the rules/requirements by which property is developed.
  - Property owners are allowed to develop their properties (so long as all applicable bylaws and regulations are met).
  - Like now, property owners that propose development projects must go before all relevant Town boards for required approvals.



# Frequently Asked Questions

- Are you proposing to remove all of the existing zoning districts/overlays?
  - No, important water supply and environmental protection zoning districts would remain in place (e.g., Floodplain and watershed protection, Water resource protection, Saltmarsh and Tideland Conservation District)
- Are the proposed zoning changes anti-business?
  - No. The proposed zoning changes are actually based off of similar bylaws found in many other vibrant business districts throughout Massachusetts and are intended to help create a vibrant and strong business district with an appropriate mix and density of uses.



# Questions?

Please contact Brad Washburn at:

(781) 545-8868 or [bwashburn@scituatema.gov](mailto:bwashburn@scituatema.gov)



