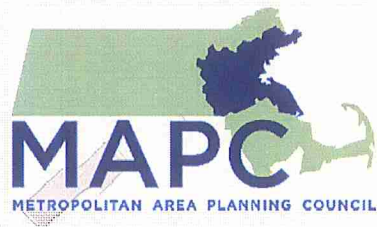
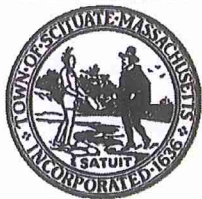


**ATTACHMENT A**  
**MEETING MINUTES 1.9.20**



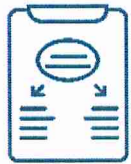
# North Scituate Village Center Zoning

November 20, 2019





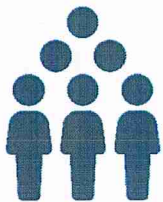
# Project Overview



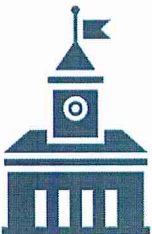
Review North Scituate Vision Plan



Draft zoning

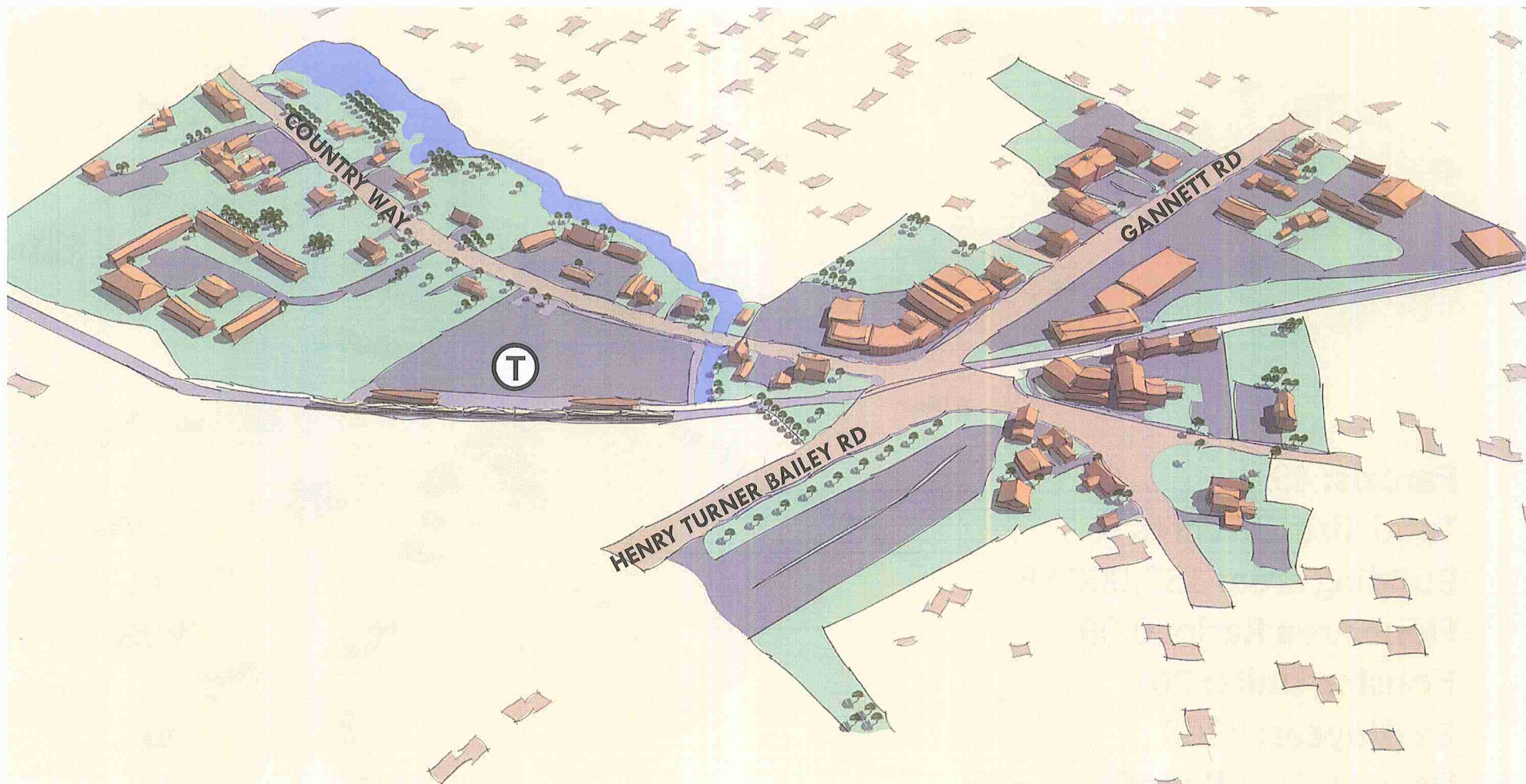


Public feedback

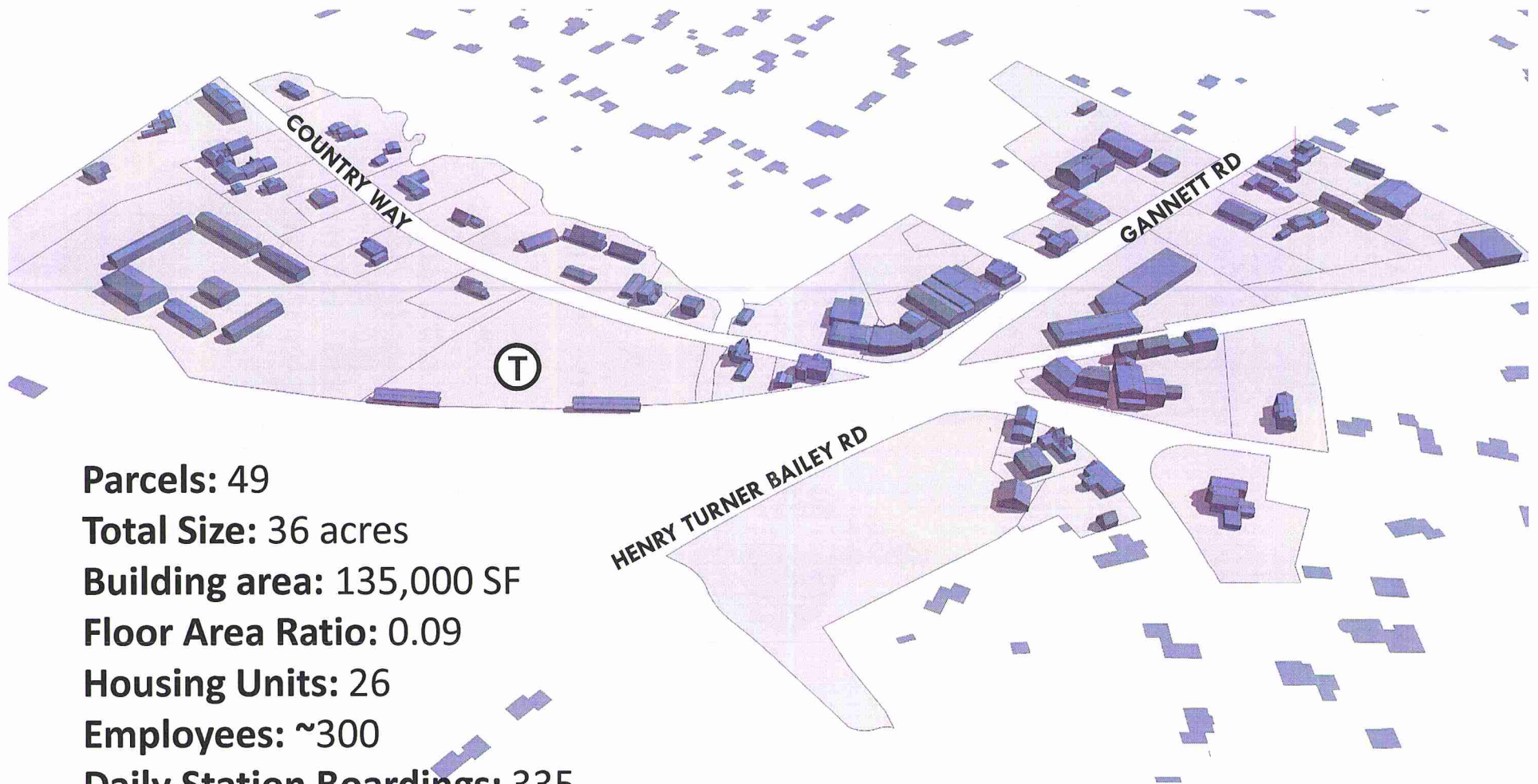


Town Meeting

# Study Area



# Study Area



**Parcels: 49**

**Total Size: 36 acres**

**Building area: 135,000 SF**

**Floor Area Ratio: 0.09**

**Housing Units: 26**

**Employees: ~300**

**Daily Station Boardings: 335**



# North Scituate Village Vision

## **GENERAL GOAL FOR NORTH SCITUATE VILLAGE CENTER**

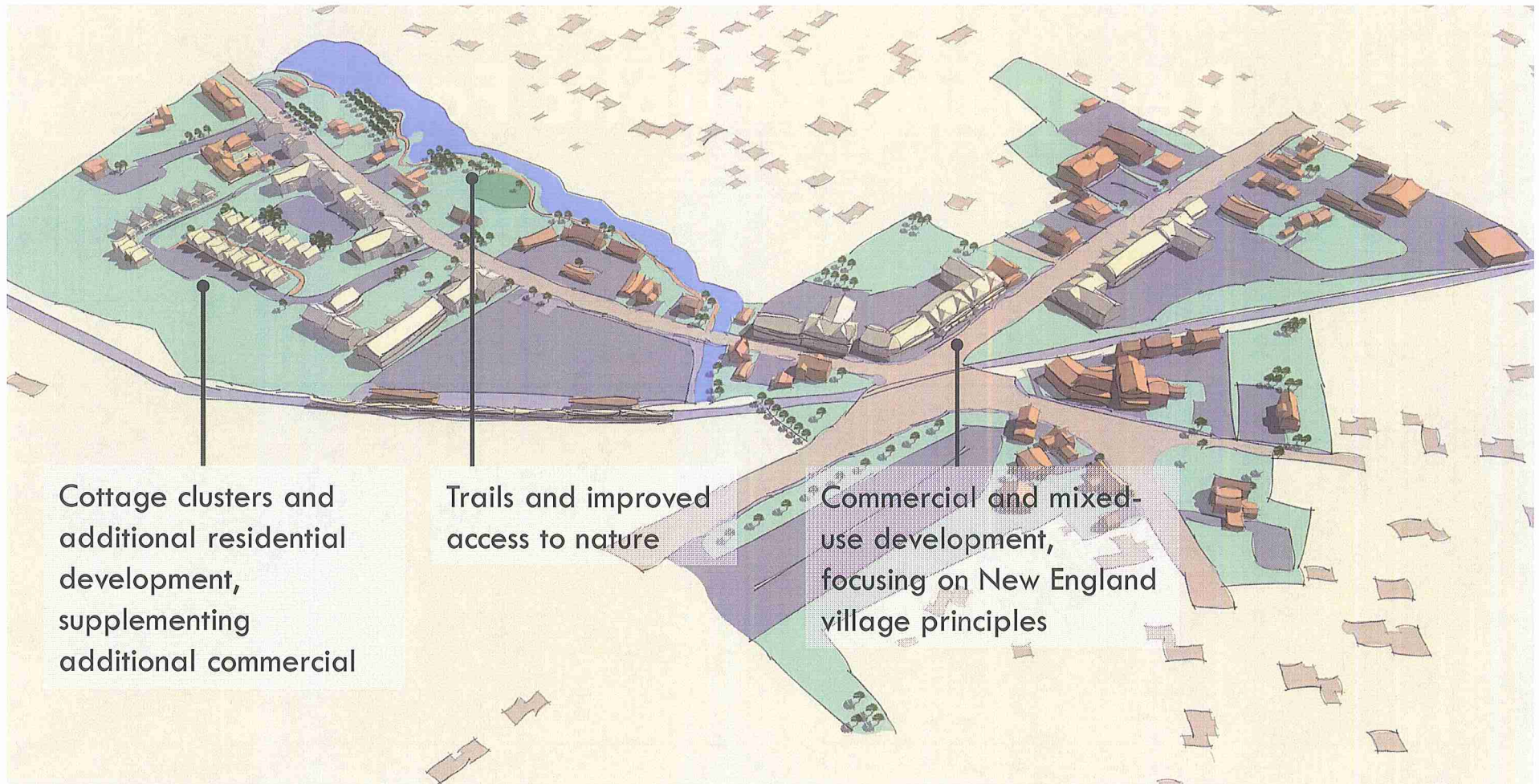
Grow as an active, vibrant neighborhood center through the redevelopment of underutilized and vacant properties, streetscape and civic space improvements, parking and access enhancements, and business development to serve and attract more local residents, commuters, and visitors, especially those who use the Greenbush line for work and leisure.

# Example of future vision





# Example of future vision



Cottage clusters and additional residential development, supplementing additional commercial

Trails and improved access to nature

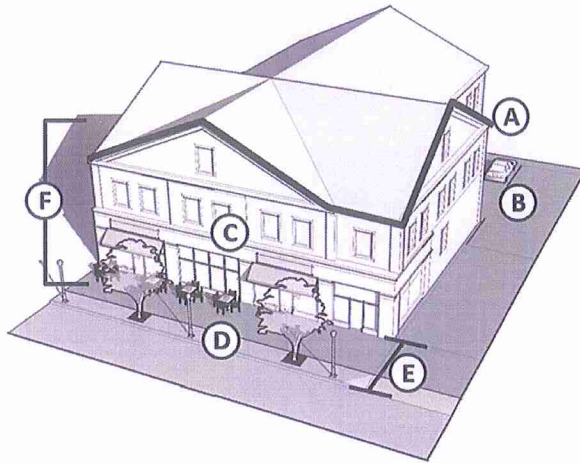
Commercial and mixed-use development, focusing on New England village principles



# Recap from Public Forum



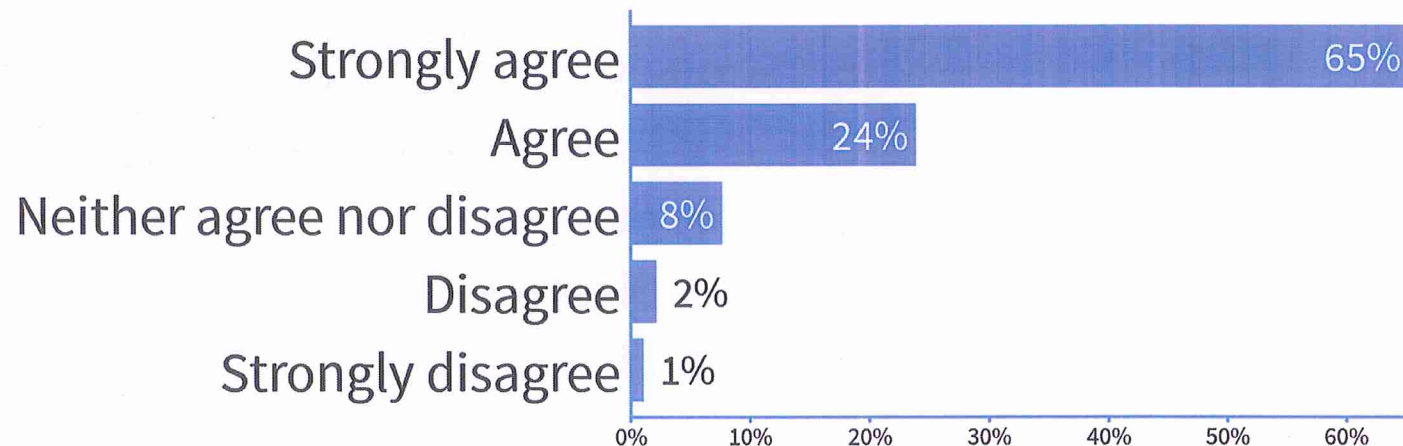




- (A) Traditional roof lines
- (B) Parking located in rear or side
- (C) Façade oriented to street
- (D) Attractive streetscape
- (E) Minimal setbacks
- (F) Height, massing, articulation appropriate for location

**Priorities: All new buildings in North Scituate should follow traditional New England village patterns, not just mixed-use development**

When poll is active, respond at [PollEv.com/mapcmtg](https://www.poll Everywhere.com/mapcmtg) Text **MAPCMTG** to **22333** once to join

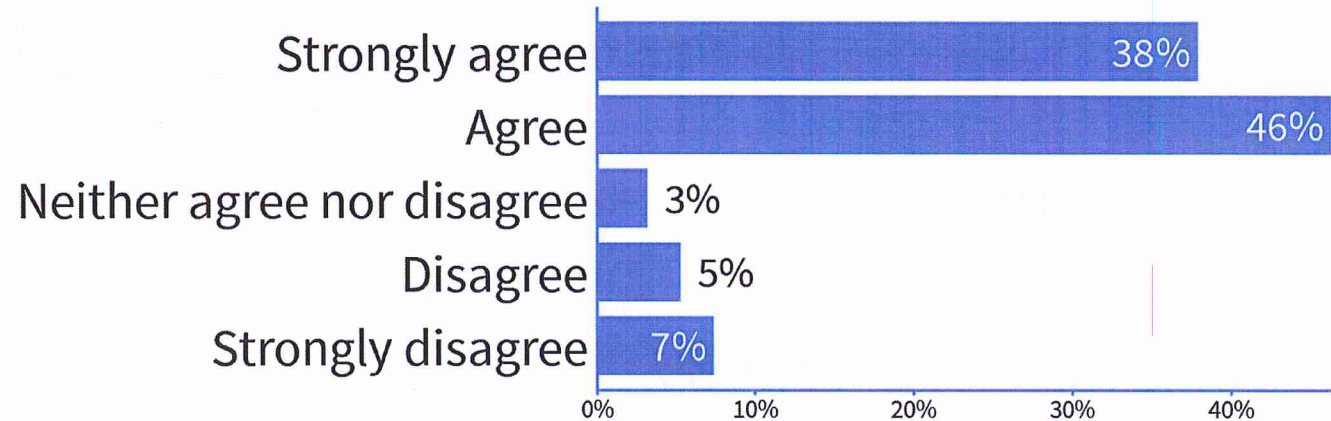






**Priorities: North Scituate Village should diversify its housing stock (mixed-use, multi-family, townhouses, cottage clusters)**

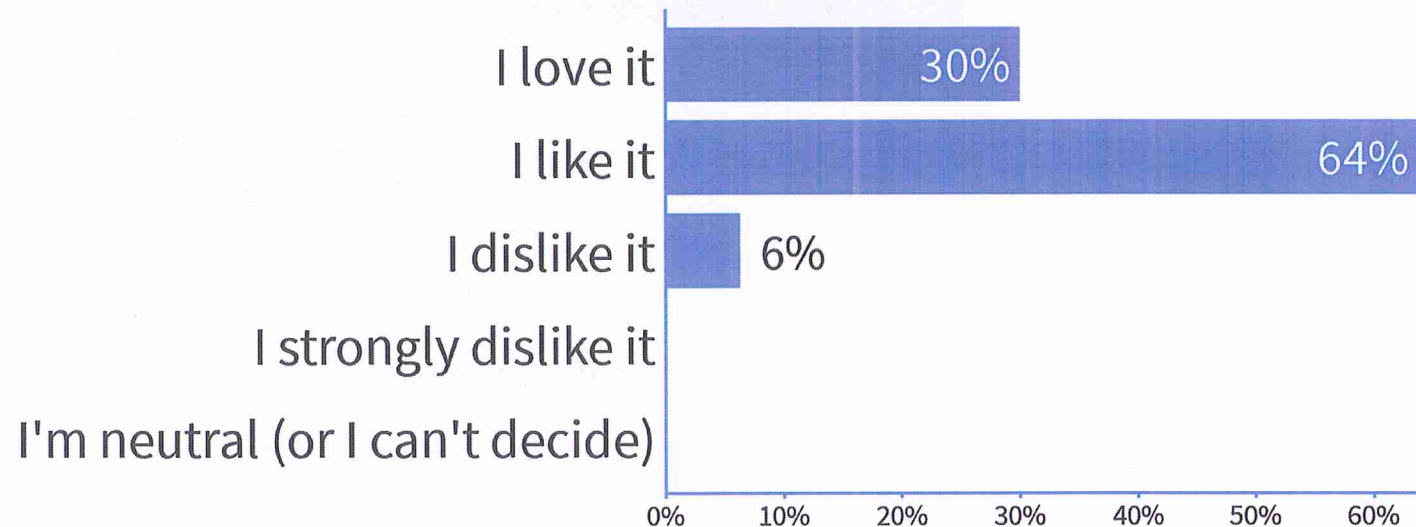
When poll is active, respond at [PollEv.com/mapcmtg](https://poll-ev.com/mapcmtg) Text **MAPCMTG** to **22333** once to join





## Built environment: 1) Would this type of development fit in North Scituate?

When poll is active, respond at [PollEv.com/mapcmtg](https://www.poll Everywhere.com/mapcmtg) Text **MAPCMTG** to **22333** once to join

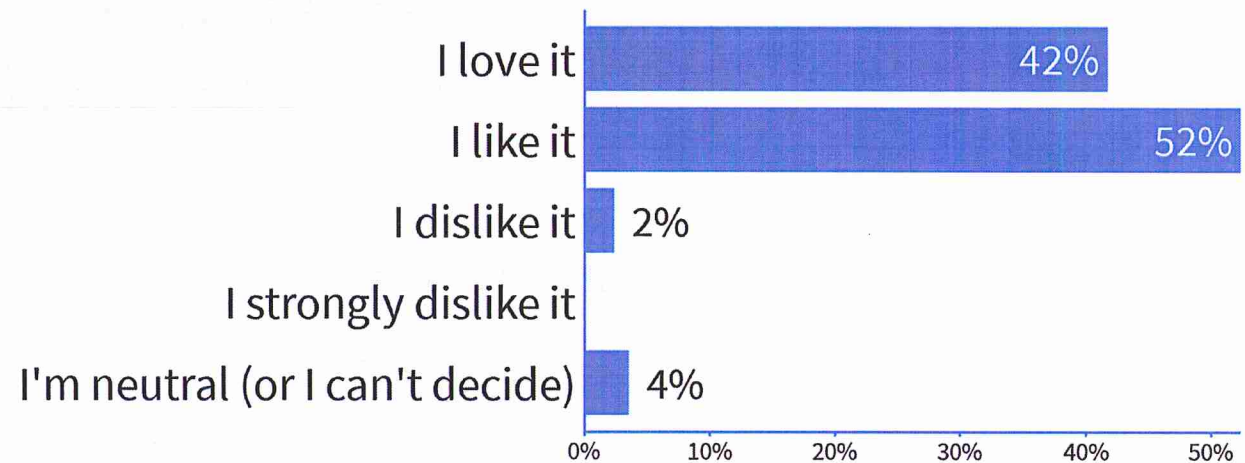






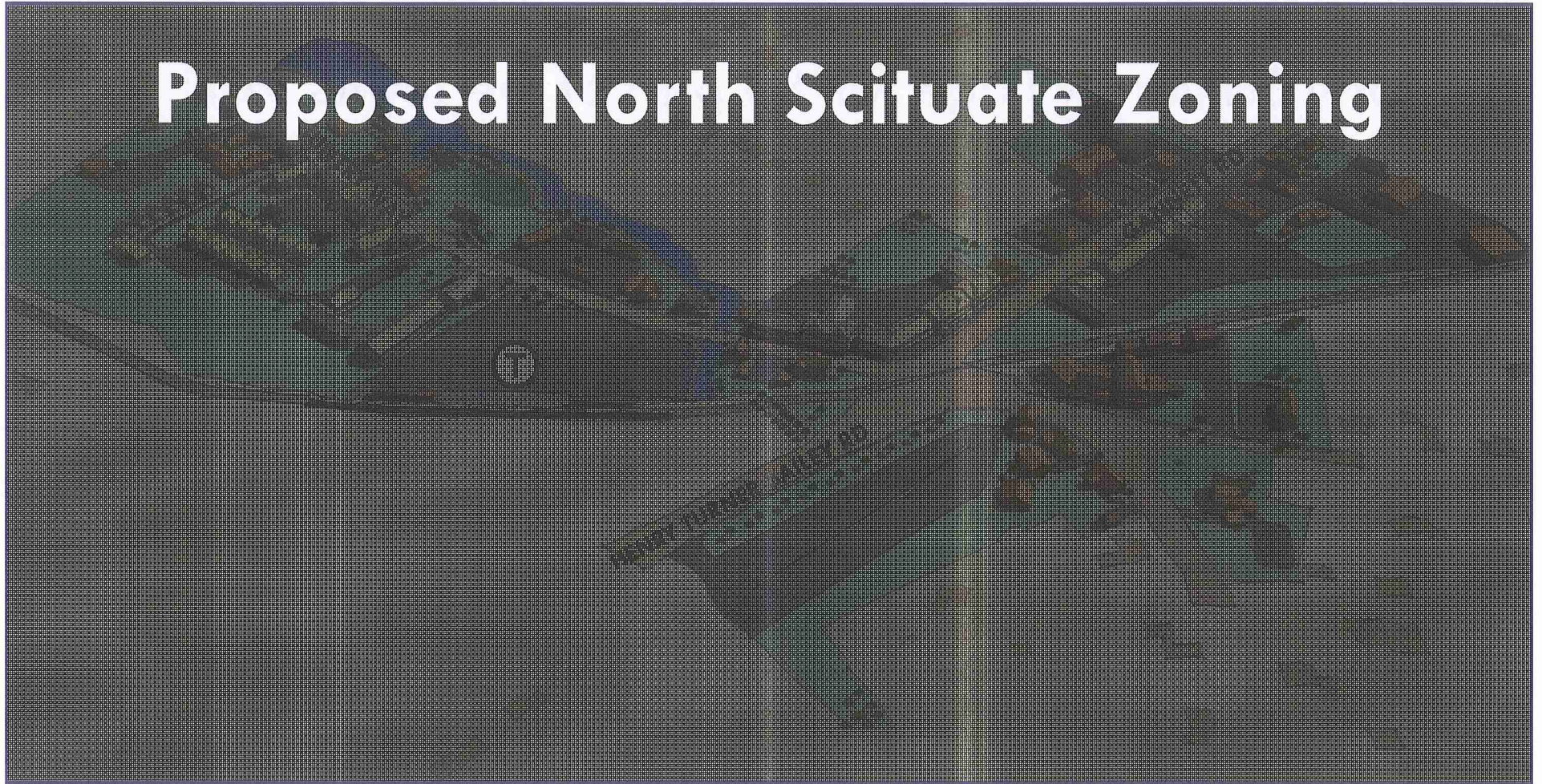
## Built environment: 4) Would this type of development fit in North Scituate?

When poll is active, respond at [PollEv.com/mapcmtg](https://poll-ev.com/mapcmtg) Text **MAPCMTG** to **22333** once to join





# Proposed North Scituate Zoning



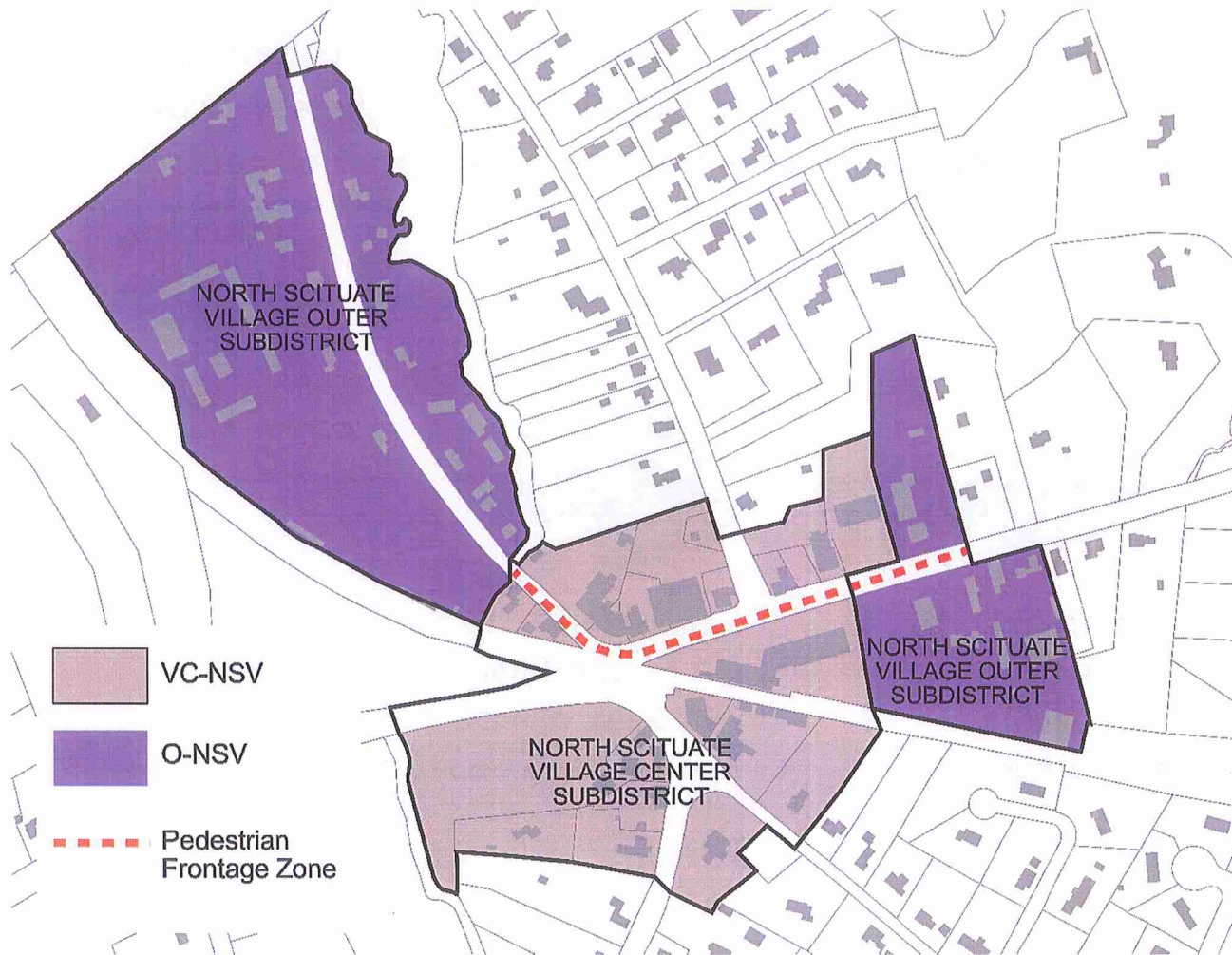


# Village Center & Neighborhood Districts

## North Scituate Village will be part of the Town's VCN

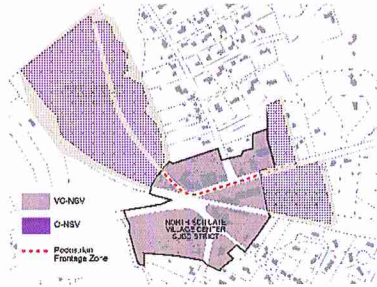
- VCN provides a framework for the Town's villages
- Adopted in spring 2019 Town Meeting (incl. Greenbush)
- Promotes context-sensitive development that reflects scale, design, and uses appropriate for each village
- Standards provide for:
  - Allowable building types
  - Design standards
  - Open space requirements
  - Roadway standards (if applicable for new streets)
  - Affordable housing requirements (if applicable)
  - Parking requirements

# North Scituate Village Subdistricts



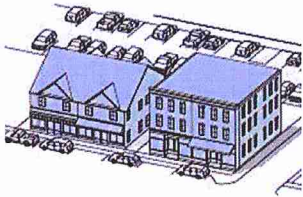


# North Scituate Village Center Subdistrict



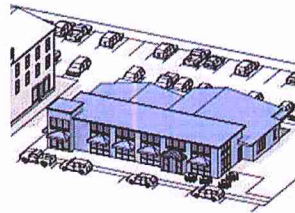
The “commercial core” of North Scituate Village. Intended to promote commercial activities, especially small businesses, allow mixed-use development, and encourage active forms of getting around.

## Allowable building types



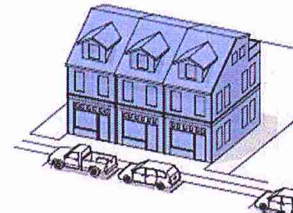
### Mixed-Use

Ground-floor commercial with residential or office above



### Commercial

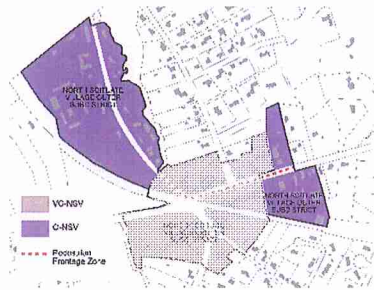
Businesses on all floors; may be multiple businesses



### Live-Work

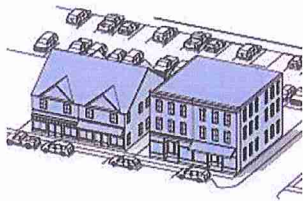
A ground-floor business with the owner living above

# North Scituate Village Outer Subdistrict

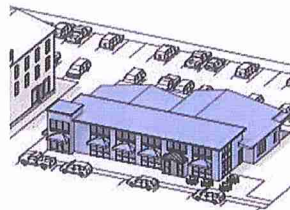


Similar to the Village Center district but provides additional building types to promote housing, which can add vitality to the district and directly support Village businesses.

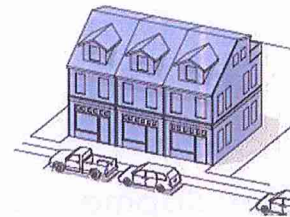
## Allowable building types



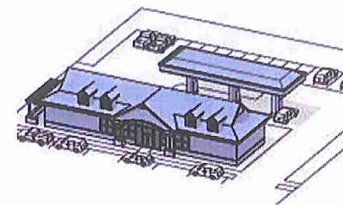
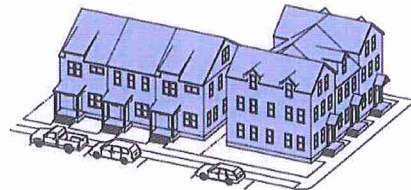
**Cottage Cluster**  
Small homes sited close together, typically around shared open space



**Single Family Attached**  
Townhomes and rowhouses



**Multi-Family**  
Multiple residences in a building. Requires a special permit



**Gas Backwards**  
A gas station with a site design more appropriate for a village, with pumps behind the building

# Questions + Comments

## CONTACTS:

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