

Article __
IPOD Bylaw Amendments
Planning Board

To see if the Town will vote to adopt amendments to Section 220-8.7 of the Lancaster Zoning Bylaws as follows:

1. To the end of the existing Section 220-8.7 A. (1), which reads

“The intent of § 220-8.7, Integrated Planning Overlay District (IPOD), is to provide design flexibility and efficiency in the siting of development, services and infrastructure; conserve open space; preserve the rural, historic character of the Town; provide for a diversity of lot sizes, building densities and housing choices to accommodate a variety of age and income groups; and to allow the integration of land for residential, rural, recreational, community, retail, service, commercial and industrial uses.”

append

“IPODs will primarily promote the use of land in the designated areas for neighborhoods that carefully integrate both residential and business uses; IPODs will also allow the town to consider business-only projects that extend into the residential zone, in cases where careful review shows that abutting neighborhoods will be appropriately protected.”

2. Amend the existing 220-8.7 B (1), which reads

“Development under IPOD provisions requires special permit approval of an Integrated Plan by the Planning Board for the premises involved. The Planning Board must find that there is no material impact to the neighborhood.”

by striking the final sentence:

“The Planning Board must find that there is no material impact to the neighborhood.”

3. Replace the existing 220-8.7 B. (6) which reads

“Residential uses shall comprise not less than 25% and not more than 75% of the gross floor area planned within any Integrated Plan.”

with

“Residential uses shall comprise not more than 75% of the gross floor area planned within any Integrated Plan.”

4. Amend the existing 220-8.7 D which reads

“Phasing. Any Integrated Plan involving a total of more than 1,000,000 square feet gross floor area summed over all buildings proposed must be developed in stages of not more than 600,000 square feet gross floor area each. Prior to initiation of development in the second phase, a report must be submitted to the Planning Board providing data on the following development outcomes to that point, together with comparisons with the outcomes anticipated in the application materials and resulting special permit.”

to replace

“...must be developed in stages of not more than 600,000 square feet gross floor area each”

with

“...must be developed in stages that must be identified in the integrated plan submitted with the IPOD application.”

5. Amend the existing 220-8.7 C. (3) which reads

“The maximum number of allowable dwelling units within an Integrated Plan shall not exceed 15 dwelling units per acre of lot area, including lot area devoted to nonresidential uses, but exclusive of streets. The Integrated Plan shall document how that allowable total is to be distributed among lots within the Plan, including documentation of the minimum lot area per dwelling unit on each proposed lot, which may vary among locations within the Plan.”

to replace

“The maximum number of allowable dwelling units within an Integrated Plan shall not exceed 15 dwelling units per acre of lot area”

with

“The maximum number of allowable dwelling units within an Integrated Plan shall not exceed 1 dwelling unit per acre of lot area”

Summary: *The Lancaster IPOD Bylaw, section 220-8.7, was approved at the 2012 Annual Town Meeting and last amended in 2017. It permits the town to designate “IPOD” overlay districts in which a developer may apply for a special permit to build mixed-use projects with special requirements.*

These amendments would:

- 1. Amend the intention to reflect the changes requested.*
- 2. Remove an ambiguous requirement that “...there is no material impact to the neighborhood.”*
- 3. Remove the requirement that at least 25% of the gross floor area on a master plan be residential.*
- 4. Replace the requirement that plans larger than 1,000,000 gross square feet break the project in phases no larger than 600,000 square feet with a looser requirement that they be broken into phases to be approved.*
- 5. Reduce the maximum number of allowable dwelling units per acre of plan lot area to 1 unit per acre of lot area, as it was prior to amendment in 2017.*