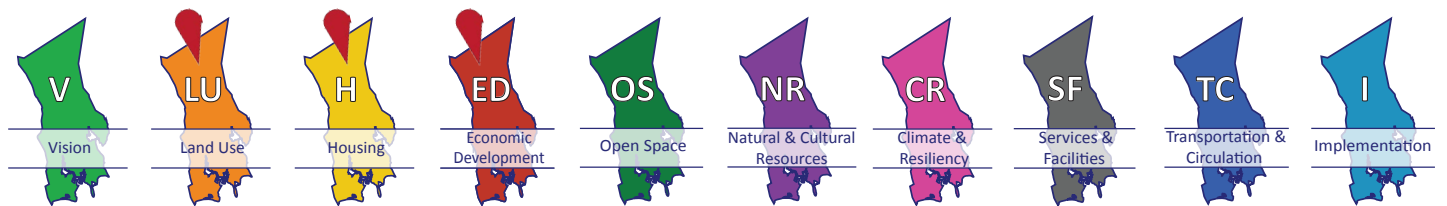


Public Workshop Report

Land Use, Housing, Economic Development Workshop

Dartmouth Master Plan

Wednesday, October 30, 2019



We are here



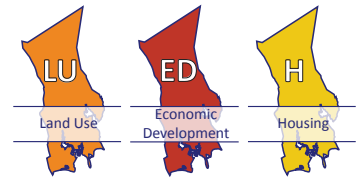


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Introduction

Massachusetts General Law, Chapter 41, Section 81D states that a Master Plan “shall be a statement, through text, maps, illustrations, or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality.” At its heart, a Master Plan is a living document that needs to be updated on a regular basis (every 10 years) to reflect the changes in a community’s goals, values, and desires. Dartmouth is currently engaged in an update to its Master Plan, last adopted in 2007.

In the Summer of 2019, Dartmouth formally began the process of updating its Master Plan. The Town contracted with the Southeastern Regional Planning and Economic Development District (SRPEDD) to complete this work. As with any successful planning document, public participation is a critical and important part in developing Dartmouth Master Plan, as it ensures that the document responds to the needs and desires of the community. The Dartmouth Planning Board and SRPEDD personnel are providing a number of in-person and online opportunities throughout the 24 month process for the public to provide their thoughts and ideas. To that end, the Town, in collaboration with SRPEDD, established a “project brand”, a project website and Facebook page, numerous promotional materials, comment cards, large format paper maps, electronic presentations (PDFs and ArcGIS interactive maps) and other relevant materials to make every effort to engage with residents, business and property owners, town employees, and other interested stakeholders throughout the process.

Discovery Workshop (Summer 2019)

The first step of the public process, the Dartmouth Master Plan Discovery Workshop took place at Dartmouth Town Hall, on Thursday June 13, 2019. The workshop sought to inform Dartmouth residents and business owners about Master Plans, their content, and the process by which they are created in. In addition, it kick-started a civic engagement campaign that will take place during the Master Plan process. Approximately 40 participants attended.

Land Use, Housing, and Economic Development Workshop (Fall 2019)

The second workshop, documented in this report, addressed the Land Use, Housing, and Economic Development Master Plan elements. It took place at the new North Dartmouth Public Library on Wednesday, October 30, 2019. Similar to the Discovery Workshop, the objectives were to inform attendees about the update process and to gather feedback on the three specific topics through an engagement activity that put the future development of the town in participants hands as citizen planners.

In the time leading up to the workshop, SRPEDD personnel distributed the workshop advertisement and other materials at a number of local establishments and posted the flyer on the project webpage and Facebook page. The workshop advertisement is available in [Appendix A](#). Approximately 20 participants attended and shared their thoughts about Dartmouth’s current and future Land Use, Housing, and Economic Development potential, objectives and issues.

The Day of the Workshop

1. Welcome and Introduction

The workshop began with an introductory presentation to set the context for the remainder of the meeting. The SRPEDD Project Manager presented slides describing existing land use, housing, and economic development conditions in Dartmouth that drew upon data from the Census, American Community Survey, Massachusetts Department of Elementary and Secondary Education, Dartmouth Zoning Regulations, US Department of Housing and Urban Development, and Massachusetts Department of Housing and Community Development, among others.

The main purpose of the presentation was to trace an arc from demographic trends and projected future growth through the types of development existing in Dartmouth and the types of development permitted by town zoning. The presentation is available in [Appendix B](#).



This grounding in existing conditions set the stage for a subsequent group activity by presenting the main question: does Dartmouth have the ability to accommodate future population, housing and economic growth in a form that existing residents feel is appropriate and conducive to maintaining the character of Dartmouth and its unique quality of life. To accommodate the next set of residents or to allow for the downsizing and location of existing residents, should the town promote existing development trends that heavily emphasize single-family housing construction, or should the development of other housing typologies and options be incentivized? Why and where would this be beneficial?

2. Citizen Planner Group Activity

Following the presentation, workshop participants gathered into three groups to complete a development chip exercise. Each group had a large format map at their table, showing the town of Dartmouth with a 10-acre grid overlay, and existing land use information for the categories of undevelopable land (permanently preserved lands, wetlands, water, state- and federally-owned lands, etc.); developable land (vacant land and unprotected farmland); redevelopable land low barrier



Base map for Development Chip Exercise

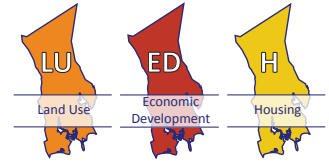
(commercial and industrial uses); and redevelopable land high barrier (residential uses). The presentation explored various growth projections for the town, and established 600 new housing units as a reasonable estimate for the next decade. The development chip exercise had two phases. In phase one, groups considered three potential growth scenarios for those 600 new units:

- **Status Quo Option:** 85% single-family units, 5% medium density multi-family units, 15% higher density multi-family units - a continuation of the existing distribution of unit types in town
- **Even Steven:** 33% single-family units, 33% medium density multi-family units, 33% higher density multi-family units - a compromise that includes a balance of development that favors some additional multi-family housing
- **Balancing Act:** 10% single-family units, 45% medium density multi-family units, 45% higher density multi-family units - an inversion of current trends to favor the development of additional multi-family housing options over single-family lot development

After agreeing on which development path to pursue, the groups moved into phase 2; distribution of new development throughout the town. Sets of legos pre-counted to contain the 600 development units in their chosen growth scenario were provided to participants, who then worked together to distribute development throughout town. Participants were given much freedom in where to place units, with the only restriction being a cap on the maximum number of units that could be placed in a given ten-acre square for each density - a maximum of forty single-family units (4 units per acre), a maximum of 80 four-family units (8 units per acre), and a maximum of 200 multi-family townhouse-type units (20 units per acre). Groups also had access to unlimited commercial and industrial units to place around town where economic development is desirable, and residential units could be stacked on top of commercial units to represent mixed-use development.

We note that the basemap did not include parcel lines, and that the intention was not to single out specific properties for development. The exercise was meant to obtain input on the general characteristics of





locations where participants felt development of various densities should occur, for example, near existing development, near existing infrastructure, away from environmentally sensitive features, etc. During the map activity, SRPEDD's facilitators helped guide the discussion and took notes on the conversation occurring between group members, transcribing the ideas on large note paper. The development chip game portion of the workshop took approximately one (1) hour.

3. Closing Remarks and Voting

The workshop closed with a “thank you” expressed to all participants who contributed valuable input on Master Plan elements. SRPEDD outlined future plans for work on the Master Plan with encouragement for participants to come to future workshops. Then, on their way out, participants were asked to review the comments related to land use, housing, and economic development that came out of the original visioning workshop, posted on poster boards at the rear of the room, and to vote for their top four most important items. Participants voted by placing “sticky dots” next to a chosen item. Information resulting from the group discussion and the voting exercise is available in [Appendix C](#).



Citizen Planners Envisioning Growth Outcomes

The three groups of participants were set the development chip game task as described above, but each had a different comfort level with placing development scenarios and had a different approach. All approaches were welcome as all discussion of theoretical future development included interesting and practical input to the Master Plan process.

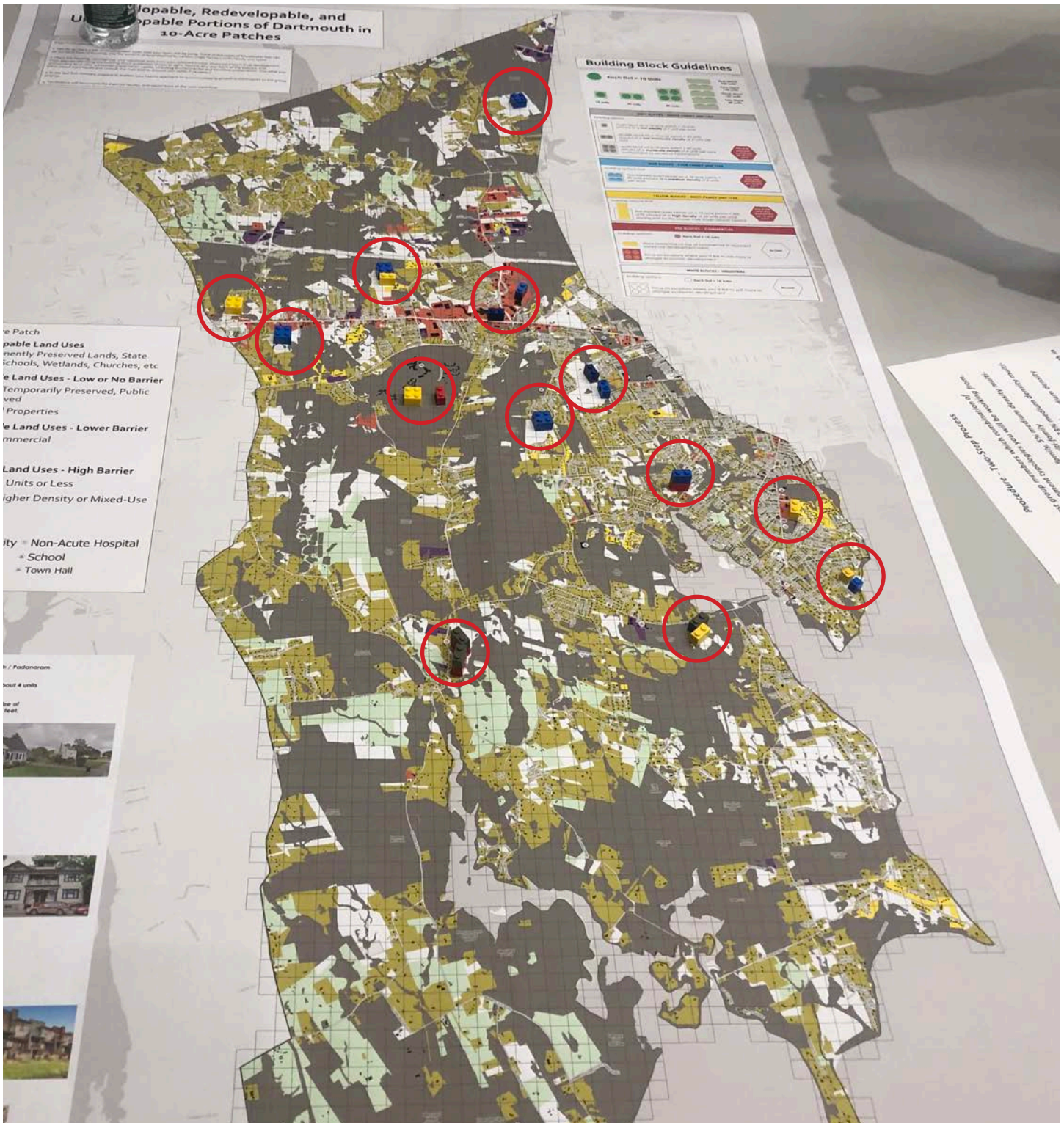
Group 1 selected the “Balancing Act” typology which emphasizes breaking from the traditional development pattern of single-family homes in favor of more medium- and higher-density multi-family options.

Group 2 also selected the “Balancing Act” typology as their favored development option, and quickly created their development scenario on the basemap. With the remaining time, they also explored the outcome of sticking with current development patterns and worked on a developing a growth scenario from the status quo option.

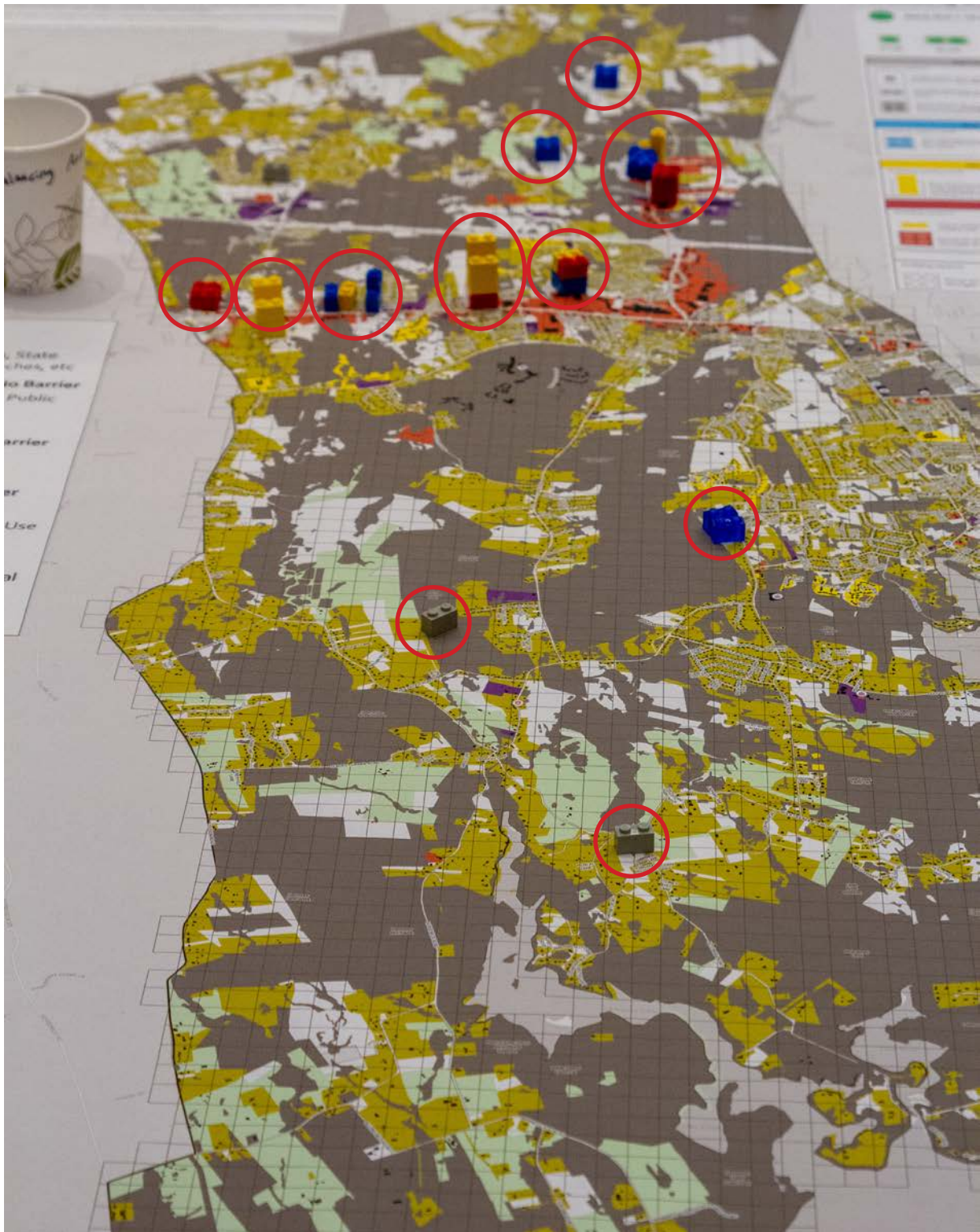
Group 3 engaged in a fruitful discussion of the three potential development typologies, preferring the general discussion to the creation of a development scenario on the basemap. In the end this group focused in on scenario two - the “Even Steven” approach that contained equal parts single-family, medium-density multi-family, and higher-density multi-family as the approach for accommodating Dartmouth’s next 600 units of development. The group felt that this option would yield a higher proportion of accessible housing options with more limited zoning changes that were more likely to get passed at Town Meeting.

Group Three - general discussion of the three potential development options





Group One - completed development scenario from the "Balancing Act" typology; development locations emphasized with red circle



Group Two - completed preferred development scenario from the “Balancing Act” typology; development locations emphasized with red circle



Group Two - completed development scenario from the "Status Quo" typology; development locations emphasized with red circle

All groups felt that continuing the current relative amounts of single-family versus multi-family housing options will not bring about the ideal land use future for Dartmouth. All groups selected options that increased the share that multifamily development would have in overall future development, with two out of three groups selecting a very high share of multi-family development going forward in order to make up for a current lack of options in these housing types in town. The last group shared this sentiment in conversation, but felt that the zoning changes needed to make this occur would not be politically palatable all at once.

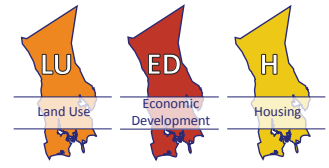
Comparing the dispersion of dots in the above development scenario outcomes shows that the preferred group scenarios had many common elements. Additional higher density/multi-family housing would occur along Route 6, where there is existing infrastructure in place already to support such development. Additional development was also placed in North Dartmouth along Faunce Corner Road, and off existing village areas in South Dartmouth and Bliss Corner. The development scenarios envisioned mixed-use developments that contain both a residential and commercial component. The group that tackled the extra “status quo” scenario provided a powerful counter-example. As the picture shows, this outcome results in a continued proliferation of large-lot single family homes and requires a larger amount of land overall.

Mapping Exercise Discussion Summary

As the groups worked on their development scenarios, SRPEDD facilitators took notes on the points that group members brought up in discussion as a way of capturing further context for the development scenarios that were created. The following chart contains all of these comments, and indicates the groups in which they were voiced. Overlaps in sentiments between different groups demonstrates some common themes among all workshop participants. Pictures of the recorded comments can be found in [Appendix C](#).

DEVELOPMENT SCENARIO CONTEXTUAL COMMENTS

COMMENT	GROUP 1	GROUP 2	GROUP 3
We want to make living in town more affordable, especially for new households (20-30 year olds) and seniors (55+); Get over 10% minimum threshold	X	x	x
Make housing within walking and biking distance of destination areas; Older folks don’t want to be isolated and younger generations are preferring multifamily housing.	x		x
Example of a town in New Hampshire that created a mini-city with three rings of mixed-use, duplexes, and single-family housing			x
Create mixed-use housing			x
While there are limitations along Route 6, it would be an idea for housing (Route 6 Residential)			x
All farmland turning over to protected land will not help the tax base – some should be turned to development. Unlikely to develop farmland even with temporary protections.	x		x
Maybe create an overlay for an area to target development			x
Create incentives for developers to create 55+ housing			x
Housing can “trickle down” – if there are affordable places for seniors to move, they can sell their homes and new families can move in			x
When large properties become available, we want to move it to a village model; For example, Repurpose old police station – mixed-use res on top comm below – “village feel”	x		x

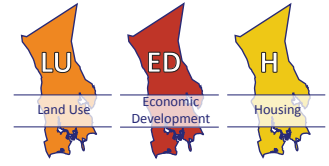


COMMENT	GROUP 1	GROUP 2	GROUP 3
Hawthorn Country Club will be a good for high density with commercial – town water/sewer, couple have duplexes / townhouses	x		x
Slocum Road a new development that is designed to blend in – importance of design guidelines			x
High density potential near Walmart			x
South coast bike path going through the north part of town – would be a nice amenity for new development in that region			x
Potential across from Hawthorn medical behind the commercial area			x
Gun club could be a location if they ever were to sell			x
Adding a higher proportion of higher density development would involve zoning changes that need to get passed at town meeting – but you have to make the case and inform people beforehand			x
Reed Road huge hurdle to development in town – fix that with a bypass road and Route 6 would get better. Lack of north-south connector roads (only 4) limiting development opportunities.	x		x
Some infill residential would be appropriate around town center plaza, but don't want to disturb the mall as revenue base – could allow residential aspect; Medium density housing at the mall – mixed-use access to amenities, infrastructure, services	x		x
Lower tax rate makes the town an attractive place to develop but lot sizes and assessed values are making it hard to afford to stay		x	
Locate dense housing near town services (water and sewer) and transportation routes / arteries and public transit routes	x	x	x
Try and protect current golf courses rather than allow development on them		x	
Route 6 is the town's major economic engine		x	
Dartmouth would be a much better place if you stop building cul-de-sacs		x	
Allow in-law apartments		x	
Sufficient amount of single family houses in town. Status quo is not a favorable option.	x	x	
Renters having a higher cost burden	x		
Development near highway on land that is developable close to stores, amenities, schools, etc	x		
High density senior housing on the campus of UMass-Dartmouth also some commercial activity Transportation options is going to drive development – lack of street network, transit	x		
Land off High Hill Road is attractive because its available and closes to transit – NB / SCR station	x		
Res / mixed-use development in Alderbrook Farm neighborhood – maybe seniors who want to stay in their neighborhood and age in place	x		
Redevelopment of Dartmouth St. Benny's into high-density housing	x		
Moderate residential density at Allendale Country Club	x		

Main Themes

The table of discussion comments above shows that certain topics received attention in all or multiple groups. These repeated comments emerge at the main themes of the citizen planner group exercise:

1. We want housing options that make living in town more affordable. We are cognizant that there are particular affordability issues for new households (20-30 year olds) and seniors (55+). We should strive to get over the 10% minimum threshold of affordable housing defined by the state.
2. There are a sufficient amount of single-family houses and cul-de-sacs in town. Status quo is not a favorable option.
3. The best location for new denser housing options are near existing town services (water and sewer) and transportation routes / arteries and public transit routes.
4. In this regard, housing development is somewhat constrained by our roadway network that is nearing capacity. There is a lack of north-south connector roads (only 4) limiting development opportunities. In particular, Reed Road is a huge hurdle to development in town. Fix that with a bypass road and Route 6 would get better.
5. Route 6 is the town's main economic engine. We don't want to compromise the ability of Route 6 businesses to prosper and provide a revenue base for the town. However, in underutilized areas, some infill residential would be desirable. Medium density housing near the mall, around town center plaza, near Walmart, and at the vacant Benny's would provide mixed-use access to amenities, infrastructure, and services.
6. We love our farmland, but do not want all of it to be permanently preserved. In areas where there can be ready extensions of existing infrastructure, we should proactively target development, expanding the tax base while also preserving the cohesive farmland tracts that are most precious to us.
7. Make housing within walking and biking distance of destination areas. Easing non-vehicular mobility would assist seniors, as older folks do not want to be isolated and younger generations are preferring multifamily housing near to amenities. Plans for the South coast bike path going through the north part of town – would be a nice amenity for new development in that region
8. When large properties become available, we support the development of mixed-use housing with a village feel. For example, we could consider repurposing the old police station as a mixed-use development with residential units over commercial units, creating that village model.
9. We can consider how housing could be added to existing institutions in town. For example, the Hawthorn Country Club might have the space and infrastructure to accommodate high density with a commercial component, and UMass Dartmouth might have space and willingness to develop a portion of its land as senior housing to benefit the town and to create a truly inter-generational campus community.



Vote Counts

In order to further understand the land use, housing, and economic development goals most important to Dartmouth residents, SRPEDD brought the comments on these element areas that were generated in the discovery workshop, and asked participants to vote for their top three highest priority comments across these three topic areas. The results of this secondary voting compare to the tallies from the initial Discovery workshop as follows:

Land Use

A total of 19 comments related to Land Use were recorded. In the first workshop, five of these received above average consensus votes. In the specific land use, housing and economic development workshop, seven comments received above average consensus votes.

Element	Comment	Votes Discovery Workshop	Votes LUHED Workshop
Land Use	Create more village-style development.	0	8
Land Use	Avoid suburban sprawl.	13	5
Land Use	More mixed-use development.	2	5
Land Use	Continue to support Dartmouth Natural Resources Trust (DNRT) preserving land to keep open space in town.	8	3
Land Use	Redevelop current commercial areas rather than building new when there are empty stores.	7	3
Land Use	Redevelop strip malls with mixed-used development - retail, commercial, with housing.	6	6
Land Use	Retail reuse of mall with potential other uses.	2	3
Land Use	Development with respect for resources and significant areas.	6	1

The topic-area specific workshop brought to additional comments to the fore related to promoting mixed-use and village-style development. In the context of this workshop, less emphasis was placed on development's affect on natural resource areas. The three comments that received the most votes in the land use, housing and economic development workshop were:

- Create more village-style development.
- Redevelop strip malls with mixed-use development - retail, commercial, with housing.
- Avoid suburban sprawl - *tied with* - More mixed-use development.

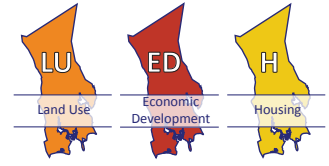
Housing

A total of nine comments related to Housing were recorded. In the first workshop, two of these received above average consensus votes. In the specific land use, housing and economic development workshop, four of these comments received above average consensus votes.

Element	Comment	Votes Discovery Workshop	Votes LUHED Workshop
Housing	More affordable starter home housing such as ranches and capes in the 1,500-1,8000 SF range.	9	4
Housing	More senior / 55+ housing.	4	5
Housing	Transit Oriented Development around future train.	0	2
Housing	Lincoln Park mixed-use style of development	1	2

The topic-area specific workshop brought to additional comments to the fore related to promoting housing developments of a mixed-use style similar to Lincoln Park, and to pursuing Transit Oriented Development in the vicinity of the future train. The three comments that received the most votes in the land use, housing and economic development workshop were:

- More senior / 55+ housing.
- More affordable starter home housing such as ranches and capes in the 1,500- 1,800 square foot range.
- Transit Oriented Development around future train. - *tied with* - Lincoln Park mixed-use style of development.



Economic Development

A total of nine comments related to Economic Development were recorded. In the first workshop, two of these received above average consensus votes. In the specific land use, housing and economic development workshop, one of these comments received above average consensus votes.

Element	Comment	Votes Discovery Workshop	Votes LUHED Workshop
Economic Development	Develop a clear and understandable plan for business development, including a Chamber of Commerce.	12	3
Economic Development	Have a healthy and sustainable tax base.	10	1

Specific ideas related to economic development were not a primary outcome of the topic-area specific workshop. Housing and land use policy were the chief concerns of participants. The economic development concept that remained at the top of the priority list was:

- Develop a clear and understandable plan for business development, including a Chamber of Commerce.

Conclusion

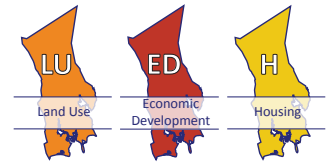
The Dartmouth Master Plan Land Use, Housing, and Economic Development Workshop was the **second of six** workshops in a sustained and comprehensive civic engagement campaign. Similarly, this document is the second step in identifying issues that are important to the citizens and businesses of Dartmouth. The schedule of future workshops is as follows:



Visit the project website to find out more: www.srpedd.org/Dartmouth-Master-Plan



We will continue to draw main themes and specific priority action items from these topical workshops to include and the Dartmouth Master plan, which is scheduled for completion in fall 2020.



Appendix A

Workshop Flyer

Master Plan Workshop #2: Housing, Land Use & Economic Development



What type of housing is currently available in Dartmouth?
Can seniors downsize?
Can people that grew up here establish their own new family and home in town?
What types of housing developments are occurring?
Are we combating sprawl as a community?

We will explore the current data and potential development patterns.



What type of commercial activity do residents desire? And where?
Are there vacant commercial spaces that could be considered for redevelopment?
What are the town's major industries?
Are there hurdles to business development?

We will explore the current economic landscape and how it should be improved.



Do the town's current zoning bylaws protect sensitive environmental features?
Do the zoning bylaws promote development where appropriate?
What are the demographic projections for Dartmouth?
If growth occurs, where should it be directed?

We will explore the trends and envision the future through an interactive development chip mapping exercise.

Wednesday October 30, 2019,
6:30 - 8:30 PM
North Dartmouth Library
(new building!)
211 Cross Road

The second of six Master Plan workshops, this meeting will focus on the specific topics of **housing**, **economic development**, and **land use**. *Your input – Dartmouth residents, business owners, and workforce members – is the essential ingredient that builds Dartmouth's Master Plan!* Let your voice be heard as you provide critical insight into these aspects of community development!

A Master Plan is a long-range policy document that guides community decision-making. It describes the experience of living in town today, and articulates the strategies, actions, goals, and priorities that will propel Dartmouth toward the optimal vision of its future.

Please visit our website or facebook page for more information

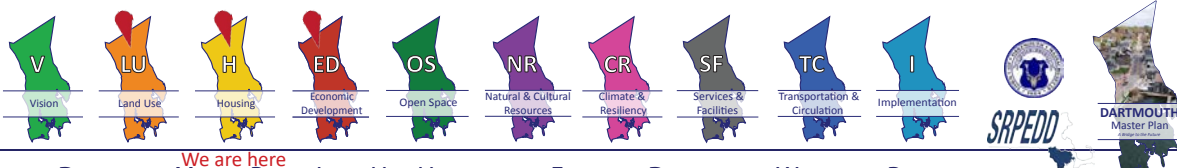
Project Webpage

www.srpedd.org/Dartmouth-Master-Plan

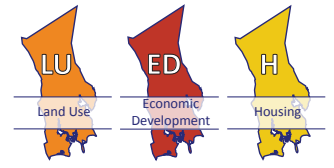


Project Facebook

www.facebook.com/dartmouthmasterplan



We are here



Appendix B

Workshop Presentation

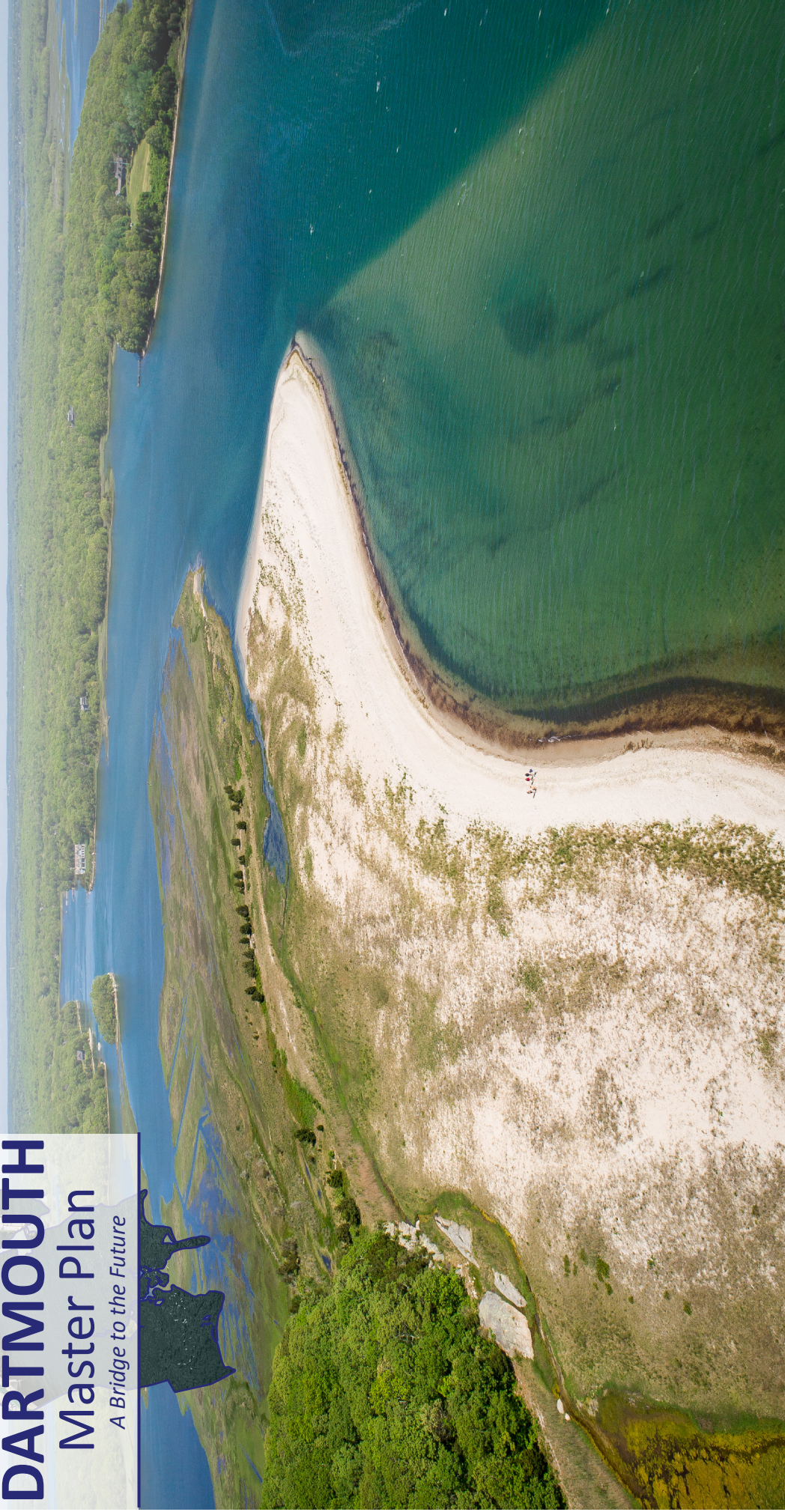


Dartmouth Master Plan *Housing, Land Use, and Economic Development Workshop*

Wednesday - October 30, 2019

NEW North Dartmouth Library

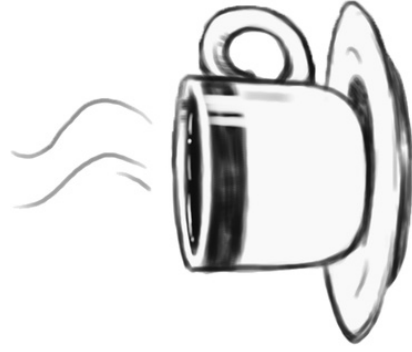
211 Cross Road



Agenda for Today

This is a more specific conversation where we want to hear from you on the topics of housing, land use, and economic development in Dartmouth.

- 6:30 - 6:45: Welcome
- 6:45 - 7:15: Where are we now? Presentation of existing housing, land use, and economic development conditions, data, and trends.
- 7:15 - 8:15: Small Group Activity: Where should we grow??
- 8:15 - 8:30: Sharing Results, Closing Remarks, Adjourn

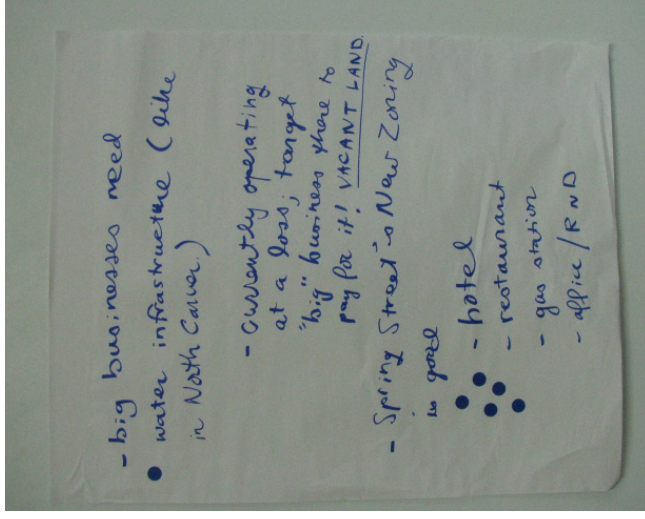


Grab refreshments at any time!
(Please don't make us take all the donuts home!)

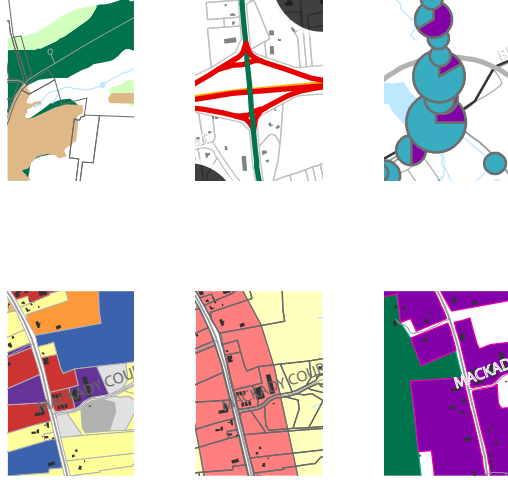
What is SRPEDD's role here?

- Listen to you
- Understand your goals and priorities for Dartmouth
- Gather, analyze, and present information
- Help make a plan that responds to your goals

Community-Driven Goals



Who/What Info



+

=

Planning

What opportunities do we have?

What actions are needed?

What resources are required?

Who's in charge?

What are the main hurdles?

What is a Master Plan?

In accordance with Massachusetts General Law:

*Such plan shall be a **statement**, through text, maps, illustrations or other forms of communication, that is designed to **provide a basis for decision making** regarding the **long-term [5 to 10 year “lifespan”]** physical development of the municipality. The comprehensive plan shall be internally consistent in its policies, forecasts and standards ... [M.G.L. c. 41, s. 81D]*

Why Create a Master Plan?

A Master Plan helps municipalities to:

- Promote orderly and predictable development
- Promote open, transparent decision-making
- Set priorities for developing and maintaining infrastructure and public facilities
- Protect environmental resources
- Strengthen local identity and a sense of conscious community

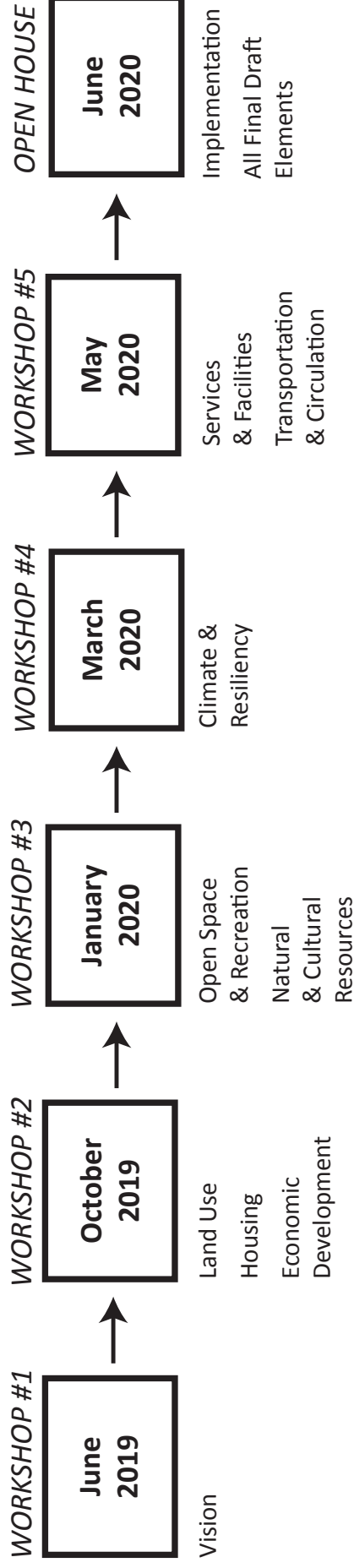
What is a Master Plan?

State Requirements - M.G.L. c. 41, s. 81D directs Planning Boards to prepare a Master Plan with the following chapters (aka “elements”):

- Statement of Goals and Policies
- Land Use
- Housing
- Economic Development
- Natural and Cultural Resources
- Open Space and Recreation
- Services and Facilities
- Transportation and Circulation
- Implementation Strategies
- Climate Change and Resiliency*

Opportunities to Participate

Help Shape Dartmouth's Future!
Your Town Needs Your Input!



*Before we head into the interactive
portion of the night - some baseline
information on Housing, Land Use, and
Economic factors in Dartmouth*

Demographic Trends

Housing

Economic Development

Land use

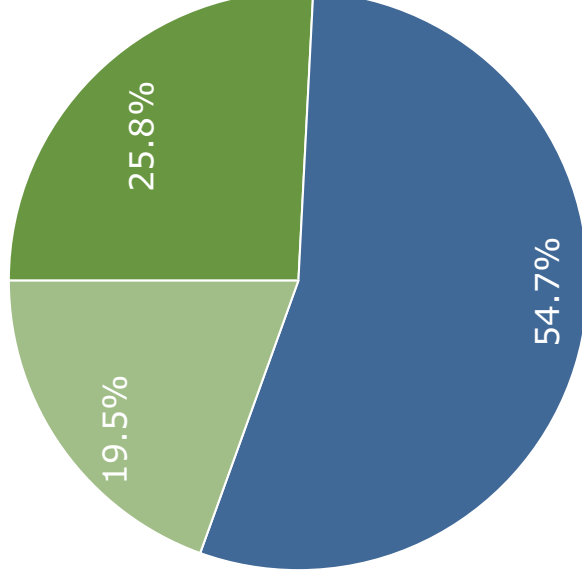
Overall Population

2010 Census: 34,032

2018 Estimate: 34,341

Age Trends

2000



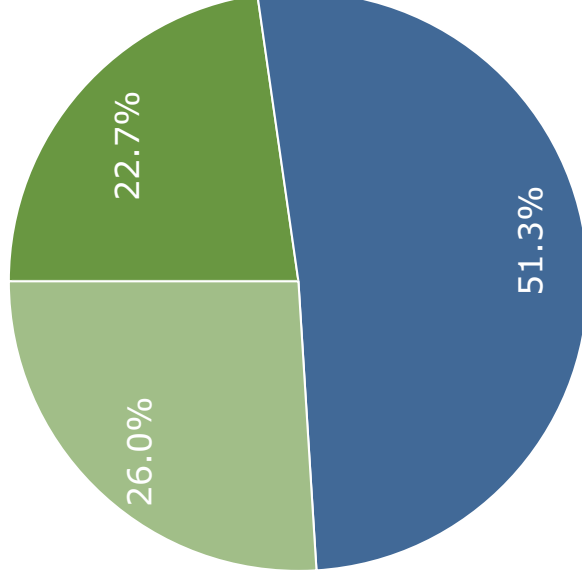
Median Age: 38.2

■ "School Age"
Under 20

■ "Working Age"
20-59

■ "Retirement Age"
60+

2017



Median Age: 40.9

■ "Retirement Age"
60+

Source: U.S. Census Bureau Decennial Census; ACS 2013- 2017 5-year estimates



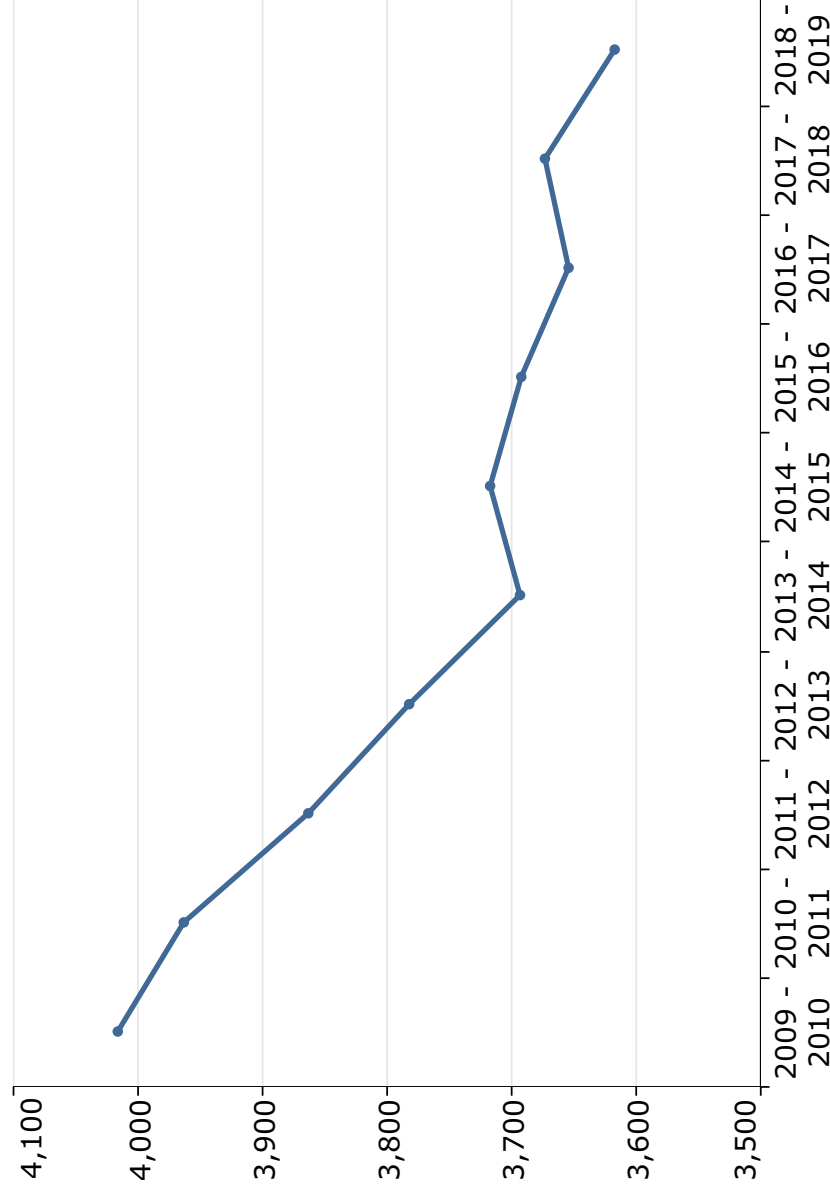
Demographic Trends

Housing

Economic Development

Land use

School Enrollment



Source: Massachusetts Department of Elementary & Secondary Education

Overall, Dartmouth's student population declined by about 10% between 2009 and 2019.



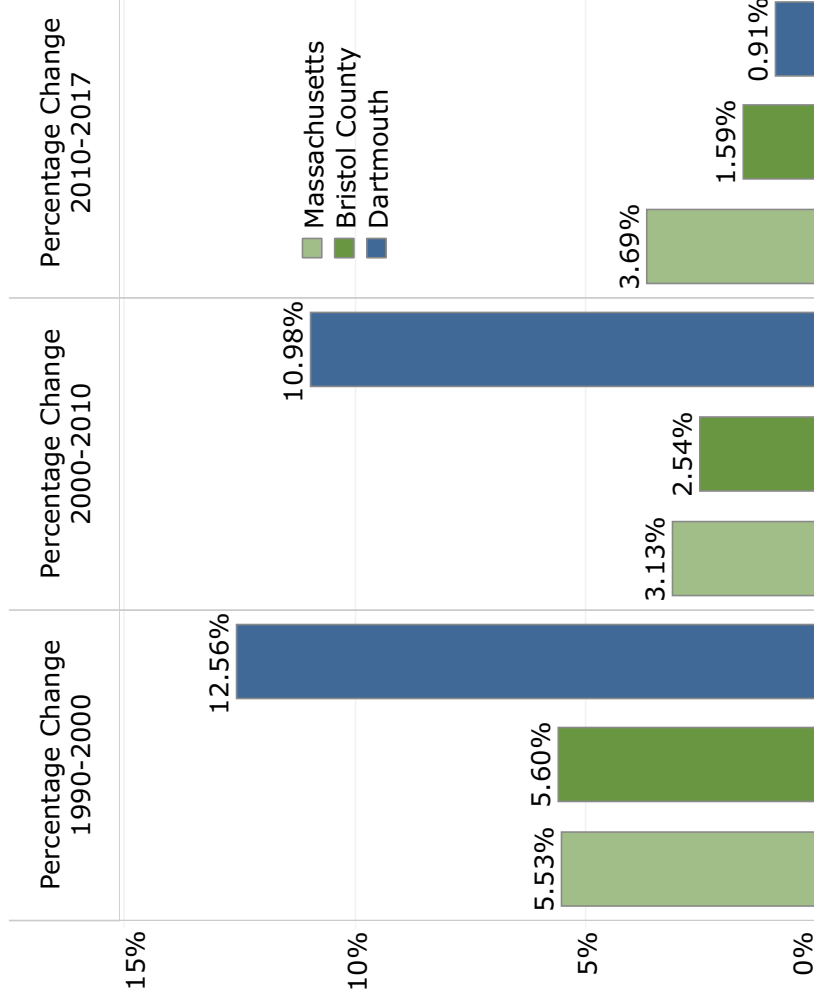
Demographic Trends

Housing

Economic Development

Land use

Population Growth Rates by Decade



Source: U.S. Census Bureau Decennial Census; American Community Survey (ACS) 2013-2017 5-year estimates

Dartmouth's population boomed in the 1990s and early 2000s. The rate has slowed. Dartmouth is now growing at a slower rate than Bristol County.



Total Dwelling Units

2010 Census: 12,435

2017 Estimate: 12,617

Household Trends

Average household size
has decreased slightly.



40.4% of Dartmouth households
include a person age **65+**
(up from 32.0% in 2000)

25.9% of households are single-person households
(of the 25.9% of single-person households
60.6% are over 65 years old)

27.4% of households include children under 18
(down from 34.6% in 2000)

Demographic
Trends

Housing

Economic
Development

Land use

What Housing Types are permitted in Dartmouth?

Four Zoning Districts Dedicated to Residential Use

Zone	Minimum Lot Area	Density Equivalent	Accessory Apartments?	Other Development Options
Single Residence A	40,000 sf 0.9 acre	1.1 units/ac	Permitted	Estate Lot OSRD
Single Residence B	80,000 sf 1.8 acres	0.5 units/ac	Permitted	Estate Lot OSRD
Single Residence C	6,000 sf 0.1 acre	7.2 units/ac	Permitted	Estate Lot OSRD
General Residence	15,000 sf 0.3 acre	4.4 units/ac	Permitted	Two-Family Estate Lot OSRD

Estate Lot Option - Allows reduced frontage length requirement to encourage subdivision lots which significantly **exceed** the minimum lot area - meant to preserve rural character by reducing density. [Though we may ask ourselves if this could encourage sprawl.]

Open Space Residential Design (OSRD) - A residential development in which the lots are clustered together with reduced lot area, frontage, and other requirements. Same total number of units permitted as with a conventional subdivision, but clustered together, allowing for the preservation of open space in the remainder of the lot. Any subdivision for five or more lots shall be subject to filing concept plans for an OSRD.

National trends,
coupled with the
increased use
of *Open Space
Residential
Development
Bylaw (OSRD)*...
enabled the
protection of
1,609 acres
of land in
Dartmouth
between 2005
and 2013.



Demographic
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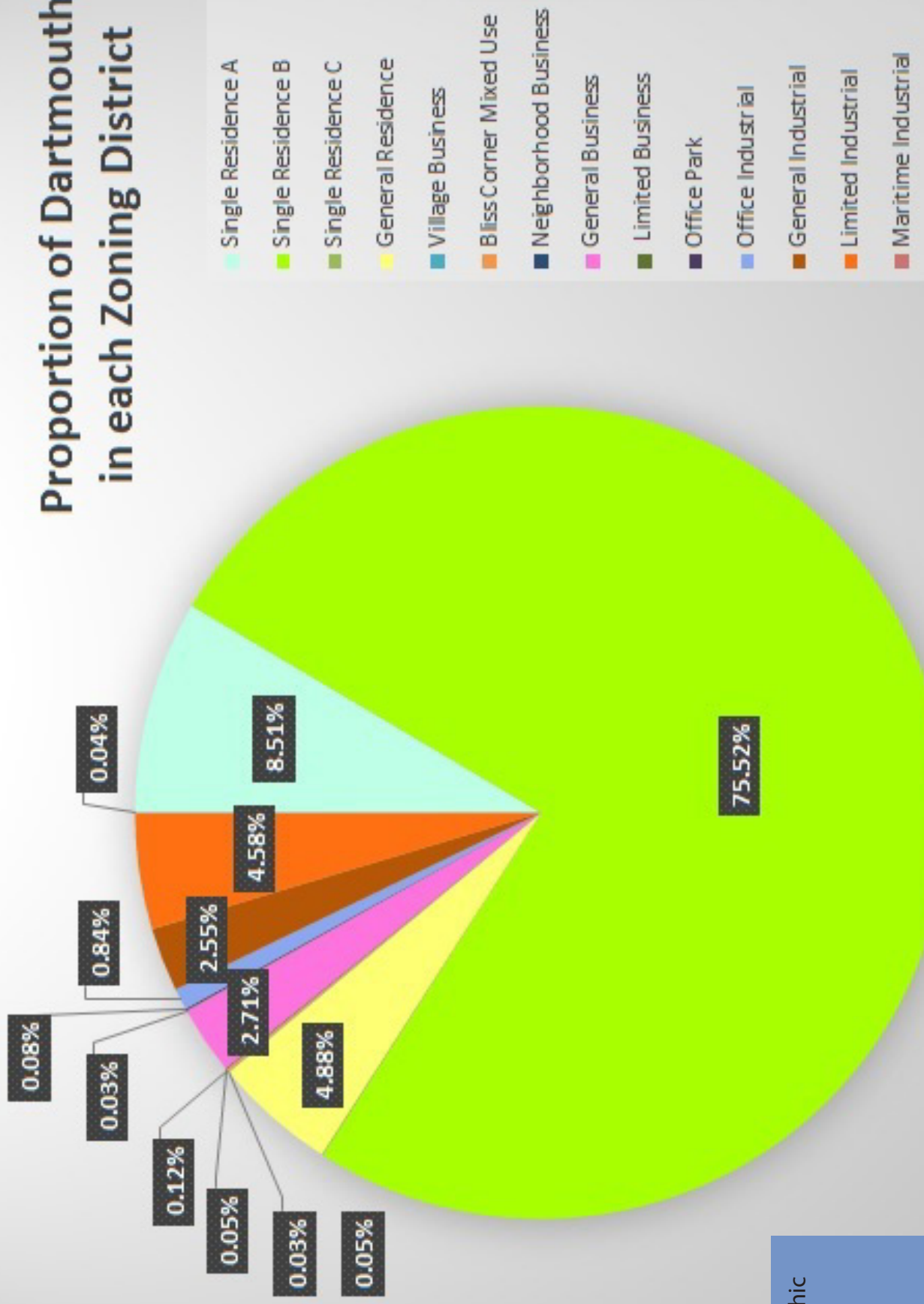
Land use

What Housing Types are permitted in Dartmouth?

Overlay Zoning Districts

Zone	Purpose	Density
Lincoln Park Smart Growth Overlay	Encourage smart growth and provide a range of housing options	20 units/ac

Proportion of Dartmouth in each Zoning District



Demographic
Trends

Housing

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Development

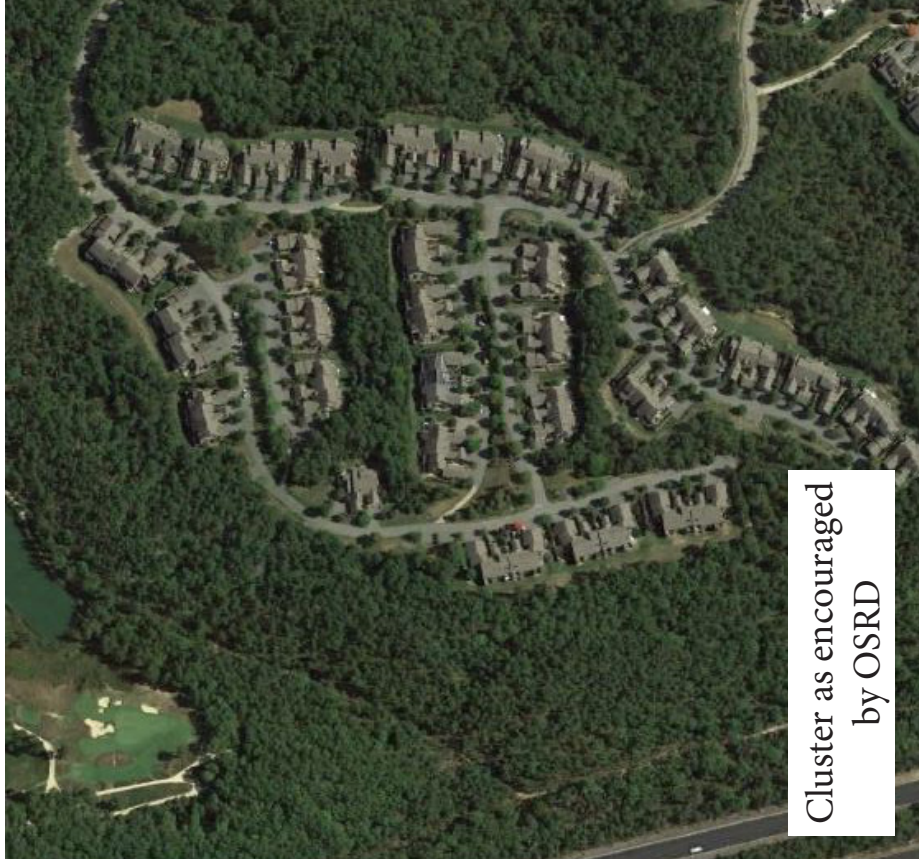
Land use

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What Housing Types are permitted in Dartmouth?

Five Zoning Districts That Allow **Some Residential Uses**

Zone	Minimum Lot Area	Density Equivalent	Accessory Apartments?	Other Development Options
Neighborhood Business	20,000 sf 0.4 acre	4.4 units/ac	Permitted	Two-Family Business Apartment OSRD
Village Business	5,000 sf 0.1 acres	17.4 units/ac		Two-Family Business Apartment Village Apartment (sp)
Limited Business	10,000 sf 0.2 acre	8.7 units/ac	Permitted	Two-Family Four-Family OSRD
Bliss Corner Mixed Use* no single-family	5,000 sf 0.1 acre	17.4 units/ac		Business Apartment Senior Residential Services (sp)
General Business	43,560 sf 1 acre	1 unit/ac		*ONLY Business Apartment

Business Apartment - A residential unit located in a building being used for business purposes.

Village Apartment - A building consisting of three or more residential units. Maximum number of units set by the planning board.

Senior Residential Services - residential facilities or developments which are occupied primarily by persons 55 years of age and older.

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What Housing Types are permitted in Dartmouth?

Four Zoning Districts That **Do Not Allow Residential Uses**

Zone	Minimum Lot Area	Density Equivalent	Accessory Apartments?	Other Development Options
Office Park				
Maritime Industrial				
Limited Industrial				
Office Industrial				

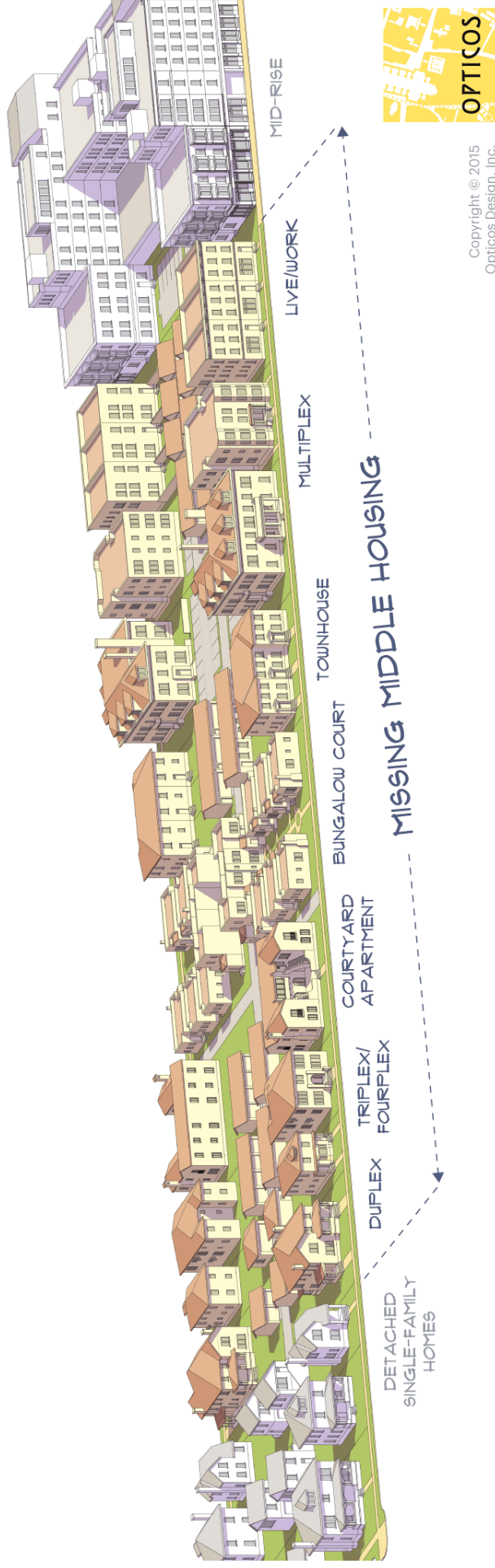
What Housing Types exist in Dartmouth?

2017 Estimated Figures, American Community Survey

Units in Structure	Count Estimate	Percent
TOTAL	12,617	100%
1 unit	10,313	83%
2 units	518	4%
3 or 4 units	285	2%
5 to 9 units	396	3%
10 to 19 units	382	3%
20 to 49 units	297	3%
50 or more units	207	2%
Mobile Home	44	1%
Other	10	0%

The Missing Middle

The Missing Middle Housing is a range of multi-unit or clustered housing types - compatible in scale with detached single-family homes - that help meet the growing demand for walkable living that is more affordable for a range of families and households.



Demographic
Trends

Housing

Economic
Development

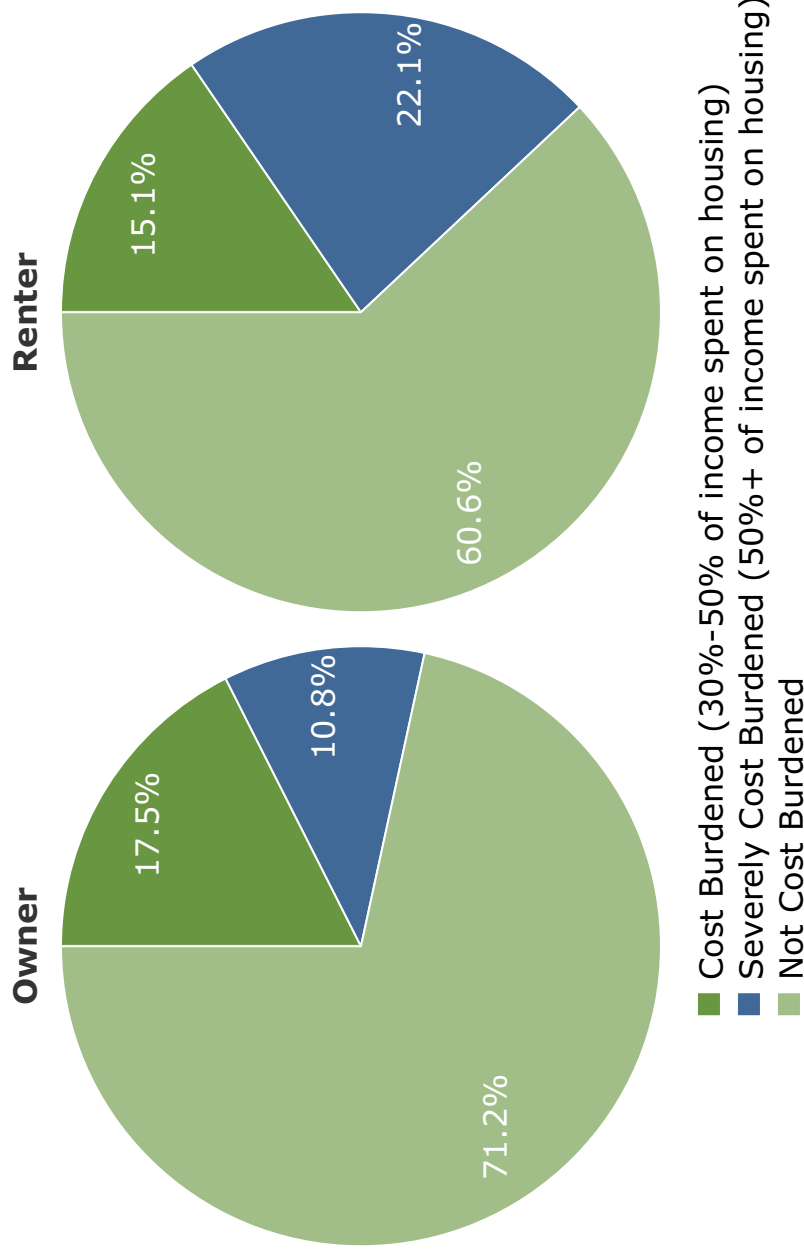
Land use

2017 Estimated
Median Value
of Owner-
Occupied
Housing Unit:
\$329,900

20%
downpayment:
\$65,980



Cost Burdened Households



Source: U.S. Department of Housing and Urban Development (HUD)

Slightly more than a quarter of owner households are housing cost burdened, whereas over 30% of renters are burdened.

Subsidized Housing Inventory (SHI)

In order to gain more control over the Chapter 40B process, Dartmouth must have 10% of its housing stock on the state SHI or meet annual production goals. It currently has 8.2%.

Community	Total Year-Round Housing Units, 2010	SHI Units	Percent
Dartmouth	11,775	971	8.2%
Fall River	42,650	4,751	11.1%
Freetown	3,263	86	2.6%
New Bedford	42,816	5,110	11.9%
Westport	6,417	232	3.6%

Source: Commonwealth of Massachusetts Department of Housing and Community Development

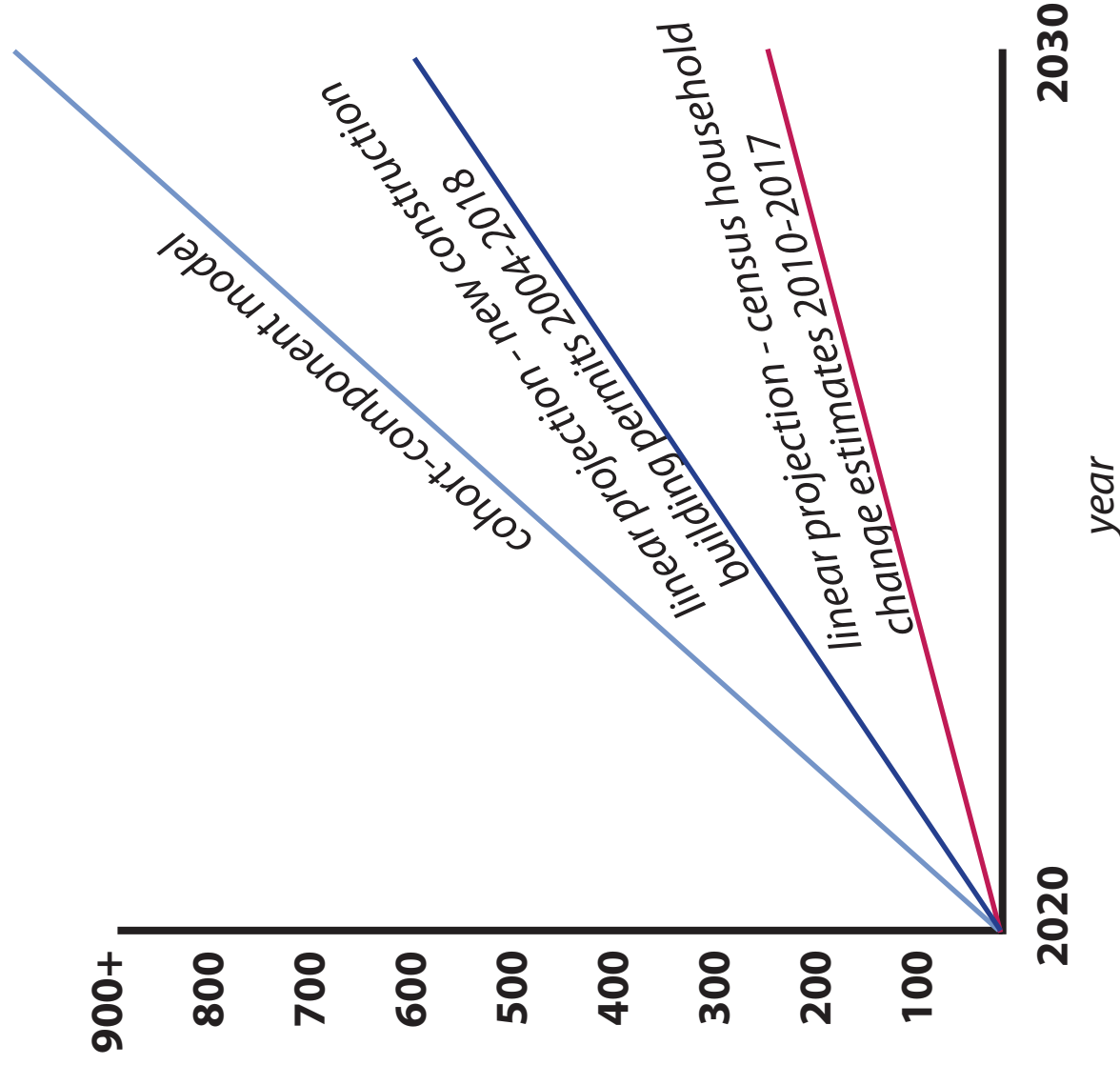
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Housing Projections for the Year 2030: Multiple Models



Jobs by Sector (2017)

In 2017, the biggest industries in town (in total jobs) were health care and social assistance and retail trade. The biggest growth occurred in information and professional and technical services.

NAICS Code and Industry	2010 Jobs	2017 Jobs	Percent Change 2010-2017
11 - Agriculture, Forestry, Fishing and Hunting	0	23	
23 - Construction	466	649	39.3%
31-33 - Manufacturing	886	895	1.0%
42 - Wholesale Trade	286	254	-11.2%
44-45 - Retail Trade	3,890	4,085	5.0%
48-49 - Transportation and Warehousing	241	292	21.2%
51 - Information	88	129	46.6%
52 - Finance and Insurance	187	209	11.8%
53 - Real Estate and Rental and Leasing	103	103	0.0%
54 - Professional and Technical Services	265	385	45.3%
56 - Administrative and Waste Services	305	434	42.3%
61 - Educational Services	1,968	2,136	8.5%
62 - Health Care and Social Assistance	3,081	4,228	37.2%
71 - Arts, Entertainment, and Recreation	350	343	-2.0%
72 - Accommodation and Food Services	1,975	2,067	4.7%
81 - Other Services, Except Public Administration	645	507	-21.4%
92 - Public Administration	694	899	29.5%
Total, All Industries	15,447	17,649	14.3%

Source: Massachusetts Executive Office of Labor and Workforce Development (EOLWD)

Top Employers

Company Name	Number of Employees
Hawthorn Medical Assoc LLC	500-999
Bristol County Field Svc Div	250-499
Bristol County Sheriff's Ofc	250-499
Harvey Building Products	250-499
Home Depot	250-499
Shaw's Supermarket	250-499
Best Buy	100-249
Better Community Living	100-249
BJ'S Wholesale Club	100-249
Brandon Woods of Dartmouth Inc	100-249
Chartwells	100-249
Colonial Wholesale Beverage	100-249
Community Nurse & Hospice Care	100-249
Dartmouth High School	100-249
Dartmouth Middle School	100-249
Eye Health Vision Ctr	100-249
Hawthorn Medical Urgent Care	100-249
James M Quinn School	100-249
JC Penney	100-249
Lowe's Home Improvement	100-249
Macy's	100-249
New Bedford Country Club	100-249
Personal-Touch Home Care Inc	100-249
Southeastern Ma Educational	100-249
Super Stop & Shop	100-249
Target	100-249
Tegra Medical LLC	100-249
Texas Roadhouse	100-249
UPS Customer Ctr	100-249

- Top employers:
- Hawthorn Medical Associates,
 - Bristol County,
 - Harvey Building Products,
 - Home Depot,
 - Shaw's

Demographic
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Job Growth

Community	2010 Jobs	2017 Jobs	Percent Change
Dartmouth	15,447	17,649	14.3%
Fall River	34,134	39,014	14.3%
Freetown	3,806	3,942	3.6%
New Bedford	35,820	37,896	5.8%
Westport	3,345	3,791	13.3%
SRPEDD	227,958	250,713	10.0%
Bristol County	206,987	226,322	9.3%
Massachusetts	3,151,206	3,544,095	12.5%

Source: Massachusetts Executive Office of Labor and Workforce Development

From 2010 to 2017, Dartmouth gained about 2,202 jobs. Job growth was higher than its neighbors, the state, and the region.



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Job Growth Projections

Projections seem to indicate a leveling-off of job growth in Dartmouth. A total of **25** additional jobs are anticipated at present, but additional economic development efforts could change this trend.

	Retail Jobs	Non-Retail Jobs
Estimate 2020	6,174	9,921
Estimate 2030	6,183	9,937
Change	9	16

Source: UMass Donahue Institute and SRPEDD Modeling, Regional Transportation Plan



Demographic
Trends

Housing

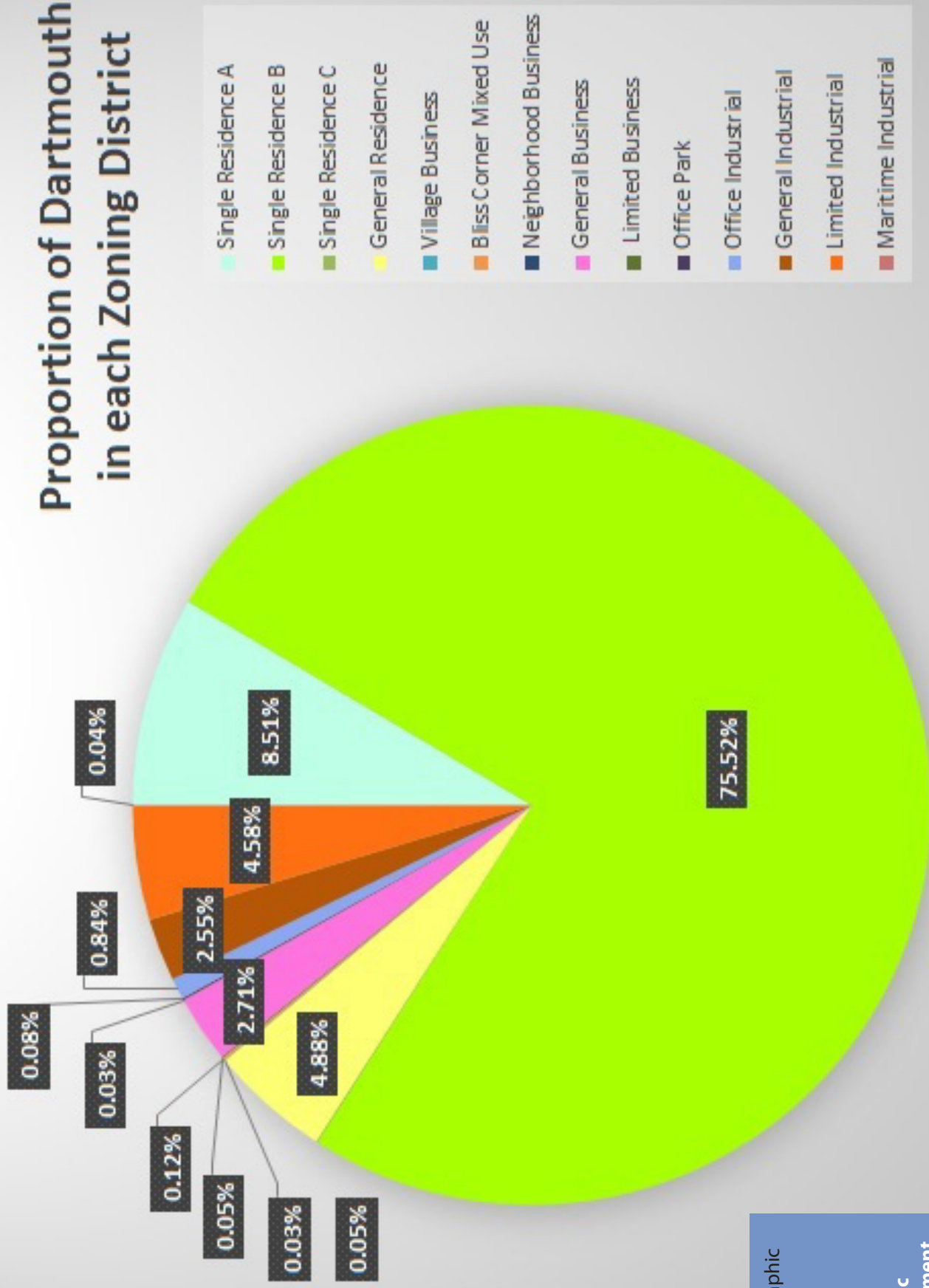
Economic
Development

Land use

Dartmouth's Business-Oriented Zoning Districts

Zone	Purpose
Neighborhood Business	Regular Shopping / Service Needs
Village Business	Traditional mixed-use villages - small business and pedestrian friendly
Limited Business	Store and Service Establishments
Bliss Corner Mixed Use	Preserve the unique mixture of uses, historical character and scale of the Bliss Corner/Dartmouth Street area
General Business	Provide for commercial uses and employment while not imposing nuisances on neighboring uses
Office Park	Provide a transitional buffer between residential districts and commercial or industrial districts, and provide for uses on arterial roads
Office Industrial	A space for office and industrial uses that capitalize on water, sewer and highway infrastructure
Maritime Industrial	Provide for harbor dependent industrial uses
Limited Industrial	Provide for industrial uses and employment while not imposing nuisances on neighboring uses
General Industrial	Provide for industrial uses and employment opportunities and diversify the tax base while not imposing nuisances on neighbors
Residence Districts	Residential development - Home Occupations

Proportion of Dartmouth in each Zoning District



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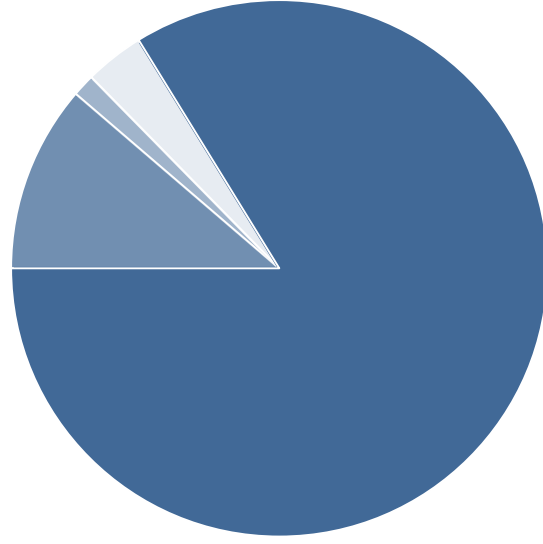
Tax Base (2019)

Community	Residential Tax Rate	Commercial Tax Rate
Dartmouth	9.72	15.85
Fall River	14.62	31.12
Freetown	13.31	21.42
New Bedford	16.63	35.65
Westport	8.17	8.17

Source: Massachusetts Department of Revenue Division of Local Services

2019

2019



Residential
Commercial
Industrial
Personal
Property

83.8% in Dartmouth

78.2% in Fall River

79.9% in Freetown

80.6% in New Bedford

92.5% Westport

For FY2019, the average single family tax bill in Dartmouth is \$4,098, compared to \$3,285 in Fall River, \$4,322 in Freetown, \$3,742 in New Bedford, and \$3,553 in Westport.

Source: Massachusetts Department of Revenue (DOR): Division of Local Services (DLS)

Demographic
Trends

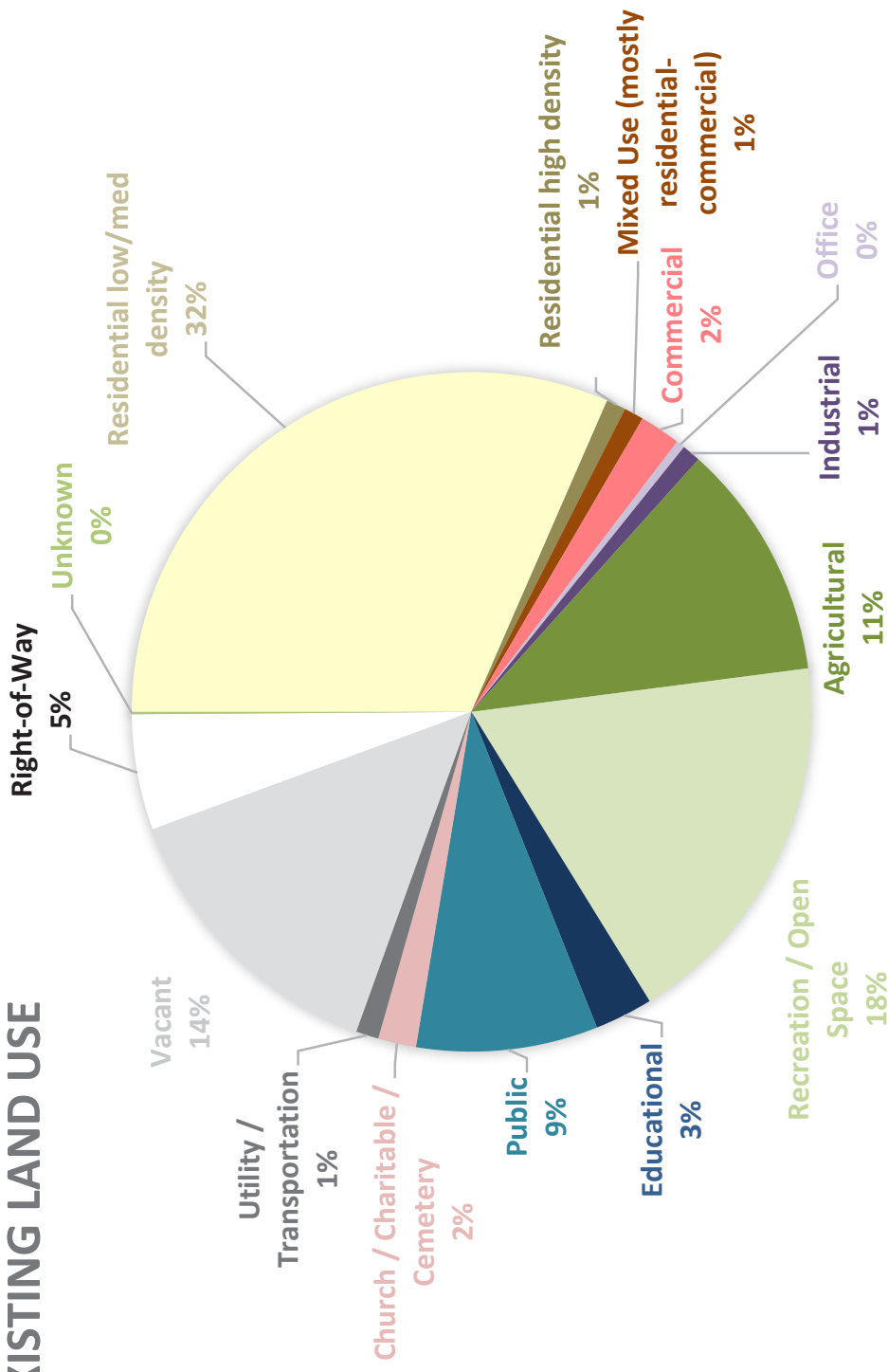
Housing

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Land use

Land Use Breakdown

EXISTING LAND USE



Compared to figures recorded from 1999, the largest changes have occurred in the residential and open space categories.

Small Group Activity

Where and how should we grow into?

Basic Premise - Use group discussion to locate 600 units of new housing and new commercial and industrial development on a basemap.

For the purpose of the exercise, there are three types of residential development that can be placed:

Single-Family at three density options:

- one unit per acre (1 acre buildable lot)***
- two units per acre (half-acre buildable lot)***
- four units per acre (10,000 sf buildable lot)***

Medium Density Multi-Family

- Maximum of 8 units per acre***

Higher Density Multi-Family

- Maximum of 16 units per acre***

Procedure - Two-Step Process

STEP 1:

*Decide amongst group members which combination of residential development typologies you will be working from.
(15 minutes)*

- 1. Status Quo - 85% single-family, 5% medium density multi-family, 15% higher density multi-family*
- 2. Even Steven - 33% single-family, 33% medium density multi-family, 33% higher density multi-family*
- 3. Balancing Act - 10% single-family, 45% medium density multi-family, 45% higher density multi-family*

STEP 2:

Place development within developable portions of Dartmouth in the arrangement your group favors.

Considerations

What is the balance of new development versus environmental and farmland preservation?

Can land be developed for housing more efficiently through higher density? What are the trade-offs?

Does the relative location of uses make it possible to get to destinations without a car?

How big is the lot you live on, as a frame of reference?

What variety of housing is available?

Can seniors downsize and new families establish?

www.srpedd.org/Dartmouth-Master-Plan

Also...



Contact

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Senior Comprehensive Planner

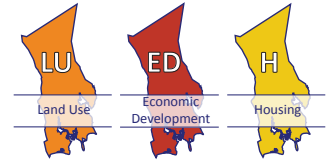
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Appendix C

Workshop Comment Pads & Voting Boards



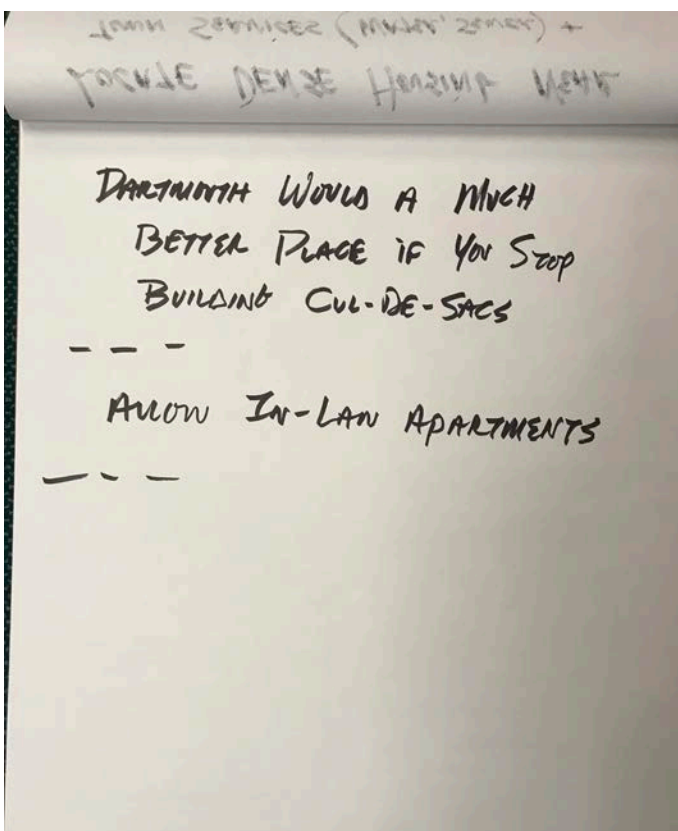
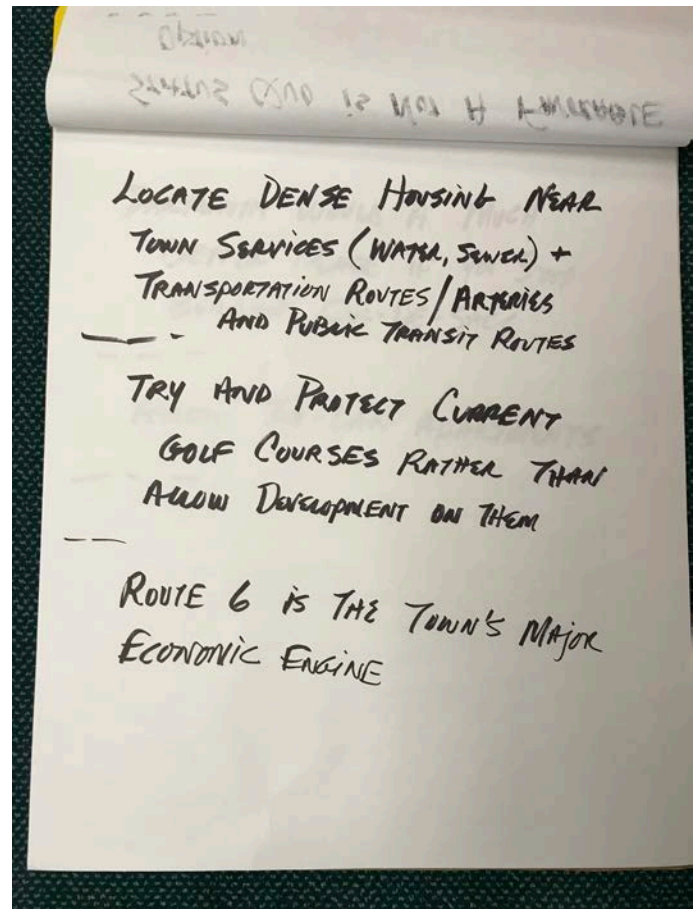
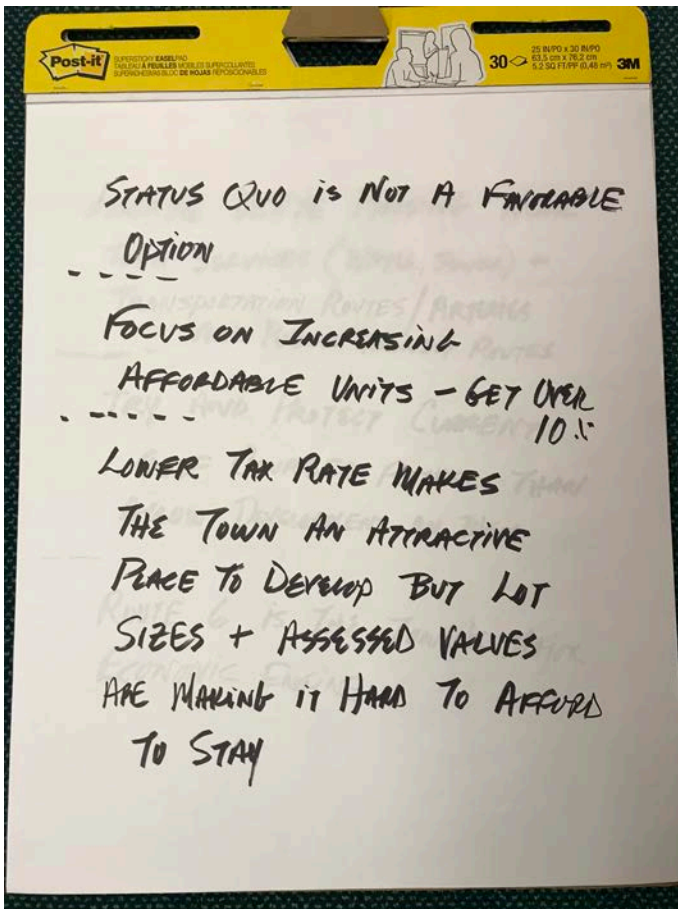
Group 1 Discussion Comments

- Unlikely to develop farmland- even w/ temp. protections
- Sufficient amount of SF. houses in town- need for housing for seniors
- Younger generation preferring m/f. housing
- Renters having a higher cost burden
- Group chose "BALANCING Act- #3"
- Liked the idea of developing near existing infrastructure + facilities + public transit.
- Older folks don't want to be isolated.
- Development near highway on land that is developable - close to stores, amenities, schools, etc.
- Repurpose old Police station- mixed use - res. on top comm. below - "Village Feel"
- Hawthorne Country Club- med. density
- Lack of north-south connector roads (only) limiting development opps.

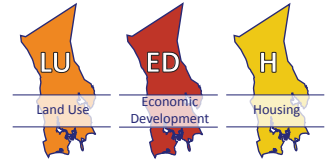
- (Transportation) is going to drive development options - Lack of street network, hinders it
- High density SR housing on the campus of UMass-Dartmouth. Also some comm. activity
- Medium density housing @ mall- mixed use - Access to amenities, sucs, infrastructure
- Land off of High Hill Road is attractive - because it's available + close to transit- N.B. - SCR station
- Res (mixed use development in Allandalebrook Farm neighborhood. Maybe seniors who want to stay in their neighborhood- Age in Place
- Re development of Dartmouth St. Berny's into high-density housing

- Moderate Density @ Allandale Country Club

Group 2 Discussion Comments



Group 3 Discussion Comments



- want to make the town more affordable
- more affordable housing for 20-30yos and 55+
- make housing close to areas to walk and bike too.
- Town in NH create a mini city with 3 rings with mixed use, duplexes, and housing
- Create mixed use housing
- limitations along Route 6 but that would be an idea for housing (Route 6 residential)
- Farmland turning over to protected land ~~and~~ will not help the tax base. Some should be turned to development.
- maybe create an overlay * for an area to target development

- Create incentives for developers to create 55+ housing
- make the housing affordable, and look nice to attract people to move in Dartmouth
- Village neighborhood / district
- South east bike path going through north part of town
- Slocum road a new development that is designed to blend in (design guidelines)
- Hawthorn country club will be good for high density with commercial (town water/sewer) duplexes / town houses
- High density near Walmart
- Across from Hawthorn medical behind the commercial area

- Gun club could be a location if they were to sell
- #3 → increasing single population, more senior housing, more affordable for young families to move into town. ... might be appropriate for next meeting
- #2 more likely to get passed town meeting / BUT, informing ppl before can really help.
- Reed Road Huge Area in town
↳ fix that, Rt 6 would get better.
- fix Fournier corner road & Route 6

- When large property becomes available we want a more it to have a Village model
- Addition to commercial aspect
- residential aspect
 - allow residential aspect

Voting Boards

Dartmouth Master Plan Land Use Comments from Workshop #1



- Discouraging new strip malls from opening when there are empty stores.
 - Redevelop current commercial areas rather than building new.
- Redevelop strip malls with mixed-use development – retail, commercial, with housing.
- Avoid suburban sprawl.
 - Retail reuse of mall with potential other uses.
- Create more village-type development.
- More mixed-use development.
 - Balance of zoning laws – too restrictive in some cases.
 - Ensure flexibility in Plan.
- Concurrent investment with new developments.
- Continue to support DNRT preserving land to keep open space in town.
 - Too much focus on Padanaram – need to focus resources town-wide.
 - No retail zoning past railroad – change?
 - Commercial development uses few public services – continue with the commercial trend.
 - Maintain rural character – transition spaces.
 - Currently developing on land with issues such as wetlands.
 - Tucker Road (previous church property) controversy.
 - What to do with the closed golf course?
- Development with respect for resources and significant areas.
 - Pressure of development with train coming.

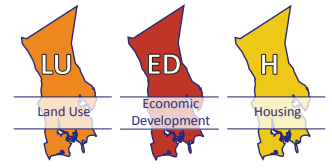
If your top priority is not represented here, please write it on the next board.

Dartmouth Master Plan Housing Comments from Workshop #1



- More affordable starter home housing such as ranches and capes in the 1,500 – 1,800 SF range.
- More 55+ housing.
 - Lack of housing for seniors.
 - Comfortable with housing types and options.
- Transit oriented development around future train.
 - Town has done well with affordable housing.
- Meet the 10% affordability threshold.
- Lincoln Park mixed-use style of development.
 - More property taxes support public services.

If your top priority is not represented here, please write it on the next board.



Dartmouth Master Plan Economic Development Comments from Workshop #1



- Having a healthy and sustainable tax base.●●
- Repurpose the Vanity Fair Outlet store on Faunce Corner Road.
- Need to be more small-business friendly; additional resources to small business.
 - Growth of the health industry – make easily and safely accessible for seniors.
 - Small businesses may start in the village – replicate the pattern in Bliss Corner?
 - Zoning law compliance blocks small business development.
- Develop a clear/understandable plan for business development including a Chamber of Commerce.
 - Consider adding incubator spaces.
 - Pursue public/private partnerships and sustain these relationships.

If your top priority
is not represented
here, please write it
on the next board.