

# Villebridge Middleton



Presentation to the Middleton Zoning Board of Appeals  
September 20, 2023

# Agenda

- Development Team
- Site Aerial / Locus Map
- Preliminary Lotting Plan
- Project Overview
- Community Benefits
- Site Plan / Landscaping
- Utilities
- Architecture
- Site Circulation
- Traffic

# Development Team

- Architect: The Architectural Team
- Civil/Survey/Septic: Hancock Associates
- Traffic: Vanasse & Associates
- Landscape: Hawk Design
- Legal: Smolak & Vaughan, LLP



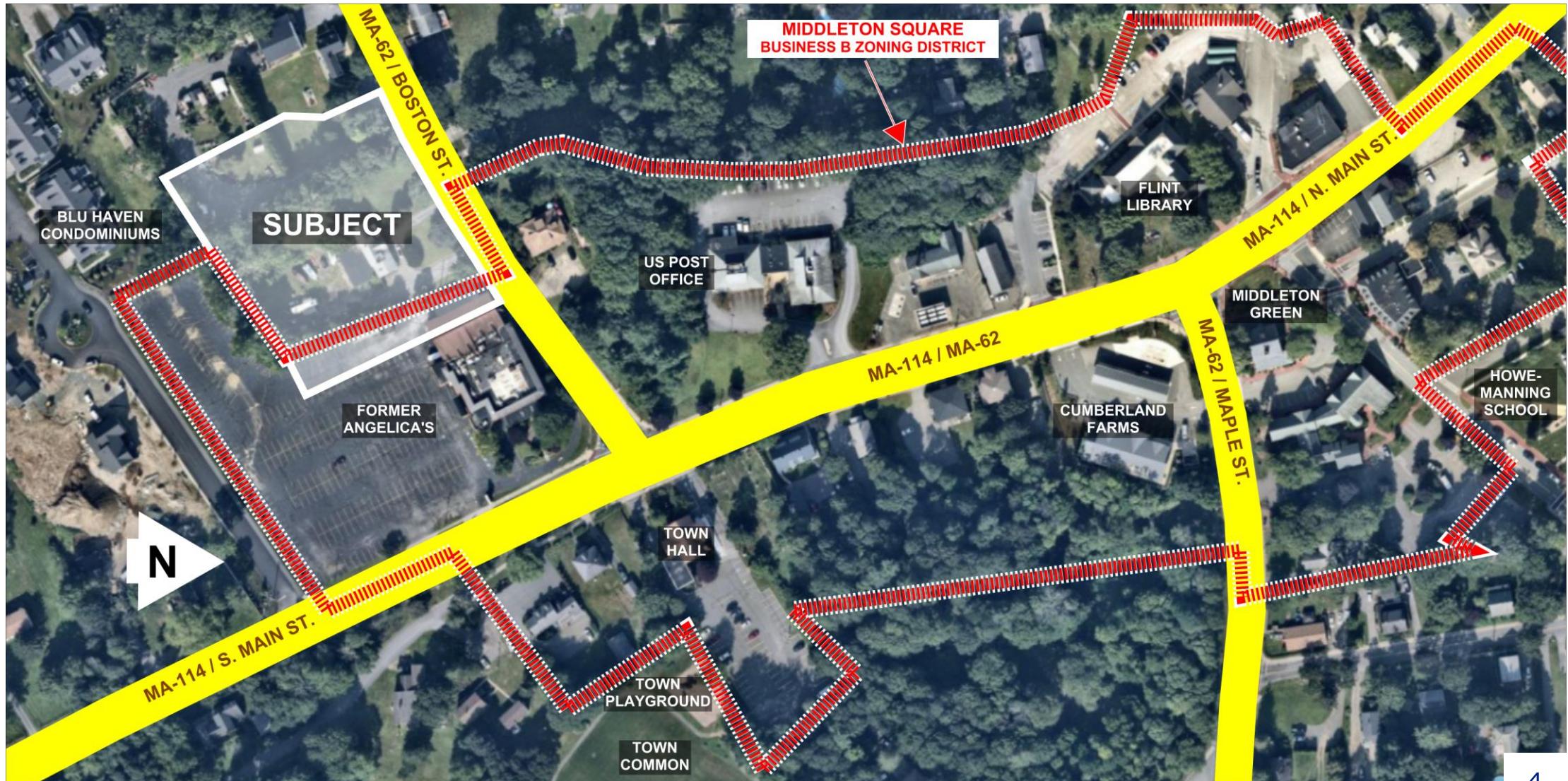
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HANCOCK  
ASSOCIATES



**SMOLAK & VAUGHAN**  
ATTORNEYS AT LAW

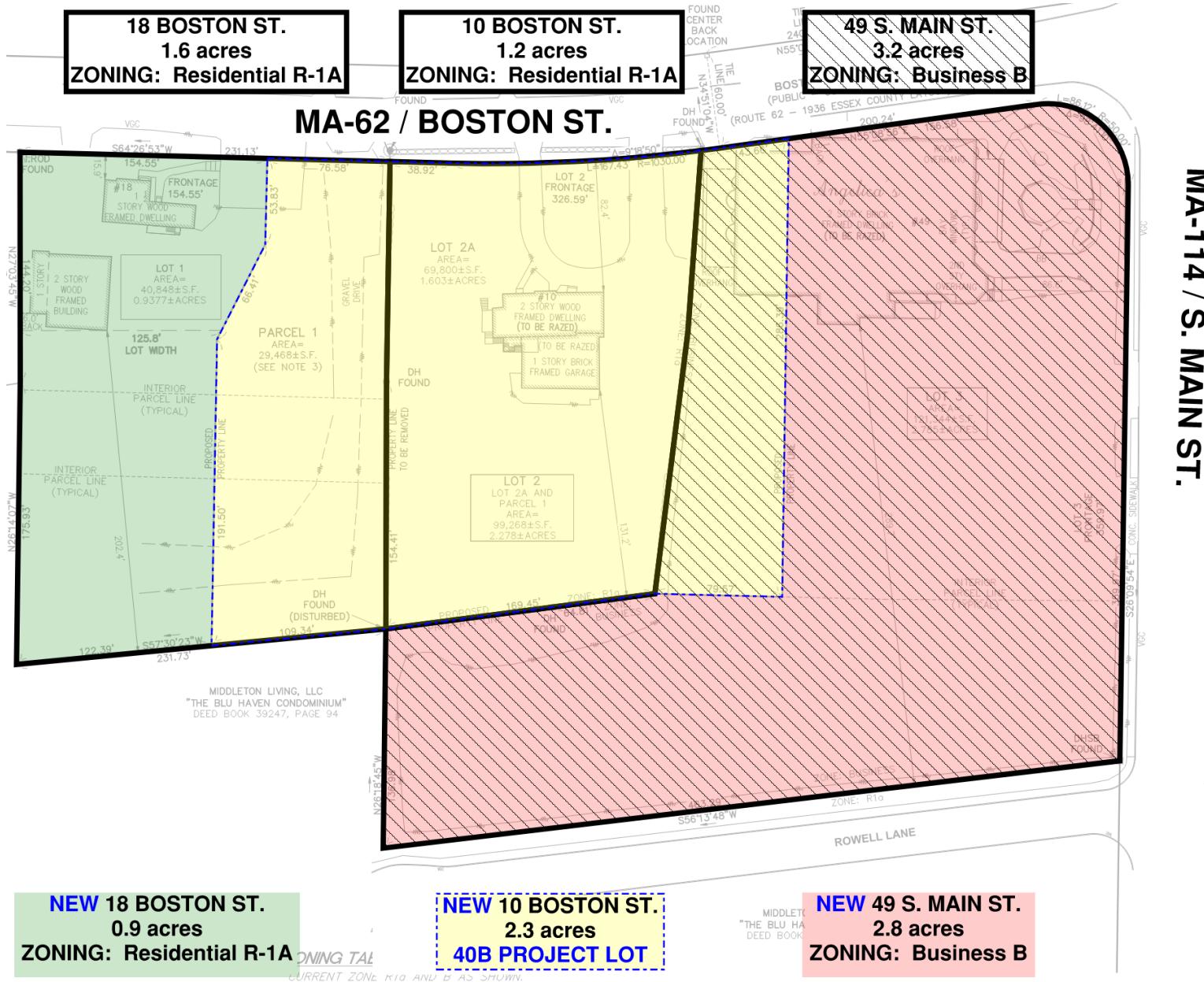
# Site Aerial / Locus Map



# Preliminary Lotting Plan

Three existing lots (49 S. Main St., 10 Boston St., and 18 Boston St.) divided through the ANR process to result in three new lots:

- 1 40B lot: 10 Boston St.
  - Subject of this 40B application
- 1 Business B lot: 49 S. Main. St.
  - Subject to local zoning
- 1 Residential R-1a lot: 18 Boston St.
  - Existing residential property



# Project Overview

Apt. Type	Quantity	Mix %	Total		Estimated		Proposed Amenities
			Bedrooms	Sq. Ft.	Market Rent		
1 Bedroom	36	60%	36	726	2,500 - 2,700		Outside
2 Bedrooms	18	30%	36	1,184	3,300 - 3,700		Pet Park
3 Bedrooms	6	10%	18	1,478	4,200 - 4,500		Fireplace
<b>Total</b>	<b>60</b>	<b>100%</b>	<b>90</b>	<b>944</b>			BBQ Grill

Apt. Type	Gross Affordable	Affordable Utility Allowance	Net Affordable Rent	Affordable Household Income	Typical # of Adults	Average Hourly Wage	Inside
	Rent		Rent	Income			
1 Bedroom	2,097	179	1,918	83,900	1	\$ 42 / hr.	On-Site Leasing
2 Bedrooms	2,517	227	2,290	100,700	2	\$ 25 / hr.	On-Site Maintenance
3 Bedrooms	2,908	281	2,627	116,325	2	\$ 29 / hr.	Elevator

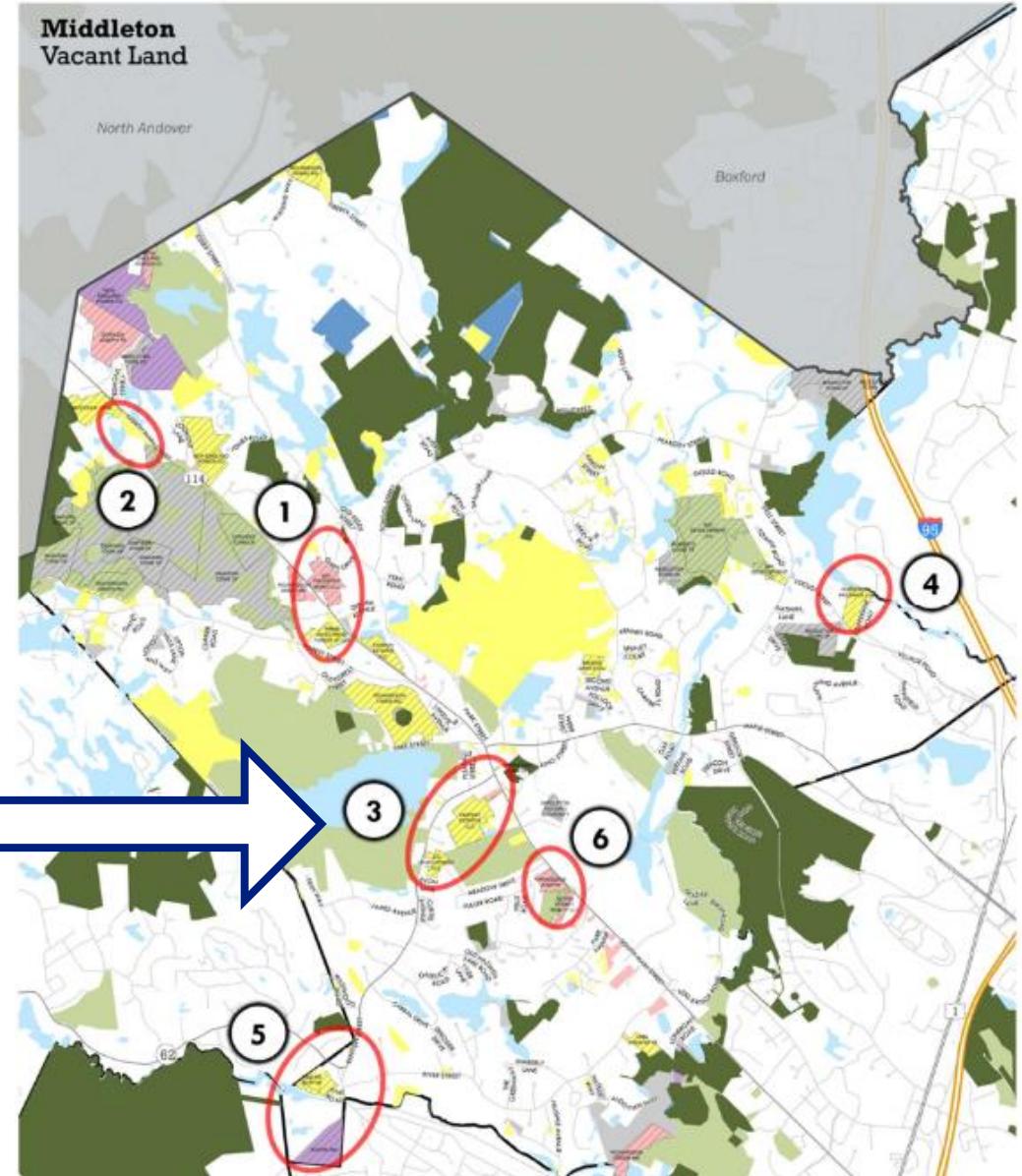
  

Parking Spaces	Total	Per Apt.	Per BR	Homes	Affordable	Market
					15 (25%)	45
	100	1.7	1.1			

# Community Benefits

- Middleton Housing Production Plan (HPP)
- Six general areas to explore development of affordable housing
- Proposal located within one of the six general areas

Figure 35 Review of Vacant Parcels 5 Acres or Greater for Development Potential



# Community Benefits

- Middleton HPP Excerpts:
  - Goal 3 – Encourage Affordable Housing Development to Achieve the Chapter 40B Minimum 10% Requirement
  - Strategy 3.2 – Facilitate the proactive production of additional affordable housing units by meeting annual minimum production targets in order to:
    - (a) demonstrate consistent progress toward the Town's minimum 10% SHI Ch. 40B requirement,
    - (b) achieve “safe harbor” Town control through certification, and
    - (c) address the housing demand and needs of the Town’s own residents.

# Community Benefits

- June 2023 Subsidized Housing Inventory (SHI) for Middleton:
  - 160 of 3,312 homes = 4.83%
  - Shortfall of 172 affordable homes (332 affordable homes required)
- Proposal provides 60 new homes
  - Walkable to Middleton Square → more customers for existing businesses
  - All 60 homes count toward Middleton's SHI
  - Increases SHI by +1.81% to 6.64% ... an increase of over 37%
- Proposal provides 2 years of “safe harbor”

# Community Benefits

- **Middleton Master Plan Excerpts:**
  - Residential neighborhoods offer a welcoming, safe and enriching environment with a variety of housing options ... for families, seniors, and young adults.
  - ...retirees and elders will prefer to age in their communities, creating a large and growing need for affordable and age-friendly housing options.
  - Create opportunities to develop a more diverse housing stock – affordable and market rate - to meet the needs of a changing demographic profile in the town.
  - Encourage rental apartments within retail/mixed-use districts

# Community Benefits

- Middleton Master Plan Excerpts (continued):
  - Robust Middleton Square
    - Allow housing options close to desired leisure retail node
    - More residents help support retail
  - Objective: Encourage and maintain a mix of housing types by supporting development that provides for households at all income levels and encourages a diversity of age, households, and ability.
  - Action: Ensure that at least 10% of new housing is accessible or adaptable to individuals with disabilities ...

**NOTE: All 60 proposed homes meet this goal**

# Site Plan / Landscaping

- Robust landscaping plan
- Extensive year-round and seasonal plantings and screening
- Facilitates connections to abutting commercial property
- Ground-based monument and wayfinding signage
- Dark-Sky compliant LED site lighting



# Utilities

- Municipal water via Middleton/Danvers
- Electricity via Middleton Electric Light
  - Supported by utility easement
- On-site Title 5 septic system
- On-site stormwater management
  - Supported by utility easement
- Natural gas via National Grid
  - Supported by utility easement



# Architecture – View from Boston St.



# Architecture – View from S. Main St.



# Architecture – North / West Elevations



# Architecture – South / East Elevations



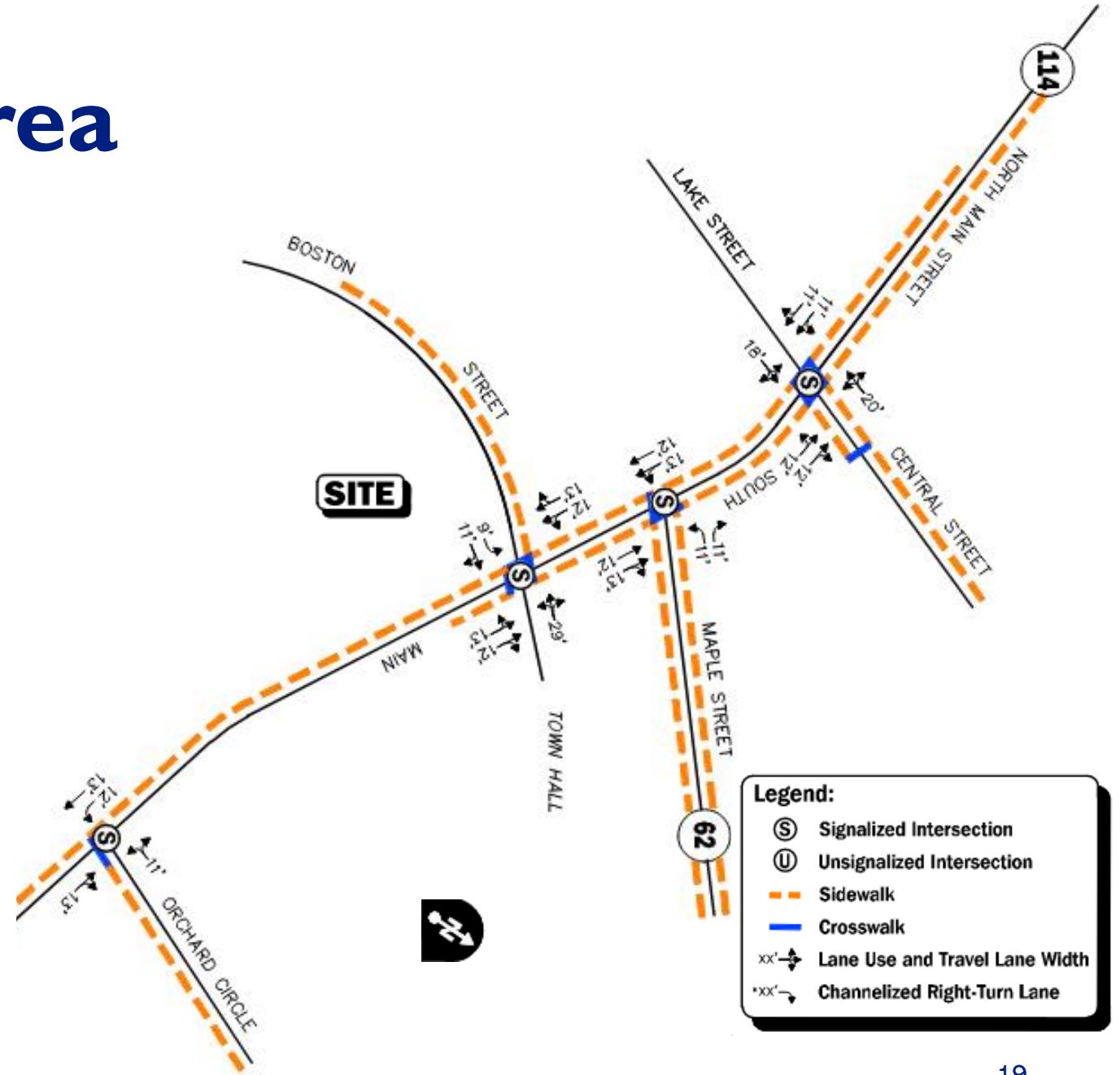
# Site Circulation

- Primary access to/from Boston St.
- Resident-only access to/from abutting commercial property
- 24-foot wide drive aisles throughout
- Pedestrian connections to community and abutting commercial property



# Traffic – Study Area

- S. Main St. @ Boston St. / Town Hall Driveways
- S. Main St. @ Maple St.
- N. Main St. / S. Main St. @ Lake St. / Central St.
- S. Main St. @ Orchard Cir.



# Traffic – Project Trips

Timeframe	Vehicle Trips					Total	
	Boston St.		S. Main St.		Total		
	Entering	Exiting	Entering	Exiting			
Average Weekday	110	143	120	87	460		
New trips added to existing		3.0%		0.8%		1.4%	
Weekday Morning Peak Hour	5	19	5	12	41		
Weekday Evening Peak Hour	14	11	15	6	46		
Saturday Midday Peak Hour	6	8	6	5	25		

Timeframe	Average Minutes Between Vehicles					
	Boston St.		S. Main St.			
	Entering	Exiting	Entering	Exiting		
Weekday Morning Peak Hour	12	3	12	5		
Weekday Evening Peak Hour	4	5	4	10		
Saturday Midday Peak Hour	10	8	10	12		

# Traffic – Overall Project Impacts

Intersection Peak Hour Assessed	Level of Service (LOS)				Delay per Vehicle, seconds			
	2030			Build, Mitigated vs. No-Build	2030			Build, Mitigated vs. No-Build
	2023 Existing	2030 No-Build	Build, Mitigated		2023 Existing	2030 No-Build	Build, Mitigated	
<b>S. Main St. @ Boston St. / Town Hall Driveways</b>								
Weekday Morning	B	C	C	No change	19.1	33.9	35.0	Increased by 1.1 seconds
Weekday Evening	C	F	F	No change	23.0	>80.0	>80.0	---
Saturday Midday	B	C	C	No change	19.4	28.5	30.4	Increased by 1.9 seconds
<b>S. Main St. @ Maple St.</b>								
Weekday Morning	F	F	E	Improves 1 grade	>80.0	>80.0	67.7	Reduced by at least 12.3 seconds
Weekday Evening	F	F	D	Improves 2 grades	>80.0	>80.0	53.1	Reduced by at least 26.9 seconds
Saturday Midday	F	F	D	Improves 2 grades	>80.0	>80.0	53.5	Reduced by at least 26.5 seconds
<b>N. Main St. / S. Main St. @ Lake St. / Central St.</b>								
Weekday Morning	C	D	C	Improves 1 grade	28.2	42.0	23.9	Reduced by 18.1 seconds
Weekday Evening	B	C	B	Improves 1 grade	19.8	25.2	12.2	Reduced by 13.0 seconds
Saturday Midday	B	B	A	Improves 1 grade	13.7	16.9	7.9	Reduced by 9.0 seconds
<b>S. Main St. @ Orchard Cir.<sup>1</sup></b>								
Weekday Morning	A	A	A	No change	4.3	6.3	6.5	Increased by 0.2 seconds
Weekday Evening	A	A	A	No change	4.2	7.3	7.6	Increased by 0.3 seconds
Saturday Midday	A	A	A	No change	4.8	5.9	6.0	Increased by 0.1 seconds

<sup>1</sup> No mitigation necessary for S. Main St. @ Orchard Cir. intersection

# Thank You



Villebridge Middleton