

**SECTION 8\* ADULT CARE FACILITIES (ACF) DISTRICT**

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**8.1 PURPOSE**

It is the purpose of this section to permit and regulate, for the public health, safety, convenience, and welfare of the citizens of the Town of Wilbraham, development of any of a wide variety of facilities designed to provide some form of assisted living to elderly adults, the disabled or chronically ill.

**8.2 USE REGULATIONS**

The following uses shall be permitted in the Adult Care Facilities (ACF) District:

- 8.2.1\*** Medical office buildings as specified in section 3.4.5.1 with a gross floor area of three thousand (3,000) square feet or less subject to site plan approval from the Planning Board in conformance with the procedures specified in section 13.5.
- 8.2.2\*** Medical office buildings as defined in section 3.4.5.1 with a gross floor area exceeding three thousand (3,000) square feet by special permit from the Planning Board in conformance with the procedures specified in section 13.6.
- 8.2.3\*** Adult Care Facilities (ACF) as defined in section 1.3 by special permit from the Planning Board in conformance with the procedures specified in Section 8.0 and Section 13.6. In the interest of providing a broad diversity in the type of adult care facilities developed within the district, the Planning Board may deny a special permit for a particular use if in its judgment such use is already adequately represented within the district.

### **8.3 APPLICATION**

- A.** The applicant for an ACF special permit shall submit to the Planning Board a written application on the prescribed form containing all the information required hereafter including the following materials:
1. A Development Statement setting forth the development concept, including the particular type of Adult Care Facility, number of dwelling units, care rooms or beds, type and size of units, staff facilities, common areas, ground floor coverage of the site, and parking as related to both gross building area and number of units or beds. The Development Statement shall list the development team and affiliated companies, and shall identify prior experience by name, type, and specific location.
  2. A Development Site Plan of the entire tract in accordance with this section and Section 13.3, and a Development Site Plan delineating the proposed development in relation to any other development within the ACF District.
  3. Floor plans and elevations of all proposed buildings.
  4. A traffic study of the area as it may be affected by the proposed development, including present and anticipated traffic counts, flow patterns, and capacity analysis of present and proposed intersections and entrances serving the development.
  5. An engineering report regarding the adequacy of sewage disposal, domestic water supply and storm water drainage for the site and as the proposed design relates to existing utilities of the Town.
  6. A marketing and operational study of the proposed development including any studies, proposals, or licensing materials provided to, required by, or issued by the Commonwealth or other governmental authority.
- B.** Said application shall contain sufficient information so the Planning Board can make determination on the findings required in Section 13.6.5, as well as on the following items:
1. The project is consistent with the Master Plan of Development of the Town, as well as the development concept of the ACF District;
  2. The project preserves and protects the character of the Town and especially the other developments within the district;
  3. The development minimizes potentially adverse environmental impacts on the Town;
  4. The development is likely to result in a financially stable, soundly and attractively constructed and well-managed and maintained project; and
  5. The development conforms to the specific provisions of this bylaw, including the design guidelines of this section and section 13.4.

- C. Said permit shall not be issued unless the Planning Board affirmatively determines that each of the above-listed criteria is met by said applicant.

#### **8.4 DIMENSIONAL REGULATIONS**

Properties in the ACF District shall comply with the following dimensional requirements:

##### **A. Minimum Lot Area**

The minimum lot area shall be sixty thousand (60,000) square feet, except that the Planning Board shall have the option of approving smaller parcels under the site plan approval process or the special permit process, when in its judgment the smaller size is appropriate for the proposed development including the required parking.

##### **B. Minimum Frontage**

The parcel shall have two hundred (200) feet of frontage on a public way, subject to the following exception. In order to best serve the welfare, safety, and convenience of the public, the Planning Board desires to see a new public or private street developed within the ACF District. Under the special permit process the Planning Board may modify or waive the normal frontage requirement if it deems access to a proposed development is safe and adequate, and furthers the development of such new street.

##### **C. Minimum Front Yard**

The minimum front yard shall be forty (40) feet, and shall contain a landscaped buffer strip as described in section 10.2 of not less than ten (10) feet. The remainder of the front yard may be used for off-street parking.

##### **D. Minimum Side Yard**

The minimum side yard shall be fifteen (15) feet, except that side yards abutting a residential district shall be not less than sixty (60) feet and contain not less than a fifty (50) foot landscaped buffer strip as described in section 10.2.

##### **E. Minimum Rear Yard**

The minimum rear yard shall be eighty (80) feet. Rear yards abutting a residential district shall contain not less than a fifty (50) foot landscaped buffer strip as described in section 10.2.

##### **F. Maximum building coverage**

The proposed building shall cover not more than thirty five percent (35%) of the site.

##### **G. Maximum building dimensions**

No proposed building shall be more than two (2) stories nor more than forty (40) feet in height.

## **8.5 DENSITY REGULATIONS**

The maximum number of dwelling units or care rooms permitted in any development within the ACF District shall be determined by the Planning Board to assure compliance with the purpose and intent of these regulations and to adequately protect the public safety and welfare.

## **8.6 BUILDING REQUIREMENTS**

### **A. Building Design**

Buildings within any development shall be architecturally compatible with other buildings within the ACF District.

### **B. Building Location**

Building location and orientation shall reflect:

1. Relationship to the street line and to other buildings in the area, in order to protect privacy and create visual coherence;
2. Views, solar access, and access to open space;
3. Organization of large developments into recognizable sub-areas in order to provide proper scale and identity;
4. Preservation of the environment by avoidance of major topographic change and by protection of significant natural site features including native trees and vegetation;
5. Reduction of visual intrusion into abutting properties in order to protect the existing character of the abutters.

## **8.7 UTILITIES**

- A. All utilities shall be placed underground.
- B. Each facility within the ACF District shall be connected to a public water supply and a public sewer system.

## **8.8 PARKING AND CIRCULATION REQUIREMENTS**

- A. There shall be an adequate, safe, and convenient arrangement of sidewalks, roadways, driveways, parking, and vehicle and pedestrian circulation.
- B. Each development within the ACF District shall design its roadway system in conformance with and in furtherance of the new street to be developed for internal circulation within the district. Even though a development parcel has adequate frontage on Boston Road the Planning Board may at its discretion require that primary or sole access to the facility be from the new street. Such requirement will serve both to improve cohesiveness of development within the district and minimize curb cuts on Boston Road.

- C. Each facility shall provide on-site parking in conformance with Section 11 of this by-law, subject to the following exception. Because of the diversity in type of development permitted in this district, the Planning Board shall have the right as part of the special permit process to either increase or decrease the required parking for a specific facility, to a level which in its judgment best serves the needs of the development and the community.

## **8.9 LANDSCAPING REQUIREMENTS**

- A. A coordinated landscape design for the entire project area, including landscaping of structures, parking areas, driveways, walkways, and buffer strips, shall be submitted to the Planning Board for approval.
- B. Wherever possible, existing trees and vegetative cover shall be conserved and integrated into the landscape design.
- C. Proper maintenance of the landscaping, including buffer strips, shall be the responsibility of the owner, and shall be a condition of the special permit.

## **8.10\* PROJECT IDENTIFICATION**

- A. All signage shall be in accordance with the provisions of Section 12.8.
- B. All streets shall be posted with standard street signs and all street names shall be approved by the Planning Board. Dwelling Units shall be assigned street numbers by the Assessors Office.

## **8.11\* ENFORCEMENT**

- A. As a condition of its approval, the Planning Board may establish time limits for any development or phases thereof.
- B. Before any building permits are issued, the developer may be required to provide the Town with performance security in a form and amount satisfactory to the Planning Board to guarantee the construction of required streets and site improvements.