

## **STAFF MEMORANDUM**

**Date:** August 11, 2020  
**To:** Planning Board  
**From:** Kellie Walsh, Town Planner  
**Subject:** **Louis Andronaco (owner/applicant)** – Conceptual discussion for a potential site plan to construct a multifamily residential complex along with associated site improvements. The parcel is located at 86 West Street in the Residential A Zoning District. Tax Map 24, Lot 26.

### **BACKGROUND/PROPOSAL:**

Map 24, Lot 26 is located at 86 West Street in the Residential A zoning district. The site is currently has single family residence and is abutted by single family residences.

The applicant is before the Planning Board to discuss a conceptual site plan to demolish the existing single family residence and construct a four unit, one or two story townhome style building. Each unit would be ADA compliant/handicap accessible.

In addition to detailing the proposed improvements, the applicant will be seeking input from the Board regarding the next steps in the regulatory approval process and any other recommendations to assist the applicant if they decide to move forward with a formal application in the future. A conceptual review/discussion shall not bind the applicant or Planning Board.

### **STAFF COMMENTS:**

1. The parcel totals approximately 0.96 acres and is in the Residence A district. The intent of the Residence "A" District is to provide for low-density or low-intensity uses, primarily single-family residential on individual lots. A Variance would be required for a multifamily use.
2. The multifamily residences referenced in the applicant's narrative, 93 West Street (12 units) and 9 Spaulding Street (3 units) received variances in 1974 and 1987. The variance criteria and zoning ordinance has changed since these approvals, specifically the density requirements.

### **STAFF RECOMMENDATIONS:**

Listen to the applicant's presentation; provide feedback and any recommendations for their consideration in order for them to proceed with formal applications. Please also discuss any typically required/recommended items that the Board would be expecting should a formal application be submitted in the future.



## West Street Complex Proposal:

As a Nurse Practitioner with an aging baby boomer mother, it has become apparent that there is not many options for aging adults to transition to when they downsize in our area. In NH, the statistics for the "Baby Boomer" generation is 29.6%. When people are downsizing, they have limited options for independent living. Often they choose condominiums, ranch single family homes, or over 55 communities. Yet, in our community there are limited handicap accessible housing that allows for aging adults, disabled veterans, or those with disabilities, to be independent in their living situation. We come to you today with a unique proposal that we feel would benefit the community and serve a greater good.

Currently in Milford, condominiums are at a not set up for handicap access. They are somewhat financially affordable but most HOA do not allow permanent handicap structures that would "change the use" of the unit. Often, they are also more than one floor and have minimum doorway access and step in showers. Perhaps it is my unique vision in seeing this as an issue for our aging population and knowing we can do something to change that for our community.

In the enclosed proposal, you will see that my husband and I would like to propose a few different variances. We currently own 86 West Street. This home, as you know is currently within Zone A. The lot is just under an acre. Across the street is an apartment complex operated by Red Oak, which received a variance for density and usage in 1974. There are also other multifamily in the neighborhood, in particular a three unit located at Spaulding Street which received a variance in 1987 for usage and density.

In our plan, if allowed, we would like to demolish the single-family home in place and reconstruct a handicap able townhouse complex. These would be one- or two-story units that are similar in style to the current neighborhood. Constructing these would enhance the value of the properties nearby, benefit an underserved population, increase tax revenue for the town, and drive more commerce to the Covid-struck commerce in our town.

Speaking of Covid, this has also prompted many older adults or handicap/compromised adults into looking at ways to be closer to family and still be independent without being in a larger attached complex which has continuously had higher rates of Covid. I know this is a temporary virus, but I believe as a healthcare provider, I see a change in trends and how people are thinking about their loved ones and how aging adults would like to spend their remaining years. We are finding that people who are in this category want the independence they deserve to live out the time they have. It also is more economical for them, as facilities that have handicap amenities are 5-8K a month and long term care is 10-12k a month. "Aging in place" is now what aging and handicap adults would prefer both from a quality of life and financial prospective.

There will be one driveway from the road that is existing and large at 86. It will be expanded towards the back, but will need no road or sidewalk intervention. The traffic added to this street will be nominal as these are aging adults and not a population that would bring crime, extreme traffic, or degrade the neighborhood. As you can see there is not adverse effect on the public interest, in fact, in my professional opinion I believe it will be an enhancement. All four units will be ADA compliant. There will be parking in the front communal lot and a community green space of raised garden beds, which will provide and maintain the green space of the lot. The allowance of 5 units per half acre is much more than we are proposing. We are only proposing 4 units for almost a full acre. This will not cause overcrowding, elevated noise, diminish green space, block light from other homes, or cause burden on the neighborhood or town resources. To the contrary, it will only enhance it and serve an underserved population and need.

In 1999, the Supreme Court's decision in *Olmstead v. L.C.*, requires states to find the most integrated way to house and serve the needs of people with disabilities. The ADA created for the first time a comprehensive mandate to make buildings, infrastructure, and transit accessible to people with disabilities, which benefits this underserved population. By enabling them to be fully functional in their own space you are not further contributing to the disablement and are aiding them in being fully functional adults not limited by the physical contours and fixed architectural designs of the handicapped. People with disabilities, including older adults, want to live in diverse communities, not segregated settings. RSA 674:16-20. In general, the provisions in place must promote the "health, safety, or general welfare of the community." What better way to begin thinking about this and building homes that will take care of almost 30% of the NH population.

#### References:

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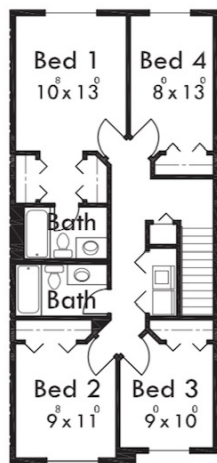
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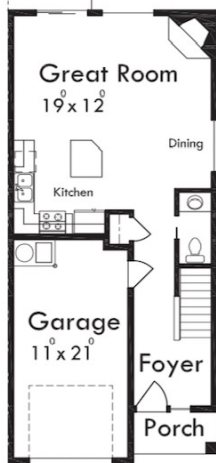
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UPPER FLOOR



MAIN FLOOR

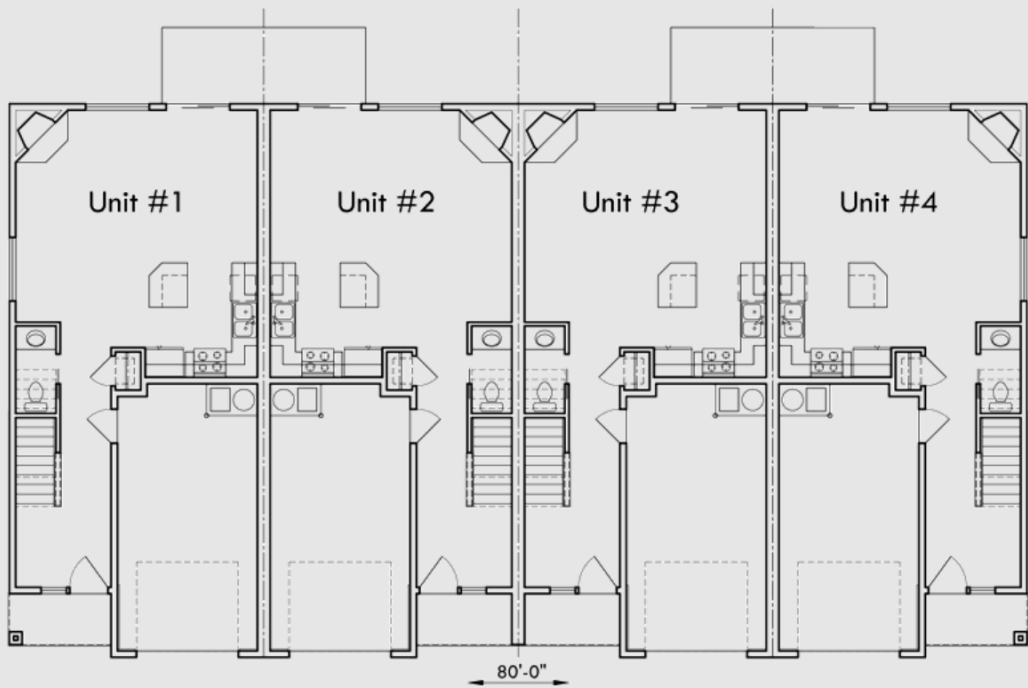
## PLAN F-563

MAIN FLR.	583 SQ. FT.
UPPER FLR.	831 SQ. FT.
TOTAL	1414 SQ. FT.
GARAGE	247 SQ. FT.

43'-6"

20'-0"

20'-0" each unit











SIDE ELEVATION