



TOWN OF FRAMINGHAM

150 CONCORD STREET ▪ MEMORIAL BUILDING ▪ FRAMINGHAM, MA 01702-8325

Millwood Golf Course – Land Use Analysis May 24, 2016, revised June 2, 2016

This review of 818 Grove Street and 175 Millwood Street is based on GIS mapping and the April 2016 Framingham Zoning By-Law (approved at the 2016 Annual Town Meeting). This review is not an all-inclusive review, but rather to provide information related to the multiple options for the property.

Zoning District: Single Family Residential (R-4) Zoning District
Single family lots are required to have 1 acre/43560sf of lot area and 100’ of lot frontage

818 Grove Street is roughly 12.29 acres

175 Millwood Street is roughly 53.62 acres

Total Land Area (818 Grove Street + 175 Millwood Street): 65.91 acres

Total Area shown on GIS - Wetlands: 2.00 acres (note: a water feature related to the golf course does not come up as wetlands or a waterbody on GIS – it is located within a narrow area which is limited for development)

Total Area of Wetlands + 30’ No Build Area: 4.07 acres

Slopes Defined as Moderate Slopes (15% or greater): 0.0 acres

Areas considered not to be considered buildable due to dimensions and/or access: 2.72 acres

Analysis #1 – Active Adult Housing (Section V.I)

Active Adult Housing – is a special permit review process conducted by the Planning Board. An Active Adult Housing project requires that at least one of the residents be 55 or older. The Active Adult Housing By-Law (Section V.I of the Framingham Zoning By-Law) is an alternative type of residential development to the Conventional Subdivision.

- Based on Section V.I Active Adult Housing By-Law of the Framingham Zoning By-Law. Millwood Golf Course could yield roughly 71 residential units that are 6,000sf (footprint) or 107 residential units that are 4,000sf (footprint) or a combination of 4,000sf and 6,000sf (footprint) residential units. The building lot coverage cannot exceed 9.89 acres and cannot have more than 248 bedrooms.
- Determination for Developable Site Area
Subtract the following information from the Parcel
 - Wetlands: 4.07 acres
 - Flood Plain – determination would be required
 - Slopes 15% or greater: 0 acres
 - 15% of the entire land for roadways and infrastructure: 9.89 acres
 - 30% of the area for open space: 19.77 acres
 - Easements: 1.06 acres
 - Rock or ledge: land survey would be required for this

Total area to be subtracted: 34.79

Total Developable Site Area: 31.12 acres



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- Total building coverage is 15% of the property: 9.89acres
 - Maximum footprint of any building:
 - 6,000sf (footprint) for 1 story - Millwood could yield a total of 71 residential unit; or
 - 4,000sf (footprint) for a 2 story – Millwood could yield a total of 107 residential units; or
 - A combination of 4,000sf and 6,000sf (footprint) 1 and 2 story buildings as long as the number of bedrooms does not exceed 248.96
 - Max of 8 bedrooms per acres (Developable Site Area = 31.12) = 248.96 bedrooms
 - Permitted – does not exceed number of permitted bedrooms: 71 units - 6,000sf (footprint) 1-story buildings with 1bedroom could yield 71 bedrooms
 - Permitted – does not exceed number of permitted bedrooms: 71 units - 6,000sf (footprint) 1-story buildings with 2 bedrooms could yield 142 bedrooms
 - Permitted – does not exceed number of permitted bedrooms: 71units - 6,000sf (footprint) 1-story buildings with 3 bedrooms could yield 213 bedrooms (3 bedroom units must be constructed as attached – up to 3 units per building – side by side)
 - Permitted – does not exceed number of permitted bedrooms: 107 units – 4,000sf 2-story buildings with 1 bedroom could yield 107 bedrooms
 - Under requirement: 107 units – 4,000sf 2-story buildings with 2 bedrooms could yield 214 bedrooms
 - Not permitted – does not exceed number of permitted bedrooms: would exceeds number of bedrooms permitted: 107 units – 4,000sft (footprint) 2-story buildings with 3 bedrooms could yield 321 bedrooms (must be constructed as attached – up to 3 units per building – side by side)
- Maximum Exclusive Use Area (EUA) requires 400sf per dwelling unit =
 - The 71 unit, 6,000sf unit project would require 28,400sf of EUA
 - The 107 unit, 4,000sf unit project would require 42,800sf of EUA
- Parking would be required for each of the units
 - 1 bedroom units will require 1 parking spaces per unit
 - 2+ bedroom units will require 2 parking spaces

All Active Adult Housing Projects will be required to provide visitor parking spaces, 1 parking space for every 4 units





- Affordable Housing Units (AHU) would be required under Section V.H. of the Framingham Zoning By-Law
 - 71 units = 8 AHU
 - 107units = 11 AHU

Millwood Golf Course Yield under Active Adult Housing					
Unit Type	# of Units	# of Bedrooms	# of AHU	# of Parking Spaces	EUA
1 Bedroom – 6,000sf footprint	71	71	8	89	28,400sf
2 Bedroom – 6,000sf footprint	71	142	8	160	28,400sf
3 Bedroom – 6,000sf footprint	71	213	8	160	28,400sf
1 Bedroom – 4,000sf footprint	107	107	11	134	42,800sf
2 Bedroom – 4,000sf footprint	107	214	11	241	42,800sf
3 Bedroom – 4,000sf footprint	107	321	11	241	42,800sf

It should be assumed that there will be a mixture of 1, 2, and 3 bedroom units (3 bedroom units must be attached), along with a mixture of 4,000sf (foot print) and 6,000sf (foot print) units within the project. Therefore, the number of Affordable Housing Units (AHU) as defined in Section V.H of the Framingham Zoning By-Law will change based on the number of units. However, it can be assumed that most of the units will be 2 bedrooms.

The total area of the property that can be covered by buildings is 15%, the amount of Common Open Space is 30%, and the amount of land designated as roadways and infrastructure is 15%. Therefore, there should be little deviation in these numbers.

Also the portion of land that has 235’ of frontage on Grove Street, which is currently used as a hole, could be divided for use as a single family home under the Approval Not Required (ANR) process.

Analysis #2 – Conventional Subdivision and Open Space Cluster Development (Section V.L.)

Conventional subdivision is a by-right process, reviewed by the Planning Board. Under a conventional subdivision all of the land is used as housing lots. It is assumed that in the R-4 Zoning District that 20% of the land is designated for roadways and infrastructure.

Open Space Cluster Development (OSCD) - is a special permit review process conducted by the Planning Board. Under an OSCD 40% of the land is used for development, while 60% is preserved as conservation land. The OSCD does require trails and public access to the open space.

- Based on a Conventional Subdivision – Mill Golf Course would yield roughly 49 to 51 lots, plus one Approval Not Required Lot on Grove Street.





- Based on Section V.L Open Space Cluster Development By-Law of the Framingham Zoning By-Law. Millwood Golf Course could yield roughly 49-51 lots as permitted through a Conventional Subdivision (without the use of the permitted density bonus). A developer could utilize a 20% density bonus to yield roughly a total of 58-62 residential units (plus 1 Approval Not Required Lot). The Open Space Cluster Development Option would preserve 60% of the land as open space, and locate the 58-62 residential units on 40% of the land.
 - There is an Inclusionary Housing (Section V.H) requirement for any housing development associated with a special permit. Based on the numbers yielded in this Analysis there will be 6 to 7 Affordable Housing Units (AHU) required.

	Conventional Subdivision (43,560sf Lots)		Open Space Cluster Development	
Lot Area	2,871,039.6sf	2,871,039.6sf	2,871,039.6sf	2,871,039.6sf
Minus Area that is not buildable¹		118,483.2sf (1 ANR lot)		118,483.2sf (1 ANR lot)
Minus slopes defined a Moderate Slope (15% or more)	0sf	0sf	0sf	0sf
Minus wetlands and 30' no build buffer (4.07 acres/177,289.2sf)	177,289.2sf	177,289.2sf	177,289.2sf	177,289.2sf
Minus 20% Infrastructure	538,750.08sf	515,053.44sf	538,750.08sf	515,053.44sf
Total Square Feet	2,155,000.32sf	2,178,696.96sf	2,155,000.32sf	2,178,696.96sf
Divided by 43,560sf	49.47acres	50.51acres	49.47acres	50.51acres
Number of Lots	49-50 lots	50-51	49-50 lots	50-51lots
Number of Residential Units with 20% Density Bonus	N/A	N/A	58-60 lots	60-62 lots
Inclusionary Housing - number of units required to be affordable Requirement (Section V.H)	N/A	N/A	6 AHU	6-7 AHU
		Plus 1 ANR lot		Plus 1 ANR lot

¹ Areas that are narrow or have constraints due to dimension of the area within the lot – could be used as an Approval Not Required (ANR) lot or access driveway





		on Grove Street		on Grove Street
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Analysis #3 – Approval Not Required

Given the frontage along Millwood Street and Grove Street the property could be divided through the Approval Not Required (ANR) process. For this review 175 Millwood Street and 818 Grove Street would be looked at separately since each lot would require frontage and access.

- 175 Millwood Street
 - Roughly 1,405’ of frontage
 - Roughly 53.62 acres/2,335,687.2

Based on frontage and access this portion of the Millwood Golf Course would yield 14 lots. Each of the 14 lots would be roughly 3.83 acres/ 166834.8sf

- 818 Grove Street
 - Roughly 235’ of frontage
 - Roughly 1.66acres/72,219.7sf

Based on frontage and access this portion of the Millwood Golf Course would yield 1 lot. The 1 lot would be roughly 1.66acres/72,219.7sf

