

**SUPPLEMENT TO APPLICATION FOR AGE-QUALIFIED CLUSTER DEVELOPMENT
SPECIAL PERMIT PURSUANT TO SECTION V.13 OF THE ZONING BYLAWS AND
APPLICATION FOR SITE PLAN APPROVAL**

The Applicant, Weathervane at Pembroke Country Club, LLC (“Weathervane”), seeks a Special Permit pursuant to Section V.13 of the Zoning Bylaws to construct a one-hundred and seventy-two (172) dwelling unit Age-Qualified Cluster Development project for occupancy by individuals 55 years of age or older, with preservation of open/recreational space, on approximately 244 acres, zoned Residential District A, at 94 West Elm Street (the “Property”).

I. Factual Background

The Property contains approximately 244 acres of land. The Property is shown on an ANR Plan endorsed by the Planning Board on November 22, 2021; which consists of: 94 West Elm Street (Map B11, Lot 33), 0 West Elm Street (Map B10, Lot 4), 80 West Elm Street (Map B10, Lot 4A), 54 Dwelley Street (Map B12, Lot 39), 110 Dwelley Street (Map A12, Lot 47), a portion of 84 Hazelwood Drive (Map A11, Lot 32), and a portion of 58 West Elm Street (Map B10, Lot 3).

The existing property at 94 West Elm Street, known as the Pembroke Country Club, contains approximately 165 acres and is improved with an 18-hole golf course and associated hospitality facilities. The property known as 80 West Elm Street contains approximately 0.93 acres and is improved with a single-family dwelling constructed in 1969. The property known as 0 West Elm Street contains approximately 4.75 acres of vacant land. The property known as 54 Dwelley Street contains approximately 3.6 acres and is improved with a single-family dwelling constructed in 1950. The property known as 110 Dwelley Street contains approximately 4.5 acres, has historically been part of the Pembroke Country Club, and is improved with a maintenance building constructed circa 1950. The portion of the property known as 84 Hazelwood Drive was added to the Property by the ANR Plan and contains approximately 52 acres of vacant land. The portion of the property known as 58 West Elm Street added to the Property by the ANR Plan and contains approximately 3.9 acres of vacant land. As consolidated, the Property contains approximately 193 acres of upland and approximately 51 acres of wetlands, and possesses frontage on three (3) ways – West Elm, Dwelley Street, and Hazelwood Drive.

II. Age-Qualified Cluster Development Special Permits

The purpose of the Age-Qualified Cluster Development Special Permit bylaw is to provide alternative housing for occupancy by individuals 55 years of age or older to reduce residents’ burdens of property maintenance and to minimize demands on municipal services. The bylaw promotes flexibility in land use planning in order to improve site layouts, protect natural features and environmental values and to encourage active recreational space.

An Age-Qualified Cluster Development is allowed through a Special Permit issued by the Planning Board, pursuant to Section V.13 of the Zoning Bylaws. To be eligible for a Special Permit, the site must possess not less than 30 acres, and the total number of proposed dwelling units on the site must be the same as or less than the number of building lots that could be created

on the site. At least 50% of the land area of the site¹ must be designated as Open Land – i.e., reserved for open space, conservation, agriculture, recreation, park purposes or some combination thereof. A minimum of ten percent (10%) of the total number of dwelling units must be provided as affordable housing units either (i) on the site, (ii) off site at a different location or (iii) through a payment to the Town in lieu of units.

The Pembroke Housing Production Plan (HPP) recognized that there is a need for housing options for seniors seeking to downsize to less isolated settings and to units that require less maintenance. The HPP provides that the population of the Town over 65 is expected to increase by 2,210 seniors by the year 2030. The strategies contained in the HPP include (i) supporting aging in the community through increased progressive senior housing option, and (ii) producing diversified new housing that is harmonious with the suburban character of Pembroke, including housing for seniors. Moreover, the Age-Qualified Cluster Development Special Permit bylaw, which was adopted after the completion of the HPP, satisfies the strategy and goal of adopting inclusionary zoning that creates affordable housing and helps to ensure that production of new affordable units keeps pace with the overall rate of new development of market rate units in the community, thereby helping to ensure the Town's continued compliance with the Commonwealth's 10% affordable housing goal.

III. The Proposed Age-Qualified Cluster Development Project

The proposed Age-Qualified Cluster Development project includes one-hundred and seventy-two (172) dwelling units for occupancy by individuals 55 years of age or older, with community building, lawn and landscape buffer areas, and the preservation of significant open space (the "Project"). The proposed age-qualified dwelling units are comprised of one-hundred and sixty-three (163) new detached dwelling, a new multifamily building with seven (7) dwelling units, and the renovation of two (2) existing dwellings (80 West Elm Street and 54 Dwelley Street) at the Property.

1. Proposed Age-Qualified Cluster Development Project Layout

Weathervane proposes to retain the existing 18-hole golf course, and to intersperse the age-restricted dwelling units throughout the site in proximity to the existing golf holes. As part of the layout of the Project layout, some of the golf holes will be altered/reconstructed to accommodate the internal roadway and cluster development layout.

Weathervane proposes to continue the primary access to the site via the existing driveway at 94 West Elm Street that has historically served as ingress/egress for the golf club. A boulevard-style roadway is proposed to be constructed off of the existing golf club access drive to serve as primary access to the age-qualified dwellings. The internal access drive traverses the site to the egress/ingress at the Dwelley Street frontage, with a series of "pocket-neighborhoods" located off of the drive. Access to the drive is proposed to be controlled by a gate system that allows residents and visitors to access the residential portion of the development site. Separate "pocket-neighborhoods" are proposed to be located off of Dwelley Street and Hazelwood Drive, and have internal access to the site via a multi-use path for pedestrians, bicycles and golf carts – which will

¹ Exclusive of land set aside for road and drainage areas.

also serve as an emergency access connections between different portions of the site. The proposed multifamily building is located adjacent to the 10th golf hole and in proximity to the golf course club house. Internal roadway access to/from the age-qualified dwelling units is proposed via a two-way circular drive.

Each of the new detached dwelling units will include a two-car garage, and the existing garages associated with the 80 West Elm Street and 54 Dwelley Street dwellings are proposed to be retained. A detached multi-vehicle garage is also proposed to provide garaged parking for the multifamily building located adjacent to the 10th golf hole. Each of the proposed detached dwelling units will have a separate driveway, with a minimum length of twenty (20) feet, providing additional off-street parking.

2. The Project Satisfies the Age-Qualified Cluster Development Standards

The proposed Age-Qualified Cluster Development Project satisfies the standards, under Section V.13 of the Zoning Bylaws, for construction of an age-qualified development, as follows:

- The Property contains 244 acres of land;
- All dwelling units will be age-restricted, such that at least one resident of each dwelling unit must be over the age of 55;
- The 172 dwelling units proposed is equal to the number of building lots that could be created on a conventional subdivision plan of the Property meeting all dimensional and other requirements of the Zoning Bylaw and being in compliance with the Subdivision Rules and Regulations, as depicted on the plan submitted herewith entitled “Proposed Subdivision Concept Plan” prepared by Crocker Design Group;
- The maximum density for dwellings shall be one unit of housing for every 40,000 square feet of upland lot area.
- The sole multifamily building contains less than eight (8) dwelling units, as it is proposed to contain seven (7) dwelling units;
- All buildings are limited to two and one-half (2½) stories in height;
- The maximum number of bedrooms will not exceed three bedrooms per unit, and the average number of bedrooms within the development will not exceed 2.25 bedrooms per unit;
- The attached and detached dwelling units are proposed to be constructed on single lot;
- The proposed layout of the Project provides the required perimeter setbacks;
- At least 50% of the land area of the Property, exclusive of land set aside for road and drainage areas, is proposed to be designated as open space and will continue to be maintained and operated as a golf course; and
- Affordable housing equal to ten percent (10%) of the total number of dwelling units is proposed to be constructed off site by the Applicant.

IV. The Proposed Age-Qualified Cluster Development Project Satisfies the Criteria for Grant of a Special Permit

As proposed, the Age-Qualified Cluster Development Project satisfies the criteria for issuance of a Special Permit set forth in Section V.13.6.B, as follows.

- 1. The proposed Age-Qualified Cluster Development Project is superior to a conventional plan in preserving open space for conservation or recreation and in utilizing the natural features of the land.**

The proposed Age-Qualified Cluster Development project preserves significant open space for the continued operation of an 18-hole golf course at the Property and utilizes the natural features of the land to enhance the Project. As depicted on the conventional yield plan, the Applicant can create 172 building lots that comply with all dimensional and other requirements of the Zoning Bylaw and comply with the Subdivision Rules and Regulations. As demonstrated, the conventional subdivision plan eliminates the existing 18-hole golf course at the Property, and contains limited open space within the development site. Moreover, a conventional subdivision would not be age-restricted; and, thus, would have a greater impact on town resources. As opposed to the Age-Qualified Cluster Development project, a conventional subdivision would not create any affordable housing, and erode the Town's percentage of affordable units.

- 2. The 172 dwelling units proposed is equal to the number of building lots that could be created on a conventional subdivision plan of the Property.**

As depicted on the plan submitted herewith entitled "Proposed Subdivision Concept Plan" prepared by Crocker Design Group, the 172 dwelling units proposed is equal to the number of building lots that could be created on a conventional subdivision plan of the Property meeting all dimensional and other requirements of the Zoning Bylaw and being in compliance with the Subdivision Rules and Regulations.

- 3. The proposed Age-Qualified Cluster Development Project is appropriate for the surrounding neighborhood and area.**

The proposed Age-Qualified Cluster Development project provides moderately-sized, primarily detached dwelling units for occupancy by individuals 55 years of age or older, on approximately 244 acres of land. Weathervane proposes to retain the existing 18-hole golf course, and to intersperse the age-restricted dwellings units throughout the site to be located in proximity to the existing golf holes. The residential development, located within the Residential District A, maintains a significant buffer from all of the surrounding residential properties, and preserves over fifty percent (50%) of the site as open space that will continue to be a golf course open to the public. The site layout is significantly more efficient and environmentally-friendly than a conventional subdivision. Weathervane proposes to continue the primary site access via the existing driveway at 94 West Elm Street that has historically served as ingress/egress for the golf club. Moreover, the proposed Age-Qualified Cluster Development project will provide for more diverse housing options for the aging segment of the population, create affordable housing, while

conserving environmental features, woodlands, and open/recreational space. As such, the proposed project is appropriate for the surrounding residential neighborhood and area.

4. The proposed Age-Qualified Cluster Development Project is consistent with the long-range planning goals of the Town.

The proposed Age-Qualified Cluster Development project is consistent with the long-term planning goals of the Town to provide alternative housing for occupancy by individuals 55 years of age or older to reduce residents' burdens of property maintenance and to minimize demands on municipal services. The proposed project preserves significant open space for the continued operation of an 18-hole golf course at the Property, and provides moderately-sized, age-restricted dwelling units on an approximately 244 acres tract of land. Additionally, affordable housing equal to ten percent (10%) of the total number of dwelling units is proposed to be constructed off site by the Applicant. Moreover, the proposed Age-Qualified Cluster Development project satisfies the strategies in the HPP of supporting aging in the community through increased progressive senior housing options and producing diversified new housing that is harmonious with the suburban character of Pembroke, including housing for seniors; and addressed a need as the population of the Town over 65 is expected to increase by 2,210 seniors by the year 2030.

5. The proposed Age-Qualified Cluster Development Project is designed to take advantage of the natural terrain of the Property.

Weathervane proposes to retain the existing 18-hole golf course, and to intersperse the age-restricted, dwellings units throughout the site to be located in proximity to the existing golf holes. A series of "pocket-neighborhoods" are located off of access drives, and site connectivity is provided via access drives and multi-use paths for pedestrians, bicycles and golf carts. Over 50% of the Property is proposed to be designated as open space and will continue to be maintained and operated as a golf course, preserving the existing terrain.

6. The open land reserved as part of the proposed Age-Qualified Cluster Development Project provides a benefit the Town.

The Pembroke Country Club has served as a valuable recreational venue since its opening in 1973. Weathervane proposes to retain the existing golf course, and keep it open to the public, as part of the proposed project. As explained above, a conventional subdivision would eliminate the existing golf course.

7. The proposed Age-Qualified Cluster Development Project is in harmony with the purposes and intent of the Zoning Bylaw and Section V.13, thereof.

The proposed Age-Qualified Cluster Development project provides moderately-sized, dwelling units for occupancy by individuals 55 years of age or older, on a approximately 244 acres of land. Weathervane proposes to retain the existing 18-hole golf course, and to intersperse the age-restricted, dwellings units throughout the site to be located in proximity to the existing golf holes. The residential development, located within the Residential District A, maintains a

significant buffer from all of the surrounding residential properties, and preserves over fifty percent (50%) of the site as open space that will continue to be a golf course open to the public. The site layout is more efficient and environmentally-friendly than a conventional subdivision. Weathervane proposes to continue the primary site access via the existing driveway at 94 West Elm Street that has historically served as ingress/egress for the golf club. Moreover, the proposed Age-Qualified Cluster Development project will provide for more diverse housing options for the aging segment of the population, create affordable housing, while conserving environmental features and open/recreational space.