

# TOWN OF WESTMINSTER SENIOR HOUSING FEASIBILITY STUDY

TOWN OF WESTMINSTER, MA



STUDY PREPARED BY:

**MONTACHUSETT REGIONAL PLANNING COMMISSION**



## Table of Contents

INTRODUCTION .....	3
SCOPE OF WORK .....	3
ANALYSIS .....	4
REGION/CITY ANALYSIS.....	4
SENIOR PROFILE SUMMARY.....	4
CURRENT CONSTRAINTS ON LAND .....	7
NUMBER OF UNITS .....	7
PROPERTY LINE .....	8
SENIOR HOUSING PARCEL ANALYSIS .....	8
TOTAL LOT AREA .....	8
NET USABLE LOT AREA.....	8
BUILDABLE LOT AREA.....	8
SENIOR HOUSING BUILDING SIZE .....	13
POTENTIAL IMPACTS.....	13
Estimated Vehicle Trip .....	13
Estimated Water Consumption.....	14
Estimated Wastewater Generation .....	14
NEXT STEPS .....	15
APPENDIX A.....	16

## INTRODUCTION

The Town of Westminster submitted a request for District Local Technical Assistance (DLTA) service from Montachusett Regional Planning Commission (hereinafter the “MRPC”) and the application was approved by MRPC Commissioners and the Commonwealth of Massachusetts in early Spring 2016.

On May 2<sup>nd</sup>, 2016, an AGREEMENT was made between MRPC and the Town of Westminster (hereinafter the “Community”). MRPC awarded DLTA assistance to the Community to conduct a **Senior Housing Feasibility Study for 69 West Main Street**.

The DLTA program provides technical assistance at no cost to the Town of Westminster and is funded through the Massachusetts Department of Housing and Community Development (DHCD). The DLTA program was established by Chapter 205 of the Acts of 2006, which enables staff of Regional Planning Agencies (RPAs) such as MRPC to provide technical assistance to communities for “any subject within regional planning expertise”. MRPC is a unit of regional government created under the General Laws (MGL Chapter 40B, Sections 1-8). Regional planning commissions (agencies) provide planning advisory services and technical assistance to its 22 member communities.

### SCOPE OF WORK

The following is a Senior Housing Feasibility Study for 69 West Main Street in Town of Westminster, Massachusetts. The purpose of this study is to use GIS data and site investigations prepared by Reinhardt Associates as part of the 2013 Senior Center building project to identify the current constraints on the land for developing senior housing units and provide an estimate of projected senior units for the study area based on the Westminster Zoning Bylaw’s Apartment provision (Section 205-37). Also, document and assess the need for senior housing in Westminster and the surrounding area using census data and senior housing waiting lists for other senior housing developments. The scope also included the parcel/lot analysis for the net usable and buildable lot area with the number of units that site can accommodate.

## ANALYSIS

### REGION/CITY ANALYSIS

#### SENIOR PROFILE SUMMARY

The 2010 U.S. Census recorded 7,277 residents in Town of Westminster, a 5.3% increase in its population from the year 2000. Table 1 shows population by age changes from 2000 to 2010. Age group that saw the highest increase is 55 to 64 years with an increase of 101.72% suggesting a strong need for Senior Housing in Town of Westminster.

**Table 1: Westminster: Population by Age; Census 2000 and 2010**

Age	Census 2000		Census 2010		% Change from 2000 to 2010
	Population	Percent	Population	Percent	
Under 18 years	1,850	26.8%	1,717	23.6%	-7.19%
18 to 24 years	419	6.1%	528	7.3%	26.01%
25 to 44 years	1,997	28.9%	1,655	22.7%	-17.13%
45 to 54 years	1,308	18.9%	1,372	18.9%	4.89%
55 to 64 years	580	8.4%	1,170	16.1%	101.72%
65 to 74 years	402	5.8%	468	6.4%	16.42%
75 to 84 years	279	4%	259	3.6%	-7.17%
85 years and over	72	1%	108	1.5%	50.00%

Source: U.S. Census Bureau, Census 2000 and 2010

In terms of regional age distribution and trends, the population is aging, consistent with the state and nation. As indicated in Table 2, in 2000 and 2010, population for age groups 45-64 and more than 65 years old has increased in neighboring comparable towns. Average increase in Town of Westminster and neighboring towns is 48% for age group 45-64 years old and 26% for ages 65 and higher.

**Table 2: Population by Age: 45-64 and over 65 years old; Census 2000 and 2010;  
Westminster and Surrounding Towns**

Town	Census 2000		Census 2010		% Change from 2000 to 2010	
	Population 45-64 Years	Population 65 years and over	Population 45-64 Years	Population 65 years and over	Population 45-64 Years	Population 65 years and over
<b>Westminster</b>	<b>1,888</b>	<b>753</b>	<b>2,542</b>	<b>835</b>	<b>34.64</b>	<b>10.89</b>
Ashburnham	1,360	492	2,039	595	49.93	20.93
Ashby	2,424	1,129	3,458	1,384	42.66	22.59
Fitchburg	7,496	5,713	9,939	5,001	32.59	-12.46
Gardner	4,302	3,341	5,847	2,986	35.91	-10.63
Hubbardston	885	271	1,540	411	74.01	51.66
Leominster	8,800	5,633	11,643	5,787	32.31	2.73
Lunenburg	2,524	1,129	3,458	1,384	37.00	22.59
Princeton	1,004	286	1,418	398	41.24	39.16
Templeton	1,627	875	2,475	1,108	52.12	26.63
Massachusetts	1,419,760	860,162	1,815,804	902,724	27.90	4.95

Over the course of the past decade the Town of Westminster's senior population has been increasing at a much greater rate than the general population. The Westminster Council of Aging (COA) has provided figures of senior population levels (COA defines a senior resident who is 60 years old or older) within the Town from a period of 2006 to 2016 (see Table 3). Between 2006 and 2016, the growth of senior population was 52.74%.

**Table 3: Town of Westminster Senior Population Trends**

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2006 - 2016 % Change
<b>60+ years</b>	1,293	1,366	1,461	1,523	1,578	1,521	1,521	1,671	1,732	1,871	1,975	<b>52.74%</b>

Source: Westminster Council of Aging

As a comparison, the following table (Table 4) lists the Senior Living Facilities in Westminster and the neighboring comparable towns. It should be noted here that Wellington Elderly Housing in Westminster is full and has a 2-3 year waiting list.

Table 4: Senior Living Residences in Montachusett Region

Town/City	Name of Residence	Address	# Units	Waiting List	Available	Apartment Style or Bedroom Style?	Type
Athol	Morton Meadows	21 Morton Meadows	28	2 years or more	-	-	Elderly/ Disabled Low Income Housing
Athol	Lakeside Apartments	Gibson Drive	50	2 years or more	-	-	Elderly/ Disabled Housing
Clinton	Corcoran House	40 Walnut Street	42	30-60 days	-	Studio Apartments	Assisted Living
Fitchburg	The Gables of Fitchburg	935 John Fitch Highway	47	-	3	Studio and One-Bedroom Apartments	Assisted Living
Fitchburg	Woodland Estates	1341 Rindge Road	54	10-12 weeks	-	New Double Wide Mobile Homes	Retirement Community
Fitchburg	The Highlands	335 Nichols Rd	4	-	2	-	Assisted Living
Hubbardston	Hubbardston House Apartments	1 Old Princeton Road Cut-Off	36	23 people on waiting list	-	-	Senior and Accessible Housing and Senior Supportive Housing
Leominster	Benchmark Senior Living at Leominster Crossings	1160 Main Street	62	-	3	Studio and Two-Bedroom Apartments	Assisted Living/ memory care
Leominster	Manor on the Hill	450 North Main Street	81	-	-	-	Assisted Living
Leominster	Sunrise of Leominster	6 Beth Avenue	70	-	1	Studio, One-Bedroom and Two-Bedroom	Assisted Living
Leominster	Village Rest Home (Residential Care Facility)	446 Main Street	25	-	2	-	Assisted Living
Townsend	Townsend Woods	70 Dudley Road	36	About 5 years	-	One-Bedroom Apartments	Senior Housing
Westminster	Wellington Elderly Housing	5 Meetinghouse Road	30	About 2-3 years	-	One-Bedroom Apartments	Senior Housing

## CURRENT CONSTRAINTS ON LAND

There are no natural constraints on land for 69 West Main Street, Westminster.

Based on the Westminster Zoning Bylaw's Apartment provision, **Zoning Constraints** on land are as follows –

### A. Site Plans

Minimum frontage: 400 feet.

Minimum setback: 50 feet.

Minimum side and rear yards: 50 feet.

Minimum lot: five acres.

Maximum building and parking coverage: 40%, exclusive of recreational buildings and facilities.

Maximum building coverage: 20%, exclusive of recreational buildings and facilities.

The following lot area shall be provided: For each unit containing one bedroom or less: 4,000 square feet.

No parking shall be allowed within 35 feet of any lot line, and parking areas shall be attractively landscaped.

No building shall be located within 100 feet of any existing single- or two-family dwelling, and adequate landscaping in the form of trees shall be planted between the building and the single- or two-family dwelling.

### B. Minimum habitable floor space

One-bedroom units: 550 square feet

### C. A minimum of 25% of the units constructed under this section shall be set aside as deed restricted affordable housing units or affordable rental units in perpetuity as defined by the Department of Housing and Community Development.

Please see Appendix A for a letter from Town of Westminster Building Commissioner.

## NUMBER OF UNITS

The unit yield under zoning would be 69 units but we will have to take about 14,000 square feet from the Senior Center lot to build the 72 units that the Town has planned to build.

## PROPERTY LINE

Map M-1 shows the Senior Center building project by Reinhardt Associates. The PDF drawings for Senior Center building project were provided by Karen Murphy's office.

At our meeting on June 28<sup>th</sup>, 2016, Stephen Wallace, Town Planner, provided the paper drawings for the Senior Center. The PDF drawings were provided by Stephanie Lahtinen, Executive Assistant to the Town Administrator and Board of Selectmen. These PDF drawings have been used as a base to determine the placement for Senior Center and property line for Senior Housing.

As told by Stephen Wallace, the edge of the gravel parking for the Senior Center marks the property line for the Senior Housing.

Map M-2 shows the Senior Center parcel analysis with the Orthographic photo.

## SENIOR HOUSING PARCEL ANALYSIS

### TOTAL LOT AREA

The total lot area for the Senior Housing parcel is 6.3 acres.

### NET USABLE LOT AREA

The Net Usable Lot Area was calculated by deducting the front, side and rear setbacks of 50 feet and 100 feet setback from the house on the eastern side of the lot. The Net Usable Lot Area is 3.91 acres.

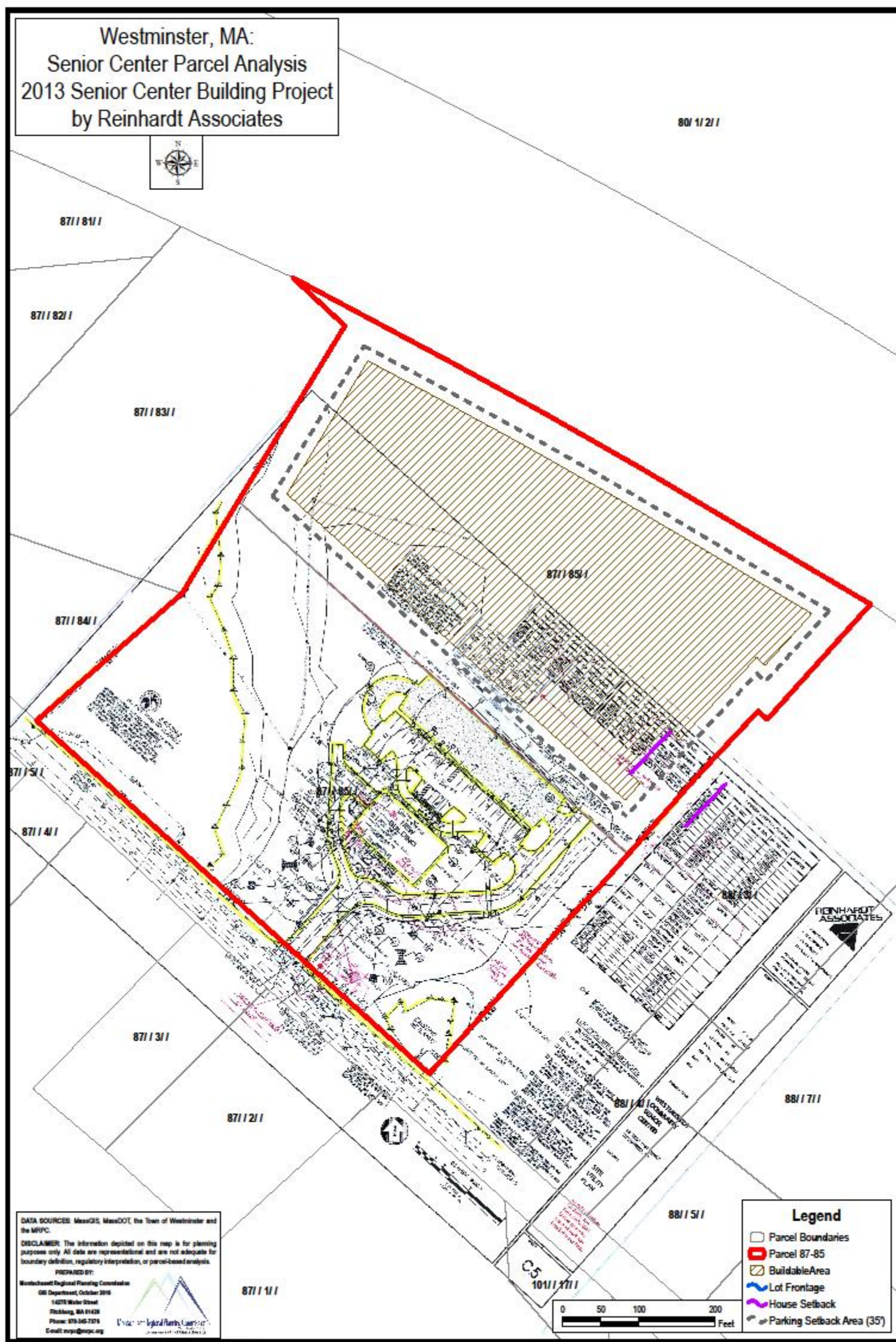
Map M-3 shows the Senior Housing parcel with Net Usable Lot Area of 3.91 acres, the front, side and rear setbacks of 50 feet and 100 feet setback from the house on the eastern side of the lot.

### BUILDABLE LOT AREA

The Buildable Lot Area for the Senior Housing parcel is 40% of the Total Lot Area, which is 1.955 acres.

Map M-4 shows the Senior Housing parcel with Buildable Lot Area, which is 40% of the Total Lot Area.





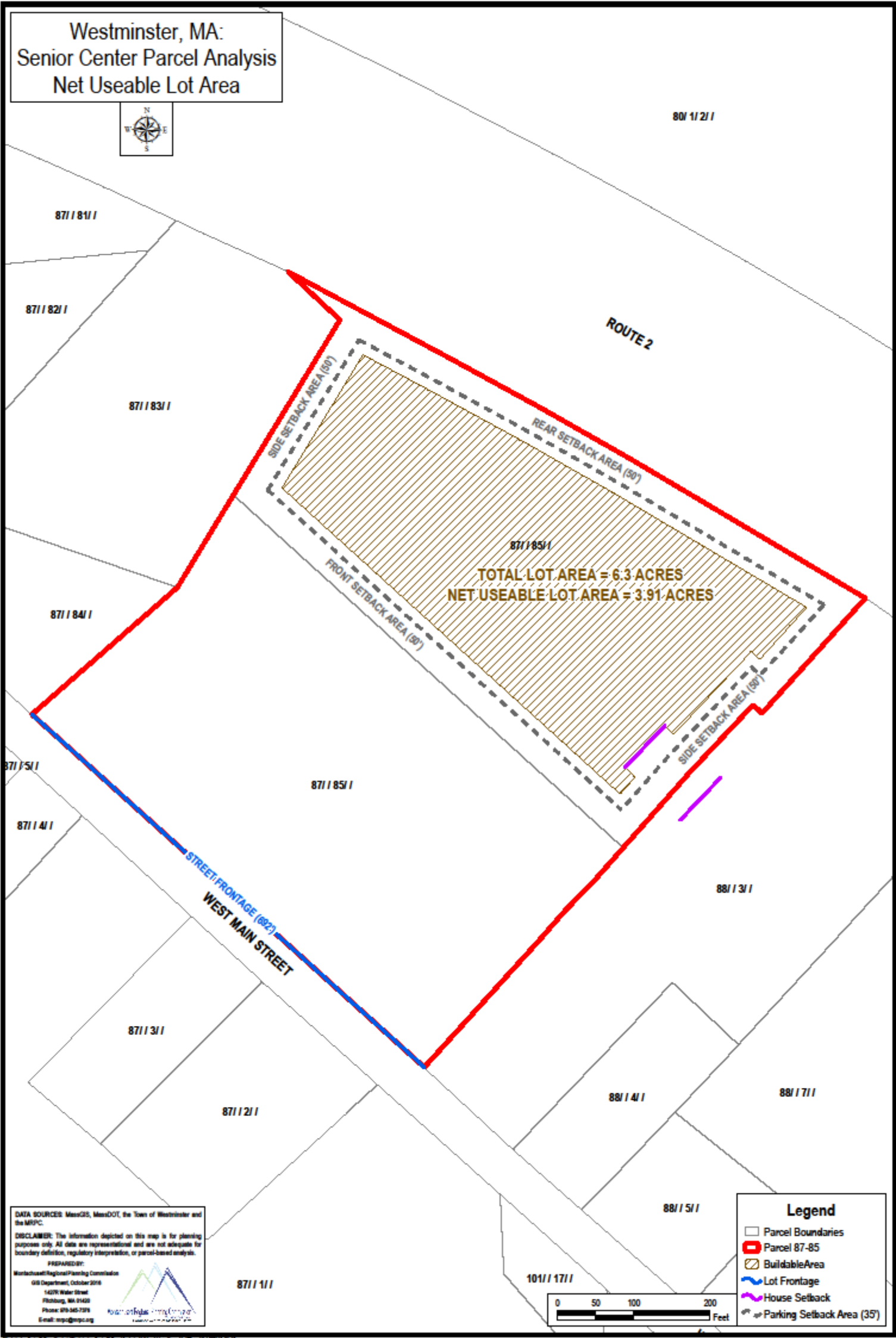




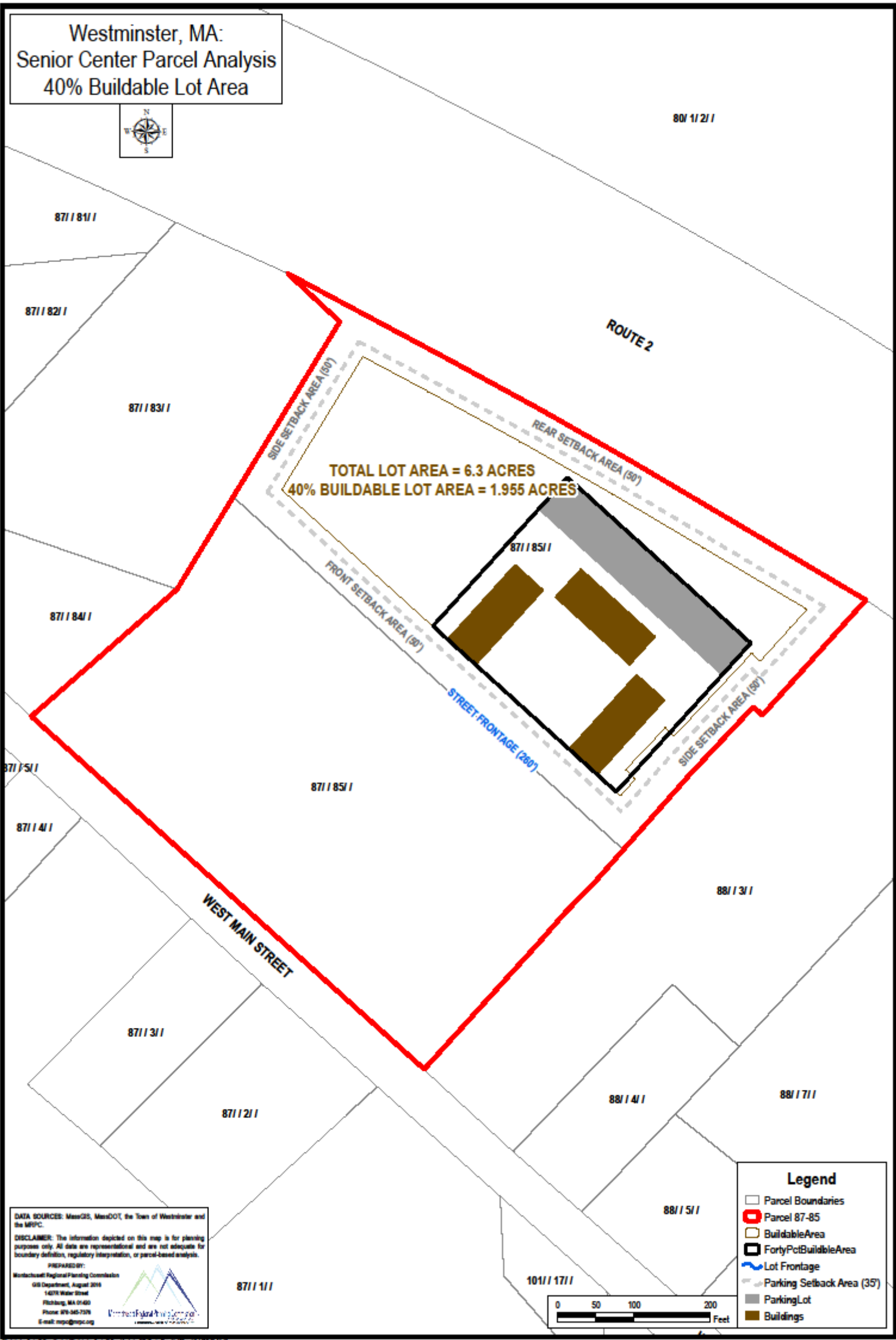
Map 2: Map showing an Orthographic photo with site boundaries



Map 3: Map showing Total Lot Area and Net Usable Lot Area



Map 4: Map showing Total Lot Area showing Buildings accommodating 72 Senior Housing Units



## SENIOR HOUSING BUILDING SIZE

According to the Westminster Zoning Bylaw's Apartment provision, minimum habitable floor space for one-bedroom units must be 550 square feet. Stephen Wallace recommended to use 650 square feet as the size per unit. Table 5 shows that the Total Area for 72 units at Unit size of 650 square feet is 46,800 square feet. To accommodate three buildings, each building size would be 15,600 square feet. Map M-4 shows the three buildings of size 15,600 square feet with two stories. It also shows parking in grey within the 40% buildable lot area.

**Table 5: Senior Housing Building Size**

	Size (square feet)	# of Units	Total Area (square feet)	Area per Building	Area per Floor
<b>One-Bedroom Unit Size</b>	550	72	39,600	13,200	6,600
<b>One-Bedroom Unit Size</b>	<b>650</b>	<b>72</b>	<b>46,800</b>	<b>15,600</b>	<b>7,800</b>

## POTENTIAL IMPACTS

This section assesses the potential impacts of the estimated amount senior units would have on the area including estimated vehicle trip, estimated water consumption, and estimated wastewater generation.

### Estimated Vehicle Trip

Table 6 shows comparison of trip rates for Senior Housing (attached). The Institute of Transport Engineers (ITE) weekday average trip rate and total ITE rates are higher than the weekend rates.

### Comparison of Trip Rates for Elderly Housing - Attached

#### ITE LAND USE CODE 253 ELDERLY HOUSING - ATTACHED

Trip Basis		Unit	ITE Trip Rates Average	Number of Units	Total ITE Rates
Weekday	Daily	Occupied Dwelling Unit	3.48	72	250.56
Saturday	Daily	Occupied Dwelling Unit	2.51	72	180.72
Sunday	Daily	Occupied Dwelling Unit	2.7	72	194.4

Source: Trip Generation Study October 2010 by Southern New Hampshire Planning Commission

### Estimated Water Consumption

Table 7 shows Estimated Water Demand for Senior Housing with a total estimate of 14,040 gallons per day for 72 units.

**Table 7: Estimated Water Demand**

	# of Units	Rate (gpd/unit)	Total (gpd)
<b>One-Bedroom Unit Size</b>	72	195	14,040
<b>Total Project Wastewater Generation</b>			<b>14,040</b>

Notes: gpd = gallons per day

### Estimated Wastewater Generation

Table 8 shows estimated wastewater generation for Senior Housing with a total estimate of 11,520 gallons per day for 72 units.

**Table 8: Estimated Wastewater Generation**

	# of Units	Generation Rate (gpd/Unit)	Total (gpd)	Total (mgd)	Total (gpy)
<b>One-Bedroom Unit Size</b>	72	160	11,520	0.01152	4,204,800
<b>Total Project Wastewater Generation</b>			<b>11,520</b>	<b>0.01152</b>	<b>4,204,800</b>

Source: City of Los Angeles, Bureau of Sanitation Sewage Generation Factors

Notes: gpd = gallons per day, mgd = million gallons per day, gpy = gallons per year

## NEXT STEPS

Next steps for the Town of Westminster are:

- Hold one Public/Community Outreach Meeting to present the draft study and obtain community input.
- Also, complete Request for Proposal (RFP) to engage an appropriate entity to develop the site including the possibility of pursuing this project as a Local Initiative Project (LIP).

## APPENDIX A





*Town of Westminster  
Building Department*

11 South Street  
Westminster, MA 01473

Paul R. Blanchard  
Building Commissioner

Phone: 978-874-7407  
Fax: 978-874-7462  
Email: [pblanchard@westminster-ma.gov](mailto:pblanchard@westminster-ma.gov)

November 8, 2016

Stephan Wallace  
Town Planner  
Town of Westminster

**RE: Senior Housing on Land Behind Senior Center.**

To Whom It May Concern

I have been asked to determine the number of housing units could be constructed on a parcel of land to be created behind the Senior Center.

After a review of the Town's Zoning Bylaws I make the following determinations:

The property known as 69 West Main Street (Assessors Map 87 Parcel # 85) lies within the Residential 1 (R1) Zoning District

**Under Town of Westminster Zoning Bylaws Section 205 attachment 1  
Table of use Regulations**

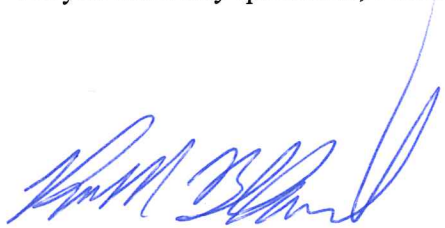
**A. Residential Uses**

- (4) Apartments (see Article IX) Requires Special Permit (SP) Residential 1 (R1)  
Zoning District

**Under Town of Westminster Zoning Bylaws Section 205-37**

- 1) Minimum Frontage required 400 Feet (on an approved Town road)
- 2) Minimum five (5) acer lot.
- 3) Maximum building and parking coverage; 40 %.
- 4) Maximum building coverage ; 20% .
- 5) Required lot area formulated at 4000 square feet for each 1 bedroom unit  
this calculation is to be calculated from the minimum area requirement and  
not in addition too.
- 6) The number of total units is driven by the total number of square feet of land area  
available when the new lot is created. Square feet available divided by 4000 square feet  
with the minimum of five (5) acers lot required.

. If you have any questions, comments and/or concerns please feel free to contact me.



Paul R. Blanchard  
Building Commissioner/  
Zoning Enforcement officer