

Senior Village Overlay District Projects

Name	Street	Parcel #	Units	Status
Villages at Oak Hill	Innsbruck Way	340-012-000	114	Built
Palladini Village	Lawrence Drive	302-023-001	25	Built
Chestnut Senior Village	Chestnut Street	280-007-000	27	Approved, Not Built
Hidden Acres	Longobardi Drive	280-004-000	16	Built
Meadowbrook Heights	Grey Wolf Drive	249-135-000	59	Built
Villas at Eagle Nest	Eagles Nest Way	218-074-000	<u>14</u>	Built
			255	

Senior Village Projects listed above were established through Chapter 185-48 Senior Village Overlay District of Franklin's Zoning Bylaw.

Chapter 185-48 Senior Village Overlay District

Purpose:

To encourage development of master-planned residential communities for persons 55 years of age and older, by allowing for a greater variety of uses and building types at a higher density than would normally be allowed and allow greater flexibility in site planning to promote affordable housing and preservation of open space and historic resources.

General Requirements:

Must be on a parcel of 5 or more acres, and must contain 10 or more dwelling units.

At least 15% of dwelling units will be affordable

At least 30% of the lot area will be permanently protected open space, at least 40% of which will be suitable for passive or active recreation.

May include accessory retail or restaurant uses, and a senior village community center.

All dwelling units are subject to an age restriction: Seniors, age 55 or older, and spouses of any age.

The maximum number of permitted housing units within all permitted senior village developments shall be limited to a number equivalent to 2.5% of the existing single-family residential housing units (excluding senior village units).

Current Status

Total Single Family Housing Units - Per Town Assessor (July 2024)	9679
(permitted SVUS)	255
2.5% for Senior Housing	9425
Maximum number allowed per 185-48.	236
Total Senior Village Units Currently Permitted	255

(over by 19)

Franklin DP/CD
7/12/2024