

## **2006 NEWBURY MASTER PLAN**

### **CHAPTER V**

#### **HOUSING**

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##### **Goals: Housing**

1. Achieve a mix of suitable housing available at costs that will enable all of Newbury's households to pay for housing at costs that do not exceed 30% of their household income.
2. Ensure that Newbury's elderly and disabled population have access to appropriate housing to avoid displacement in these populations.
3. Ensure that conversion of seasonal housing meets criteria for maintaining water quality in surface and ground water resources.
4. Prevent the occurrence of scattered or premature housing development.

##### **Issues: Housing**

Issues besides affordability that were revealed through the Community Surveys and the chapter on community characteristics include the following:

1. Increasing the sense of community by maintaining sufficient housing opportunities for year-round residents: A high proportion of seasonal housing can increase the purchase and rental price of available housing and can reduce housing opportunities for local wage earners, particularly those with families.
2. Special housing needs: Residents with special housing needs, such as elderly and disabled citizens, do not have sufficient housing opportunities in Newbury and must move to other communities for such accommodations.
3. Compatibility of housing types: As the data and survey both indicate, our residents and property owners have a preference for single-family housing. Regulations should preserve and promote a predominance of single-family residences without reducing the opportunity for other types of housing. Where

multifamily units and apartments are permitted, they should be built for compatibility with surrounding land uses and housing types.

4. Housing development growth rate: Development of housing should keep pace with our ability to provide needed support services, utilities, roads, etc. Efforts should be made to avoid scattered or premature development in areas that would endanger or injure health, safety, or welfare due to inadequate water supply, drainage, transportation, schools, fire protection or other public services.
5. Conversion of seasonal housing to year-round use in lake areas: The need to prevent the loss of water quality in the lakes caused by inadequate septic systems or other waste disposal associated with residential uses.

### **Recommendations: Housing**

1. Ensure that zoning regulations encourage development of a variety of housing types to meet the need for affordable housing for all income ranges.
2. Make information available to residents concerning housing advocacy groups and housing assistance programs.
3. Encourage sufficient development of elderly and/or disabled housing to accommodate Newbury's needs.
4. Regulate housing and other use conversions in and around lakes and other significant water resources to conform to water supply and sewage disposal standards for the protection of water resources.
5. Ensure that subdivision and site plan review procedures address the adequacy of the provision of necessary public services, and ensure that proposed developments are not scattered and premature.
6. Seek mechanisms to make lower cost land available for affordable or work force housing through providing water and sewer services and/or rezoning to allow higher densities.
7. Conduct a housing needs assessment of the community to study and identify the housing needs for young adults returning to the community, young families moving into the community and/or elderly residents desiring to remain in the community.
8. Encourage educational programs to promote an understanding and acceptance of affordable housing.
9. Introduce a warrant article for Town Meeting to discuss and support the concept of affordable housing.

10. Reevaluate the zoning regulations for opportunities to allow development of multi-family residential housing.
11. Seek ways to facilitate the development review process for applicants proposing to develop affordable housing.
12. Reexamine the accessory apartment regulations, including the 5 year provision, to see if there are changes that can promote affordable housing.
13. Encourage the large employers in the area to participate in the provision of affordable housing for their employees.