

Memorandum

To: Members, Planning and Zoning Commission

From: Michelle Perillie, AICP CFM, Planning and Zoning Director

Date: February 6, 2026

Re: **Text Amendment #864/App. #26-00024 to Modify the Definition of Special needs Housing and to permit offsite Affordable Housing in the Inclusionary Housing Overlay District (IHZ)**
785 Post Road East, Special Permit/Site Plan #PZ-26-00023, Modification to Res. #16-036 to permit changes to the approved commercial building and potential on/off site affordable housing solution
Suppl. Comments #1

Statutory Time Lines

Application Submission Date: 1/12/26

Application Receipt Date: 1/12/26

Public Hearing Opened: 1/26/26

35 Days from Public Hearing Commencing (*when hearing must close*): 3/2/26

65 Days from Close of Public Hearing (*when decision required*):

Update

The public hearing for this application was opened on January 26, 2026 with testimony taken. The Commission members requested the application be continued to February 9, 2026 so that questions which arose during the public hearing could be addressed.

Commissioner Lebowitz requested staff provide the zoning districts and supplementary use regulations that restrict affordable housing to onsite only and do not allow offsite.

These zoning districts include:

- [§19](#), Affordable Housing Zone, 30% affordable onsite
No developments.
- [§19A](#), Residential Affordable Housing Zone/Workforce, 20% affordable onsite
Bradley Commons (4 units)
- [§19B](#), Residential-Rental Housing Opportunity/Workforce (R-RHOW), 30% affordable onsite
1177 Post Road East (29 units)
- [§20](#), Municipal Housing Zone, 100% affordable onsite
No developments.

- [§39A](#), Inclusionary Housing Overlay District (IHZ), 20% affordable onsite
(*except if proposing assisted living*)
 - 59 Post Road East, Bedford Square (5 units)
 - 785 Post Road East (3 units)
 - 793 Post Road East (6 units)
 - 1135 Road East (2 units)

The Supplementary Use Regulations (permitted in each district subject to the provisions of the district) are as follows:

- [§32-1](#), Supportive Housing, 100% affordable onsite
 - 10 West End Ave, Rotary Centennial Homes (6 units)
- [§32-12](#), Inclusionary Two-Family and Multi-Family Dwellings, 20% affordable onsite
 - 201 Main Street (3 units)
 - 260-264 Riverside Avenue (2 units)
- [§32-15](#), Managed Residential Community
 - No developments.
- [§32-15A](#), Senior Residential Community, 60% affordable onsite
 - No developments.
- [§32-17](#), Affordable and Middle Income Housing on Town-Owned Property, 50% affordable onsite
 - No developments.
- [§32-27](#), Special Needs Housing, 100% affordable onsite
 - 124 Compo Road North (6 units)
 - 136 Riverside Avenue (5 units)

Supplemental materials were submitted by the applicant relating to Text Amendment #864 including [revised narrative dated 2/4/26](#) and [revised text dated 2/2/26](#) that modifies the proposal as follows:

1. §39A-18.1, Adding the word “sole” when describing discretion of the Planning and Zoning Commission.
2. §39A-18.1, Limiting the applicability of off-site units to developments proposing for sale units only.
3. §39A-18.1, Limiting the applicability of off-site units to developments that have not received their final Zoning Certificate of Compliance (ZCC). This requirement would limit the developments to only 1620 Post Road East and 785 Post Road East.

A supplemental [narrative dated 2/2/26](#) regarding the Special Permit/Site Plan application for 785 Post Road East was submitted are clarifies the requests related to that application

which include:

1. Approval of the residential use above the Retail instead of previously approved Office.
2. Affordable units to be provided with one (1) affordable townhouse onsite and donation of 3 George Street to Abilis.

Under the existing regulations, 3 George Street could be used as either two (2) dwelling units or a group home which cannot be regulated by zoning.

An opportunity also exists for six (6) Special Needs Housing units at 3 George Street if the Commission is supportive of a text amendment (similar to the one discussed at the Pre-App on 1/26/26).

Considerations

The Commission should weigh the benefits of both on-site and off-site affordable units. Considerations include the role of on-site units in fostering economically and racially diverse communities, site suitability with respect to access to transit and employment, and the preservation of affordable housing within established neighborhoods. At the same time, permitting off-site affordable units can result in the production of a greater total number of affordable housing units overall.