



PLANNING BOARD

Report to Town Meeting

**ARTICLE 11. Zoning Amendment - Medical Use Definitions
(Planning Board)**

[This is the revised version that will be moved by the Planning Board]

To see if the Town will amend Sections 12.251 and 12.252, by deleting the ~~lined-out~~ language and adding the language in ***bold italics***, as follows:

- 12.251 Medical center: Two (2) or more medical group practices, or ~~an equivalent aggregation of medical offices,~~ ***or combination thereof***, operating in the same building or on the same property, which may also contain associated ***principal or*** accessory uses such as diagnostic testing facilities, physical therapy, therapeutic or counseling services, pharmacies, medical supply retailers, and similar uses. A medical center shall not include medical residential facilities.
- 12.252 Medical group practice: A medical, dental, or psychiatric practice ***larger than a medical office***, including ~~the full-time equivalent of four (4) or more principal health care providers, and three (3) or more other medical or dental professionals, exclusive of~~ ***and*** administrative or clerical staff, providing services on the premises. A medical group practice ***and its principal health providers shall offer medical services within one area of medical practice (ex., general practice, orthopedics, cardiology, obstetrics and gynecology, oncology, etc.) or within a small number of closely related areas of medical practice, and*** may also contain in-house diagnostic testing facilities, medical counseling services, and similar services, or may be associated with other similar accessory or complementary principal uses in the same building.
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Recommendation

The Planning Board voted 8-0 to recommend that Town Meeting adopt this article.

Background

Article 11 is a technical change. It seeks to clarify the zoning definitions for medical group practices and medical centers originally adopted by the 2009 Fall Special Town Meeting.

The existing definitions for medical offices (a use category whose definition is not being amended) and medical group practices include numerical thresholds that create a ‘gap’ of one fulltime equivalent principal health care provider and one other medical professional not included in either category.

Additionally, the current definition of medical group practices does not recognize the specialization typical of such medical practices.

These definitions attempt to reflect the reality of medical offices and practices but, more importantly, they exist for the purpose of regulating these activities as land uses, defining medical practices on the basis of their size and relative impacts on their surroundings—principally as a result of levels of visitation and related traffic.

Public Hearing

The Planning Board held a public hearing on Article 11 on October 20, 2010. There was no public comment. After discussion, the Board voted 8-0 to recommend that Town Meeting adopt this article.

Included for informational purposes:

- 12.253 Medical office: A medical, dental, or psychiatric practice offering medical or dental services on an outpatient basis and including a total of no more than the full time equivalent of three (3) principal health care providers and two (2) other medical or dental professionals, exclusive of administrative or clerical staff, providing services on the premises. A medical or dental office may also contain associated in-house ancillary services such as in-house diagnostic testing facilities, medical counseling services, and similar services.