

Section 10: Special Conditions

1) Better Organization

- Section 10 combines many of the unique development activities that are currently in different sections of the Bylaw. These include:
 - Section 3J—Age Qualified Village
 - Section 3K—Assisted and Independent Living
 - Section 11—Open Space Residential Development
 - Section 12—Common Driveways
 - Section 13—Wireless Communications Overlay District

This organizational structure will allow for easier amendments in the future.

- Residential Care Continuum currently exists in the Definitions Section (1-C) and design criteria are provided in the Use Table (3.B.1.r). Moving these items into a discrete section will make it easier to administer.
- Where existing definitions for each unique use are currently located in separate sections of the Bylaw, these definitions have been moved to the proposed Section 14.

2) Clerical Amendments

- The Rate of Multi-Family provisions and Growth Management bylaws are no longer applicable to the Town and were therefore removed. Subdivision Phasing has remained in the proposed draft.
- Age Qualified Village: The existing Section 3-J.7 (Enforcement) was removed as this would be covered earlier in the proposed Bylaw (Section 3).
- Open Space Residential Design: More concrete language describing the relationship of the OSRD Special Permit and the Definitive Subdivision Plan have been added to allow the Planning Board to more easily administer and enforce the provisions of the bylaw.
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3) Amendments to better address Current Planning Issues

- Residential Care Continuum: The existing Bylaw does not provide separate density limits for different types of housing within Residential Care Continuum developments. The proposed bylaw provides different densities for “independent living” (8 units per acre) as compared with “assisted living” (20 units per acre). Sample calculations are also provided to illustrate how these different housing types can be combined.

- Age Qualified Village: AQV is currently allowed in the Business (B), Central Business District (CBD) and the Limited Manufacturing (LM) Districts. CBD has been removed, as this style of development is not consistent with the economic goals for the CBD as outlined in the Master Plan. Also Residential-B, General Residential and Highway Business were added as eligible districts.
- Age Qualified Village: A provision for a density bonus (33%) was added for proposals containing a minimum of 15% affordable housing. This was added to help address the affordable housing goals listed in the Master Plan.
- Age Qualified Village: Limits on the number of bedrooms allowed in the individual units (3) and over the entire site (2.25 average) were added in order to encourage more “empty nest” housing.
- Open Space Residential Design: A four-step design process was added to the bylaw to ensure that open space is thoughtfully laid out on a site and provides a useful amenity to residents.
- Open Space Residential Design: OSRD is proposed to be allowed in the Water Resource Protection Overlay District with a minimum of 60% open space.
- Open Space Residential Design: Design standards and more concrete language describing the allowable uses within open space areas have been added.
- Open Space Residential Design: Sample calculations that illustrate how much wetland can be incorporated into the preserved open space have been provided.
- Open Space Residential Design: Density bonuses have been proposed for setting aside more than the required amount of open space and/or including affordable housing units in the calculations.
- Common Driveways: The proposed bylaw adds more specific design standards and maintenance provisions for Common Driveways.