SECTION 8. RESIDENTIAL COMPOUND

8.1 Purpose

To provide limited residential development within large tracts of land in a manner, which minimizes Town maintenance responsibility and cost, while simultaneously preserving the rural character of the Town.

8.2 Standards

A group of not more than five (5) single-family dwellings sharing common frontage and a private access road may be permitted by the Planning Board in all residential districts subject to the following provisions:

8.2.1 *Tract frontage.* A Residential Compound may be permitted on a single tract of land in one ownership, having a minimum frontage of two hundred (200) feet on a public way.

8.2.2 *Minimum tract size.* The Residential Compound tract shall contain at least five (5) acres per dwelling unit. Land which, at the time of submission of an application under this section, is subject to a perpetual restriction of the type described in G.L.c. 184 sec. 31 or any restriction similar thereto, shall not be included in the minimum tract size.

8.2.3 *Dimensional requirements.* There shall be no minimum lot width or frontage requirements in a Residential Compound. However, no structure other than a fence may be erected within forty (40) feet of any lot line in the Residence AA and A districts, or within twenty-five (25) feet of any lot line in the Residence B and C districts. No building lot within the Residential Compound shall be reduced in size below the minimum lot area required for the district in which it is located.

8.2.4 *Access.* Each building lot in the Residential Compound shall have adequate and legally enforceable rights of access to a public street via a private street or driveway.

8.2.5 *Open space.* Any land within the Residential Compound not designated as a building lot shall be designated as permanent open space. Such land may be used only for conservation, outdoor recreational facilities of a noncommercial nature, agriculture, preservation of scenic or historic structures, and structures accessory to any of the above uses (including swimming pools, tennis courts, stables, greenhouses). In all cases, a perpetual restriction of the type described in G.L.c. 184 sec. 31 (including future amendments thereto and corresponding provisions of future laws) running to or enforceable by the Town or a land trust satisfactory to the Planning Board shall be recorded in respect of such land. Such restrictions shall be in such form and substance as the Planning Board shall prescribe and may contain such additional restrictions on development and use, as the Planning Board may deem appropriate.

8.3 Limitation on Subdivision

No Residential Compound for which a permit has been issued under this section may be further subdivided and a notation to this effect shall be shown on the plan.

8.4 Other Restrictions

The approved subdivision plan of the Residential Compound shall contain statements indicating the following: that the land lies within an approved Residential Compound; that development of the land is permitted only in accordance with the land uses indicated thereon; that the Town will not be requested to accept or maintain the private access, drainage, open space or any other improvements within the compound. Further, all deed restrictions with respect to ownership, use, and maintenance of permanent open space shall be referenced on, and recorded with, the plan.

8.5 Dedication of Land to the Town

The fee interest of the open space (or a defined portion of the open space) within the Residential Compound may be given to the Town for conservation purposes, acting through its Natural Resources Commission.

8.6 Procedure for Approval

Any person who desires a special permit for a Residential Compound shall submit an application in writing in such form as the Planning Board may require which shall include the following:

8.5.1 Plans meeting to the extent applicable the requirements set forth for a definitive plan in the Subdivision Rules and Regulations and including proposed locations of all structures;

8.5.2 Site perspective;

8.5.3 Detailed plans of all entrances from the public street;

8.5.4 Proposed deed restrictions; and

8.5.5 Such additional information as the Planning Board may require.

8.7 Special Permit

A special permit shall be issued under this section only if the Planning Board shall find that the Residential Compound is in harmony with the general purpose and intent of this section and that it is designed in such a manner to make it sufficiently advantageous to the Town to depart from the requirements of this Bylaw otherwise applicable to the residential district(s) in which the Residential Compound is located. If a special permit is granted, the Planning Board shall impose as a condition of approval that copies of all recorded instruments be filed with the Planning Board prior to the issuance of any building permit.