



Warrant Article #15 Residential Cluster Development Open Space Zoning Bylaw Amendment

Ms. Whiting Cash moves:

that the Town take affirmative action on Article #15 as printed in the Warrant with the word “required” inserted in the added sentence prior to the words “open space”.

Warrant Article #15
Residential Cluster Development Open Space
Zoning Bylaw Amendment

Amend the language to require compliance with the Town's Wetlands Bylaw and require 50% of the required protected open space to be upland area.

Warrant Article #15
Residential Cluster Development Open Space
Zoning Bylaw Amendment

Why is this amendment being proposed?

1. The purpose of the Residential Cluster Bylaw is to encourage the conservation of significant open space and the efficient use of land in harmony with its natural features.
2. Currently, the dedicated open space could be all wetland or flood plain.

Warrant Article #15
Residential Cluster Development Open Space
Zoning Bylaw Amendment

Why else is this amendment being proposed?

3. The proposed amendment protects upland open space, not just wetlands and flood plain that could not be built upon anyway.
4. The Residential Cluster Development section of the Zoning Bylaw was adopted prior to the adoption of the Town's Wetlands Bylaw. Consequently, the definition of a wetland in the Town's Wetlands Bylaw is not referenced in the Residential Cluster Bylaw.

Warrant Article #15
Residential Cluster Development Open Space
Zoning Bylaw Amendment

What is changing? Add language to Section 9.2.4 Open Space that requires 50% of the open space area to be upland as defined by the Town's Wetlands Bylaw.

Amended Language:

Section 9.2.4 Open Space. The area of the open space shall equal at least fifty (50) percent of the total area of the Residential Cluster Development tract. At least 50% of the area of required open space shall be upland (land that is not within the Flood Plain Conservancy District or freshwater wetlands as defined under the Town's Wetlands Bylaw and the Wetlands Protection Act).



Warrant Article #15 Residential Cluster Development Open Space Zoning Bylaw Amendment

Ms. Whiting Cash moves:

that the Town take affirmative action on Article #15 as printed in the Warrant with the word “required” inserted in the added sentence prior to the words “open space”.