



Warrant Article #16
Planned Residential Development Open
Space
Zoning Bylaw Amendment

Ms. Whiting Cash moves:

that the Town take affirmative action on
Article #16 as printed in the Warrant.

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- Amend the language to require compliance with the Town's Wetlands Bylaw.
- Correct a section reference

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Why is this amendment being proposed?

1. The Planned Residential 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 Planned Residential Development Section.
2. A section reference was printed incorrectly in the Warrant in 2001.

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What is changing? Add the phrase “and the Town’s Wetlands Bylaw” to Section 10.2.9.

Amended Language:

Section 10.2.9 Common Open Space: All land within the PRD tract which is not covered by buildings, roads, driveways, parking areas or service areas, or which is not set aside as yards, patios, gardens, or similar areas for exclusive or shared use by the residents, shall be common open space. The area of the common open space shall equal at least twenty-five (25) percent of the total area of the PRD tract. At least 50% of the area of common open space shall be upland (land that is not within the Flood Plain Conservancy District or freshwater wetlands as defined under the Wetlands Protection Act and the Town’s Wetlands Bylaw.

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What is changing? Correct the section reference error from Section 10.3.1.1 to Section 10.4.1.1.

Amended Language:

Section 10.3.4.2 Preliminary Site Development and Use Proposal: Any person who desires to submit an Alternative PRD proposal to Town Meeting shall prepare a development statement and plans consisting of the following:

(a) A development statement consisting of a preliminary written proposal meeting the requirements of Section 10.4.1.1;



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