

3 - Goals and Benefits of the proposed Residential Development (RD), dated October 29, 2021

A brief overview of what the Residential Development (RD) Bylaw sets out to accomplish and breaks down the two options (Site Sensitive Development (SSD) and Alternative Residential Development (ARD))

1. Goals of the Residential Development (RD) Bylaw

- Create an alternative to the conventional subdivision
- Establish a straightforward, predictable permit process with achievable expectations
- Increase the number of affordable and moderate housing units
- Create a diversity of residential unit types and sizes
- Increase the number of accessory apartments
- Exceed the Town's net-zero emission goals
- Preserve historical and architecturally significant structures, in addition to natural spaces

2. Benefits of the Residential Development (RD) Bylaw

- Developers get three options for residential development:
 - Conventional Subdivision
 - By-right process (3/5th vote) with either a
 - 45-day preliminary subdivision plan review + 90-day definitive subdivision plan review (when a preliminary subdivision plan was filed); or
 - 135-day definitive subdivision plan review when a preliminary subdivision plan is not filed
 - Site Sensitive Development
 - Special permit (4/5th vote) with a
 - 90-day review limit (not including sketch plan review)
 - Alternative Residential Development
 - Site plan review (3/5th vote) when the Planning Board votes by a 4/5th vote to allow the plan presented as a sketch plan
 - 90-day review limit (includes the time from under review by Planning Board during the sketch plan (clock stops at a decision), then resumes when a site plan review application is filed
 - Special permit (4/5th vote) when the Planning Board chooses not to vote during the sketch plan phase
 - 90-day review limit (not including sketch plan review)
- Establish a competitive alternative to the conventional subdivision
 - Two options are Site Sensitive Development (SSD) and Alternative Residential Development (ARD). At a high level, these two options all for
 - the clustering of units
 - the increase in the number of units, when the size of the units are smaller
 - the creativity of neighborhood creation

- Inclusionary housing requirement for both SSD and ARD
 - SSD requires affordable housing units (max. 80% AMI), which are in addition to the allowed market-rate units (ex. create 10 market-rate units + 10% affordable = 11 units total)
 - ARD requires 1 inclusionary unit for every 5 market-rate units (ex. create 15 market-rate + 3 inclusionary units = 18 units)
 - Both options allow for a form of payment
 - SSD allows for a payment in the amount of 10percent per fractional unit of the cost of construction for the market-rate units (ex. project creates 8 units = payment of 80 percent of the construction cost of a market-rate unit). Note 11 units or more will be rounded up to the next whole number (13 market-rate units = 2 affordable units, no cash payment)
 - ARD allows for payment for the fractional units in the amount of 10percent of the construction cost of a market rate-unit (ex. 6 market-rate units = 1 inclusionary unit + 10percent of the cost of construction for a market-rate unit)
- Preserve historical, architecturally significant, or natural features
 - Allows the Planning Board, Historical Commission, or the Historic District Commission to deem a property or structure historically significant. Such structure can be repurposed for residential but must meet the requirements for the exterior imposed by the respective authority.
 - The historically significant structure can increase in size (side and rear), and the minimum unit size can be no smaller than 600sf.
- Create a neighborhood that allows for a diversity of housing styles
 - ARD allows for smaller units between 1,500sf and 2,500sf UFA to be constructed on lots with a minimum area of 8,000sf (single-family), a minimum area of 4,000sf (attached), or on a common lot with deed yard space
- Preservation of existing neighborhood
 - A perimeter buffer for the ARD allows for a transition from larger to smaller homes while maintaining existing natural and created features (large native trees, stonewalls, etc.)
- New definitions for unit area measurement.
 - Unit Floor Area, which is unique to the RD Bylaw, looks at only the usable, habitable space of the main and second floors. Excluded is the basement, attic, porches, balconies, common areas, etc.
- Sustainability
 - Requires all projects to meet the expectations of the Town to shift away from fossil fuel dependence.