

**Residential Development (previously Special Permit Residential Development) Bylaw**  
 Site Sensitive Development (SSD) and Alternative Residential Development (ARD)  
 Permit Review Flow Chart

Step 1

**Development Review Team (DRT)** Applicant meets with the DRT to reviews sketch plan for compliance with Town and State requirements prior to review of the Sketch Plan by the Planning Board

Step 2

**Sketch Plan Review** Planning Board reviews the SSD or ARD sketch/proof plans and makes recommendations (Timeline 1-2 meetings)

**Site Sensitive Development (SSD) Requirements**

Required: min of 2 buildable lots

Review of SSD layout, scale of development, and provides direction to the Applicant

If applicable, initiate the Historical and Architectural Preservation process

**Alternative Residential Development (ARD) Requirements**

Required: min. of 2 buildable lots

Review of AND layout, scale of development, and provides direction to the Applicant

If applicable, Initiate the Historical and Architectural Preservation process

**Waivers**

If identified, waivers can be voted upon by a four-fifths vote of the Planning Board

Step 3

**Applicant Design Process** Applicant works to finalize SSD or ARD for application submittal (Timeline—Dependent on Applicant)

**Site Sensitive Development (SSD) Requirements**

**Alternative Residential Development (ARD) Requirements**

**Historical & Architectural Preservation Option**

Meet with Historical Commission or Historic District Commission regarding the review of a structure as to whether it should be allowed to utilize Section 135—6.9.8 Historical and Architectural Preservation

**Design and Compliance**

**Scale of Development**

- ◆ Number of buildings = Number on proof plan
- ◆ Size of buildings = GFA allowed by Section 135—4.4
- ◆ Multiple units allowed per building—design must look like single family home
  - ◆ Units cannot be less than 650sf

**Scale of Development**

- ◆ Number of units = gross floor area on proof
  - ◆ No limit on the number of units
- ◆ Size of units can either range between 1,500-2,500UFA or an average of all buildings equal to 2,100sf

**SSD Criteria**

- ◆ Lot area to support infrastructure, wells, and septic, where applicable
- ◆ No minimum frontage, shall allow for off-street parking/driveway
  - ◆ Min. 15' side and rear setbacks
  - ◆ Zero lot line permitted

**AND Criteria**

- ◆ Buffer around perimeter of lot = depth of 50 feet along the frontage, 20 feet along the side and rear property lines
- ◆ Yards (setbacks) compliance with Sec. 135-4.0 for individual lots or 15' building separation
  - ◆ Lot coverage 50%
  - ◆ Max. building height of 35' and 3 floors
- ◆ Lot Area: min. 8,000sf single-family; 4,000sf attached; stacked units 1,000sf per unit for yard space
- ◆ Unit sizes between 1,500 - 2,500sf Unit Floor Area

**Inclusionary Housing Requirements**

- ◆ (Market-rate + Inclusionary = total units)
- ◆ 10 percent affordable (40-80% AMI)
- ◆ <10 units, allowed payment = 10percent of construction cost per fractional unit or provide a affordable unit

**Inclusionary Housing Requirements**

- ◆ (Market-rate + Inclusionary = total units)
- ◆ 1 inclusionary unit per 5 market-rate
  - ◆ Min. of 50% of units = 40-80% AMI
- ◆ Fractional units, can opt to pay amount = to 10 percent of construction cost per fractional unit or provide a

**Visitor Parking Requirements** 1 visitor parking space per 3 residential units

**Accessory Dwelling Units** Allowed by provisions of Section 135-6.7, in addition to allowed unit size to promote such units

**Sustainable Construction** Allows for increased units for sustainable measures/techniques

Step 4

**Application Submittal** Review of Application (Timeline max. 90days from submittal of a complete application to Planning Board decision)

Step 5

**Development Review Team (DRT)** Applicant meets with the DRT to review RD Application for compliance with Town and State requirements prior to public hearing/meeting with Planning Board

Step 6

**Public Hearing/Meeting**

**Site Sensitive Development (SSD)**

Special permit review (4/5th vote—super majority)

**Alternative Residential Development (ARD)**

Site Plan Review (3/5th vote—majority)