

ARTICLE **XX**: To see if the Town will vote to amend the Zoning Bylaw, Article X Section 50-10.2. F, Section 50-10.2I(1)(d) and revise Section 50-10.2H(5) to delete the strikethrough language and add the language in bold, as follows:

F. Application process.

(1) Application. An application for a special permit for a CSD shall be submitted on the form(s) provided by the Planning Board in accordance with the rules and regulations of the Board. Applicants for CSD shall also file with the Planning Board eight copies of a concept plan. The concept plan shall include a sketch plan and a yield plan (see Subsection G). The applicant shall submit both the site context map and existing conditions/site analysis map prepared according to Subsection D (2) above. Additional information reasonably necessary to make the determinations and assessments cited herein shall be provided, including existing site contour maps and existing current soil maps.

(a) Sketch plan. The sketch plan shall be prepared by a certified landscape architect, or by a multi-disciplinary team of which one member must be a certified landscape architect, and shall address the general features of the land, and give approximate configurations of the lots, open space, and roadways. The sketch plan shall incorporate the Four-Step Design Process, according to Subsection E above, and the design standards according to Subsection I (3) below, when determining a proposed design for the development.

[1] Quality standards. The sketch plan shall be drawn at a scale of 100 feet to the inch or such other scale as the Board may accept. The plan shall be designated as a "conceptual plan."

[2] Required content. The sketch plan shall include the following:

[a] The subdivision name, boundaries, North point, date, legend, title "Concept Plan," and scale.

[b] The names of the record owner and the applicant, and the name of the landscape architect that prepared the plan.

[c] The names, approximate location, and widths of adjacent streets.

[d] The proposed topography of land shown at a contour interval no greater than 10 feet. Elevations shall be referred to mean sea level.

[e] The location of existing landscape features, including forests, farm fields, meadows, wetlands, riverfront areas, water bodies, archeological and historic structures or points of interest, rock outcrops, boulder fields, stone walls, cliffs, high points, major long views, forest glades, major tree groupings, noteworthy tree specimens, and habitats of endangered or threatened wildlife, as identified as primary and secondary resources according to Subsection E(1). Proposals for all site features to be preserved, demolished, or moved shall be noted on the sketch plan.

[f] All on-site local, state, and federal regulatory resource boundaries and buffer zones shall be clearly identified and all wetland flag locations shall be numbered and placed upon the sketch plan.

[g] Lines showing proposed private residential lots, as located during Step Four, Subsection E (4), with approximate areas and frontage dimensions.

[h] All existing and proposed features and amenities, including trails, recreation areas, pedestrian and bicycle paths, community buildings, off-street parking areas, etc., shall be shown on the plan and described in a brief narrative explanation where appropriate.

[i] The existing and proposed lines of streets, ways, common driveways, easements and any parcel of land intended to be dedicated for public use or to be reserved by deed covenant for use of all property owners in the subdivision, or parcels of land or lots to be used for any purpose other than private residential shall be so designated within the subdivision in a general manner.

[j] Proposed roadway grades.

~~[k] Official soil percolation tests for the purpose of siting wastewater treatment options are not required for the concept plan. However, a narrative explanation shall be prepared by a certified professional engineer detailing the proposed wastewater systems that will be utilized by the development and its likely impacts on-site and to any abutting parcels of land. For example, the narrative will specify whether individual on-site or off-site systems, shared systems, alternative to Title V systems, or any combination of these or other methods will be utilized.~~

~~[k]~~ [k] A narrative explanation prepared by a certified professional engineer proposing systems for stormwater drainage and its likely impacts on-site and to any abutting parcels of land. For example, the narrative will specify whether non-structural or structural engineering methods will be used and the number of any detention/retention basins or infiltrating catch basins; it is not intended to include specific pipe sizes. Any information needed to justify this proposal should be included in the narrative. The approximate location of any stormwater management detention/retention basins shall be shown on the plan and accompanied by a conceptual landscaping plan.

~~[m]~~ [l] A narrative explanation prepared by a certified professional engineer, detailing the proposed drinking water supply system.

~~[n]~~ [m] A narrative explanation of the proposed quality, quantity, use and ownership of the open space. Open space parcels shall be clearly shown on the plan.

~~[o]~~ [n] All proposed landscaped and buffer areas shall be noted on the plan and generally explained in a narrative.

~~[p]~~ [o] A list of all legal documents necessary for implementation of the proposed development, including any conservation restrictions, land transfers, and master deeds, with an accompanying narrative explaining their general purpose.

~~[p]~~ [p] A narrative indicating all requested waivers, reductions, and/or modifications as permitted within the requirements of this bylaw.

~~[q]~~ [q] ~~If the municipal sewer system is to be used, a~~ A narrative explanation, prepared by a certified professional engineer, detailing the proposed sewer extension system shall be submitted.

(c) Relationship between concept plan and definitive subdivision plan. The concept plan special permit shall be reconsidered if there is substantial variation between the definitive subdivision plan and the concept plan. If the Planning Board finds that a substantial variation exists, it shall hold a public hearing on the modifications to the concept plan. A substantial variation shall be any of the following:

[1] An increase in the number of building lots;

[2] A significant decrease in the open space acreage;

[3] A significant change in the lot layout;

[4] A significant change in the general development pattern which adversely affects natural landscape features and open space preservation;

[5] Significant changes to the stormwater management facilities;

~~[6] Significant changes in the wastewater management systems; and/or~~

~~[7]~~ [6] Significant changes in the wetlands and/or wildlife habitat resource areas.

H. Reduction of dimensional requirements. The Planning Board may authorize modification of lot size, shape, and other bulk requirements for lots with a CSD, subject to the following limitations:

(1) Lots having reduced area or frontage shall not have frontage on a street other than a street created by a subdivision involved; provided, however, that the Planning Board may waive this requirement where it is determined that such reduced lot(s) are consistent with existing development patterns in the neighborhood.

(2) Lot frontage shall not be less than 50 feet. The Planning Board may waive this requirement where it is determined that such reduced frontage will further the goals of this bylaw.

(3) Each lot shall have at least 2/3 of the required setbacks for the district unless a reduction is otherwise authorized by the Planning Board.

(4) Lots may be reduced in area according to the following schedule:

Minimum Open Space (%)	District Minimum Lot Area (square feet)	CSD Minimum Lot Area (square feet)
50	R-1 District - 43,560	20,000
33	R-2 District - 30,000	20,000

~~(5) Lots modified under this section must~~ **All lots shall** be connected to the Groveland municipal water and sewer system.

#### Open space requirements.

(1) Open space. A minimum of 50% of the tract shown on the development plan shall be open space. Any proposed open space, unless conveyed to the Town or its Conservation Commission, shall be subject to a recorded restriction enforceable by the Town, providing that such land shall be perpetually kept in an open state, that it shall be preserved exclusively for the purposes set forth herein, and that it shall be maintained in a manner which will ensure its suitability for its intended purposes.

(a) The percentage of the open space that is wetlands shall not normally exceed the percentage of the tract which is wetlands; provided, however, that the applicant may include a greater percentage of wetlands in such open space upon a demonstration that such inclusion promotes the purposes of this bylaw.

(b) The open space shall be contiguous. "Contiguous" shall be defined as being connected. Open space will still be considered connected if it is separated by a roadway or an accessory amenity. The Planning Board may waive this requirement for all or part of the required open space where it is determined that allowing non-contiguous open space will promote the goals of this bylaw and/or protect identified primary and secondary conservation areas.

(c) The open space shall be used for wildlife habitat and conservation and the following additional purposes [choose]: historic preservation, education, outdoor education, recreation, park purposes, agriculture, horticulture, forestry, a combination of these uses, and shall be served by suitable access for such purposes. The Planning Board may permit up to 10% of the open space to be paved or built upon for structures accessory to the dedicated use or uses of such open space (i.e., pedestrian walks and bike paths).

~~(d) Wastewater and~~ Stormwater management systems serving the CSD may be located within the open space. Surface systems, such as retention and detention ponds, shall not qualify towards the minimum open space required.

(e) The open space shall be delineated by a line with a metes and bounds description.

**(Requires a 2/3rd Majority)**

**Article submitted by the Planning Board**

**Note: Former edits to the CSD bylaw created perceived conflicts and the Board would like to eliminate confusion as to when a CSD would require a connection to sewer.**