

**Insert new Section 5.12a, as follows:**

### **5.12a Clustered Residential Open Space Community (C-ROSC)**

**5.12a.1 Purpose:** The Clustered Residential Open Space Community (C-ROSC) allows by special permit from the Planning Board an alternative pattern of residential land development. It is intended to encourage the conservation of open space, while at the same time providing for a mixture and diversity of housing types in the Town at slightly greater dwelling unit densities than is otherwise permitted. In a C-ROSC development, dwelling units should be constructed in appropriate clusters that are harmonious with neighborhood development and will not detract from the ecological and visual qualities of the area, and that incorporate nature-based stormwater design techniques and green building practices. The overall site design and amenities should enhance the quality of living for the residents of the development, the immediate neighborhood and the Town generally. Attention shall be given by the Board as to whether the proposed site design, development layout, number, type and design of housing constitute a suitable development for the neighborhood within which it is to be located, in furtherance of the following:

#### **5.12a.1.1**

##### **Alignment with the 2022 Carlisle Forward Master Plan:**

**Goal 20:** Increase the range of housing options to meet diverse community needs.

**Recommendation 20B:** Promote housing diversity and allow development of “missing middle” housing in specified areas.

#### **5.12a.1.2**

##### **Alignment with the 2023 Carlisle Housing Production Plan:**

**Town Strategy 5:** Investigate the feasibility of increasing housing supply and housing choice via zoning amendments that encourage “missing middle” housing typologies.

**5.12a.1.3** To increase the diversity of housing in Carlisle so that it better meets the needs of people across age groups, abilities, household compositions, and income levels.

**5.12a.1.4** To allow the production of housing that is sensitive to community priorities, that maintains the natural and recreational specialness of Carlisle, and that minimizes harm to environmental, ecological, historical, and cultural resources.

**5.12a.1.5** To ensure that the design of sites and buildings for housing supports a good quality of life for occupants and abutters through:

- a. balancing housing development with meaningful open space preservation;
- b. environmentally sustainable public and private open spaces that fulfill specific ecological, recreational, or scenic functions;
- c. efficient and attractive site circulation for vehicles and pedestrians;
- d. durable buildings whose massing and placement is human-scaled and oriented to open spaces while reflecting local building vernacular; and
- e. parking that is convenient but does not dominate the experience of the site.

**5.12a.1.6** To increase the municipal tax base through private investment in new residential developments.

### **5.12a.2 Definitions**

For the purposes of this Section 5.12a, the following definitions shall apply. All other specialized terms shall be defined by Sections 1 or 4 of this Bylaw.

Affordable Unit. A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.

Applicant. A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit.

Area Median Income (AMI). The median family income for the metropolitan statistical region that includes the Town of Carlisle, as defined by the U.S. Department of Housing and Urban Development (HUD).

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

Coverage, Building. The area, usually expressed as a percentage, of a lot that is covered by buildings, including principal structures, garages, and accessory structures.

Development Area. A specific portion of a Tract that shall encompass the areas to be disturbed, modified, and/or used for the proposed development, including building sites, buildings, structures, parking areas, streets, sidewalks, walkways, driveways, private yard areas, residential open space, usable common outdoor spaces, utility areas, and infrastructure.

Development Standards. Provisions of Section 5.12a.9 General Development Standards made applicable to projects within the C-ROSC.

Dwelling Unit. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Gross Floor Area (GFA). The sum of the areas of all stories of the building of compliant ceiling height pursuant to the Building Code, including basements, lofts, and intermediate floored tiers, measured from the interior faces of exterior walls or from the centerline of walls separating buildings or dwelling units but excluding crawl spaces, garage parking areas, attics, enclosed porches and similar spaces.

Height, Building. The vertical distance measured between the average finished grade of the ground adjoining the building to the highest point of the roof thereof. The limitations of height shall not apply to chimneys, spires, ventilators, skylights, tanks, domes and similar accessory features that usually are carried above the roof line, provided that such features are in no way used for human occupancy.

Lot. An area of land with definite boundaries that is used or available for use as the site of a building or buildings.

Multi-family Housing. A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.

Open Space, Protected. Land that is either conveyed to the Town or its Conservation Commission for conservation purposes, or 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 by the Town, and that it shall be maintained in a manner which will ensure its suitability for its intended purposes. Protected Open Space may include natural areas, fields used for agriculture or horticulture, nature-based facilities for low impact development stormwater management, wastewater leach fields, and drinking water supply wells.

Open Space, Residential. Land that is unoccupied by buildings or structures, not devoted to streets, driveways, off-street parking or loading spaces, but may include natural areas, fields used for agriculture or horticulture, facilities for low impact development stormwater management, wastewater leach fields, drinking water supply wells, underground utilities, walkways and paths other than required sidewalks, off street bicycle paths, and facilities for outdoor use by the occupants of the lot including but not limited to terraces and patios.

Setback. The minimum required distance from a lot line to any part of a principal or accessory building nearest such lot line. A setback shall be measured perpendicular (at a right angle) to the lot line.

Tract. A single contiguous area of real property, in one ownership and with definite boundaries ascertained from a recorded deed or recorded plan, that is proposed for development or redevelopment.

### **5.12a.3 Applicability**

**5.12a.2.2 Minimum Tract Size.** C-ROSC developments shall be permitted upon a single Tract, in one ownership with definite boundaries ascertained from a recorded deed or recorded plan, which has an area of not less than ~~six~~ (6) acres and is located within General Residence District B.

**5.12a.2.3 Overlay District.** The provisions of this section apply only to C-ROSC developments where the property owner has elected to comply with the requirements of the overlay district, rather than complying with the requirements of the underlying zoning district.

**5.12a.2.4 Relationship to Underlying Zoning.** Provisions of this section supersede those of the underlying zoning. If there is a conflict between the provisions of this section and provisions found elsewhere in the Zoning Bylaw, the provisions of this section shall apply. All other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force. Uses that are not identified in Section 5.12a are governed by the requirements of the underlying zoning district(s).

### **5.12a.4 Permitted Uses**

#### **5.12a.4.1 Principal Uses – By Special Permit**

- a. Single-family, two-family or multi-family housing, which can be arranged in one building or in multiple buildings on the same lot.

#### **5.12a.4.2 Accessory Uses**

- a. Residential and Protected Open Space, as defined in Section 5.12a.2 and pursuant to the requirements of Section 5.12a.6.
- b. Parking for vehicles and bicycles associated with the housing and open space uses on the site.
- c. Accessory Ground-Mounted Solar Photovoltaic Facilities installed above one or more parking spaces, pursuant to Section 5.8.
- d. Shared buildings for accessory uses related to the housing, including administration, maintenance facilities, shared storage, and shared community spaces.
- e. Signs, in compliance with Sections 3.2.1.9 and 4.2.2.

#### **5.12a.5 Density & Affordability**

**5.12a.5.1 Baseline density:** Baseline density within a C-ROSC Tract shall be 1 unit per acre.

**5.12a.5.2 Density bonus:** Increases beyond the baseline density within a C-ROSC development may be authorized by the Board, up to a density of 1.5 units per acre, based upon one or more of the following:

- a. If at least ten percent (10%) of the units are made available as described in subsection 5.12a.5.5.
- b. If at least 50% of the units are less than 1,850 square feet of gross floor area with not more than a one-car garage, and the development is clustered on 20% or less of the Tract such that additional Protected Open Space is provided;
- c. If at least 50% of the units are zero step entry with master bedroom and full bathroom on the first floor with not more than a one-car garage, and the development is clustered on 20% or less of the Tract such that additional Protected Open Space is provided.
- d. The Board may authorize an increase up to a maximum permissible density of 2 units per acre for a C-ROSC development project that achieves 5.12a.5.2a, b, and c.

**5.12a.5.3 Fractional numbers:** Where the computation of the baseline density or density bonus results in a fractional number, only a fraction of one-half or more shall be rounded up to the nearest whole number.

**5.12a.5.4 Diversity of dwelling units:** A mix of diverse housing opportunities shall be provided in all C-ROSC developments. Such diversity shall consist of the following mix:

- a. the number of bedrooms and size of units available; and

- b. at least two of these three styles of units: single-family, two-family or multi-family (up to 4 units per building); or
- c. a development comprised entirely of ‘starter home’ single-family units between 400 and 1,850 square feet of gross floor area; or
- d. a redevelopment of an existing structure that has a local, state, or national historic designation, or is of significant historical value locally, where at least 75% of the gross building envelope of the existing structure is preserved.

**5.12a.5.5 Affordability:** Levels of affordability are defined as follows:

- a. Low-income dwelling units are units that are made available to eligible households earning at or below eighty percent (80%) of Area Median Income, in compliance with the guidelines set forth by the Executive Office of Housing and Livable Communities (EOHLC) and can be counted on the Town’s Subsidized Housing Inventory.
- b. Starter-priced dwelling units are units that are set aside for sale, lease or rental to households with incomes of less than one-hundred ten percent (110%) of Area Median Income.
- c. Moderate-priced dwelling units are units that are set aside for sale, lease or rental to households with incomes of less than one-hundred and fifty percent (150%) of Area Median Income.

**5.12a.6 Site Development & Open Space**

As part of the Special Permit Application, an Applicant for a C-ROSC development project shall submit a Site Plan to the Planning Board that depicts the proposed site development and delineates the Development Area, Residential Open Space and Protected Open Space on the site.

**5.12a.6.1 Site Development Objectives**

The site layout shall encompass the areas to be used for the proposed development, including building sites, buildings, structures, parking areas, streets, sidewalks, walkways, driveways, private yard areas, usable common outdoor spaces, utility areas, and infrastructure. When determining the layout of a proposed C-ROSC development project, to the greatest extent practicable, Applicants are encouraged to:

- a. Cluster development within 25% of the C-ROSC Tract; leaving the remainder of the site – specifically natural resources and ecologically sensitive areas – to be designated as Protected Open Space;
- b. Reuse existing structures, and repurpose existing parking lots, paved areas, and previously disturbed land;
- c. Limit new disturbance on previously undisturbed land; and
- d. Limit encroachment into wetland resource areas and wildlife habitat areas.

**5.12a.6.2 Designation of Development Area:** The designated Development Area shall be contiguous within a Tract and shall encompass the areas to be used for the proposed development, including building sites, buildings, structures, parking areas, streets, sidewalks, walkways, driveways, private yard areas, residential open space, usable common outdoor space, utility areas, and infrastructure. In limited cases, land outside of the Development Area may be disturbed, modified, and/or used for utilities to support the C-ROSC development project, as long as such disturbed land shall subsequently be converted to and maintained as native meadow.

The Development Area shall not exceed twenty-five percent (25%) of the C-ROSC Tract, and shall meet at least four (4) of the following criteria:

- a. Is entirely outside wetland and wetland buffer areas.
- b. Is entirely outside Natural Heritage & Endangered Species Program Estimated or Priority Habitat areas.
- c. The land is already disturbed.
- d. Is accessible from the street with minimal disturbance to wetland resources and habitat areas.
- e. Is at least 40 feet from all abutting property lines or allows for residential buildings to be set back at least 40 feet from all abutting property lines.

The Planning Board retains the right to waive this requirement if the existing disturbed area of the site is within 40 feet of abutting property lines.

- f. Is located in a manner that allows for meaningful preservation of the remainder of the Tract area.

#### **5.12a.6.3 Designation of Residential Open Space**

- a. Where private open space is not provided for a dwelling unit, the residents of that dwelling unit may be provided with access to usable common outdoor space. Usable common outdoor space can include, but is not limited to: building courtyards, rooftop open spaces, plazas, terraces, patios, parks, commons, greens, and facilities for outdoor use by the occupants of the lot such as vegetable gardens.

#### **5.12a.6.4 Designation of Protected Open Space**

- a. Areas within a site that are not proposed as part of the site development and are not designated as Residential Open Space, shall be designated Protected Open Space. Any proposed Protected Open Space, unless conveyed to the Town or its Conservation Commission for conservation purposes, 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.

b. The Protected Open Space shall be sited and shaped to preserve “Primary Conservation Areas” (such as wetlands, riverfront areas, and floodplains regulated by state or federal law), and minimize development in “Secondary Conservation Areas” (including unprotected elements of the natural landscape such as steep slopes, mature woodlands, prime farmland, meadows, wildlife habitats and cultural features such as historic and archaeological sites as well as scenic views and stone walls). The Protected Open Space may be used, in part, to create a visual buffer between the C-ROSC development project and abutting uses.

c. The Protected Open Space shall be contiguous and may be considered contiguous 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.

d. The Protected Open Space may only be used for one or more of the following uses: wildlife habitat and conservation; historic preservation; education; outdoor education; passive recreation; agriculture; native horticulture; or a combination of these uses and shall be served by suitable access for such purposes. The Planning Board may permit a small portion of the Protected Open Space to be paved or built upon for small structures accessory to the dedicated use or uses of such Open Space (i.e., pedestrian walks and bike paths).

e. Wastewater, drinking water, and stormwater management systems serving the development project may be located within the Protected Open Space. The Protected Open Space may include septic systems, septic leach fields and piping, drinking water wells and piping, and electrical service appurtenant to the C-ROSC development project, and any piping, electrical service, access and/or other infrastructure related to a public water supply of the Town of Carlisle, which may have a source located on another lot or lots and serve other property within the Town. Such disturbed land shall subsequently be converted to and maintained as native meadow.

**5.12a.6.5 Ownership of Protected Open Space.** The Protected Open Space shall, at the Planning Board’s election, be conveyed in fee or easement to the following:

a. the Town or its Conservation Commission;

b. a nonprofit organization, the principal purpose of which is the conservation of open space and any of the purposes for such open space set forth above; or

c. a corporation or trust owned jointly or in common by the owners of lots within the development area. If such corporation or trust is utilized, ownership thereof shall pass with conveyance of the lots in perpetuity subject to a permanent restriction enforceable by the Town pursuant to M.G.L. Ch. 184 Sec. 32, providing that such land shall be kept in open or natural state, subject to the exceptions provided for within Section 5.12a, shall be recorded at the Middlesex North Registry of Deeds. Nothing contained in this section shall be construed to

prohibit the installation and maintenance of the private and/or public utilities and infrastructure allowed under Section 5.12a.5.2, and all instruments of conveyance or conservation restriction, regardless of the recipient or holder, shall specifically authorize said utilities and infrastructure within the Protected Open Space. Maintenance of the Protected Open Space and facilities shall be permanently guaranteed by such corporation or trust which shall provide for mandatory assessments for maintenance expenses to each lot. Each such trust or corporation shall be deemed to have assented to allow the Town to perform maintenance of such open space and facilities, if the trust or corporation fails to provide adequate maintenance, and shall grant the Town an easement for this purpose. In such event, the Town shall first provide fourteen (12a) days written notice to the trust or corporation as to the inadequate maintenance, and, if the trust or corporation fails to complete such maintenance, the Town may perform it. Each individual deed, and the deed of trust or articles of incorporation, shall include provisions designed to affect these provisions. Documents creating such trust or corporation shall be submitted to the Planning Board for approval and shall thereafter be recorded at the Middlesex North Registry of Deeds.

**d.** or protected in perpetuity by a Conservation Restriction pursuant to M.G.L. Ch. 184 sec. 31-33 held by the Carlisle Conservation Commission or by a charitable non-profit conservation organization approved by the Select Board.

#### **5.12a.7 Dimensional Standards**

**5.12a.7.1** This Section 5.12a.7 establishes Dimensional Standards for C-ROSC developments. It supersedes all provisions of Section 4.



Table 5.12a.7.1 Dimensional Standards	FYI only		
	C-ROSC	ROSC	MBTA
Min. Tract Area (acres)	6	15	
Min. Lot Frontage (ft)	40	40	
Baseline Density (units/acre)	1		
Max. Density (units/acre)	2	By-right x2 but not more units than half the # of tract acres	15
Max. Height (ft / stories) <sup>1</sup>	40 / 2.5	40 / 2.5	40 / 2.5
Housing Unit Size Range (sf) <sup>2</sup>			
Max. # of Dwelling Units per Building <sup>4</sup>	4	4	4
Single-Family Max. Gross Floor Area (sf)		3000 (includes garage, excludes basement)	
2, 3 or 4-Family Building Max. Gross Floor Area (sf) <sup>2,5</sup>		6000 (includes garage, excludes basement)	4700
Max. Development Area (% of Tract Area)	25	50	
Min. Protected Open Space (% of Tract Area)	75		
Min. Residential Open Space (% of Development Area)	25		25
Max. Building Coverage (% of Development Area) <sup>2</sup>	75		25
Min. Front Yard Setback (ft) <sup>2</sup>	40	100	40
Min. Side Yard Setback (ft) <sup>2</sup>	40	50-100	40
Min. Rear Yard Setback (ft) <sup>2</sup>	40	50-100	40
Min. Distance between buildings (ft) <sup>2</sup>	20	30	20
Min. Parking Spaces Per Unit	1	2	1.5
<p>1. Where the setbacks of the structure from the lot boundary exceed the minimum setback distances required by at least ten (10) feet, a structure may be erected or altered to contain three (3) stories and to have a height of not over forty-five feet.</p>			
<p>2. The Planning Board reserves the right to waive the strict enforcement of this standard as follows: (a) for a project that maintains the existing dimensional condition <b>and</b> enables the preservation or reuse of an existing structure, or (b) if a slight deviation (less than 10%) results in a project that the Planning Board determines meets the spirit and intent of this bylaw.</p>			
<p>3. If the existing structure has a local, state, or national historic designation, or is of significant historical value locally, the Planning Board, in coordination with the Historical Commission, reserves the right to waive the strict enforcement of this standard if additional square footage will result in a project that meets the spirit and intent of this bylaw and is overtly beneficial to the Town.</p>			
<p>4. The Town promotes site planning that expresses the rural character of the Town and quality of design. Accordingly, the maximum number of Dwelling Units per building may be increased if, at the Planning Board's sole discretion, an applicant demonstrates that a higher number of Dwelling Units per building better retains the rural character of the Town, or allows reuse of existing structures. See Section 5.12a.9.5.a. for more details.</p>			
<p>5. Max. GFA per building would be inapplicable or waived to the extent that the Planning Board has waived the max 4-unit building requirement</p>			

**5.12a.7.2 Setbacks, Applicability.** Requirements for front, side, and rear yard setbacks shall not prevent the projection of eaves, chimneys, cornices, uncovered steps, unroofed porches, window sills, and the like into any required yard or other open space, provided that such projection does not extend more than three and one-half (3 ½) feet into such yard or open space.

**5.12a.7.3 Building Height, Exceptions.** The limitations of height shall not apply to chimneys, spires, ventilators, skylights, tanks, domes and similar accessory features that usually are carried above the roof line, provided that such features are in no way used for human occupancy.

**5.12a.7.4 Renewable Energy Installations.** The Planning Board may waive the building height and setbacks in Section 5.12a.6.1 to accommodate renewable energy installations, including but not limited to solar photovoltaic, solar thermal, living roofs, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

**5.12a.7.5 Vegetative Buffer.** New buildings, that are proposed within 150' of existing residential buildings outside of the C-ROSC, shall be screened by dense tree growth and understory vegetation of sufficient height and depth in all directions to create an effective year-round visual buffer. The Planning Board may, by waiver during the Special Permit hearing, allow a fence or wall to be substituted for some or all of a vegetated screen, when doing so would advance the purposes of the C-ROSC.

#### **5.12a.8 Off-Street Parking**

**5.12a.8.1** Not more than 1.5 off-street automobile parking spaces per Dwelling Unit shall be required in the C-ROSC.

**5.12a.8.2** A dual port Level 2 Electric Vehicle Charging Station shall be provided for every C-ROSC development project for every 10 Dwelling Units in a project of 10 Dwelling Units or more.

**5.12a.8.3** A minimum of one (1) covered bicycle parking space shall be provided per every two (2) Dwelling Units in a C-ROSC development project.

**5.12a.9 General Development Standards.** The following Development Standards are applicable to all C-ROSC development projects.

#### **Waivers from General Development Standards for Reuse of Existing Structures.**

The Planning Board may issue a waiver to modify any of the General Development Standards if the modification directly results in or enables the preservation or reuse of at least 75% of the gross floor area of the existing structure.

#### **5.12a.9.1 Site Design**

**a. Submittal Requirements.** Pursuant to Section 7.2, an applicant for a C-ROSC development project must submit a Special Permit application package, and a

Site Plan set complete with all submittal requirements listed in the *Town of Carlisle Planning Board ROSC Special Permit Rules and Regulations*. The Planning Board may waive submittal requirements and may modify design and construction standards by waiver via Special Permit approval, when the modifications would further the purpose of the C-ROSC. For C-ROSC development project proposals that include sites or structures listed on the Massachusetts Cultural Resource Information System (MACRIS), the Carlisle Historical Commission will participate in the Site Plan Review hearing led by the Planning Board.

**b. Streets.** Site designs that minimize the amount of pavement are preferred, and where possible, streets arranged into loops are preferred over dead-end streets with cul-de-sacs.

**c. Building Clustering & Orientation.** Buildings shall be clustered within the site, with front facades oriented toward a centralized common outdoor space. Buildings of similar scale shall be set back at different distances from such central space to avoid a single plane of massing.

**d. Pedestrian Connections.** The project shall be served by a continuous network of sidewalks and pathways that provides direct connections between the public sidewalk (if applicable), building entrances, bicycle storage and parking, vehicle parking, and any open spaces intended for common use. The finished surface of such sidewalks and pathways shall be firm and stable but do not need to be concrete or asphalt, and pervious surfaces are preferred.

**e. Parking and Circulation.** Parking and circulation on the site shall be organized to minimize the amount of impervious surface. Where possible, driveways, parking, and loading areas shall be connected.

**f. Vehicular Access.** Curb cuts for access to the site shall be minimized and shared driveways are encouraged. More than one curb cut per site shall be permitted only when necessary to minimize traffic and safety impacts.

Applicants shall submit a traffic study with the Special Permit application to evaluate any impacts from the proposed use of the site.

**g. Sidewalk Design.** The design of any sidewalk (i.e., width, grade, cross-slope, materials) must be maintained across any driveway to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk and the pedestrian use is primary. The depth of the sidewalk materials must be capable of supporting the weight of a vehicle.

**h. Accessibility.** Site design shall maximize accessibility to building entrances and outdoor activity spaces for all users, by, for example, minimizing grade changes between a sidewalk and a building's ground floor elevation; or by providing walkways with a slope of 5% or less to address grade changes. Ramps, when necessary, should be fully integrated into the design of the site and building – not an afterthought.

### 5.12a.9.2 Open Space

**a. Public vs. Private.** Whether an open space is available to the public or private for the enjoyment of all residents of the development shall be easily discernible through the use of fences, landscaping, and the physical relationship of open spaces to site circulation and nearby buildings. In no case shall fences be used to demarcate individual unit exclusive use areas.

### 5.12a.9.3 Parking

**a. Location.** To the greatest extent practicable, parking shall be located on existing disturbed or paved areas of a site, or beside, behind or within buildings. The Planning Board may issue a waiver to modify this requirement when site conditions make it infeasible to achieve.

**b. Screening.** A surface parking area with more than four (4) parking spaces that is visible from a public sidewalk or street or adjacent to an Open Space shall be substantially screened up to a height of at least four (4) feet by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than ten (10) feet wide. The buffer may include a fence or wall of no more than four (4) feet in height.

**c. Shade Trees.** Surface parking lots containing over twenty (20) spaces shall have at least one shade tree per ten (10) parking spaces. Such trees shall be located either in the parking area or within ten (10) feet of it. There shall not be more than twenty (20) parking spaces in a row without an intervening tree. At least five percent (5%) of the interior of the parking area shall be maintained with landscaping, including trees.

**d. Materials.** The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.

### 5.12a.9.4 Landscaping, Lighting, Mechanicals, Utilities, Dumpsters, Stormwater Management

**a. Plantings.** Plantings shall be species that are native or adapted to the region, and drought resistant. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.

**b. Plants.** Plants selected shall be suitable for the given site conditions (soil, moisture, pollution, light) to minimize the need for irrigation, fertilizer, and pesticides.

**c. Planting Function.** Plantings must fulfill one or more of the following functions: supporting green stormwater management, providing habitat for wildlife or pollinators, providing food for residents, providing shade, or shaping outdoor spaces. The overall composition of plantings must also provide visual interest through harmony and variation of the size, shape, color and/or texture of plants and/or their leaves, flowers, seed heads, fruits, stems and bark.

**d. Tree Planting.** New trees that are required to be planted by this bylaw or required as part of a Site Plan Review, shall meet the following standards:

**i.** Each tree shall be surrounded by fifty (50) contiguous square feet of soil surface area that is free of impervious surfaces and capable of infiltrating stormwater. The soil surface area shall not be less than three (3) feet wide at any point. Trees shall be provided with adequate soil volume to enable healthy growth to maturity. The following minimum soil volumes are recommended: 600 cubic feet for a small tree, 800 cubic feet for a medium tree, 1,000 cubic feet for a large tree.

**ii.** Where possible, adjacent tree planting areas shall be connected to provide larger connected soil volumes for tree roots.

**e. Lighting.** Lighting shall adhere to the principles of the International Dark-Sky Association (IDA). Light levels shall be the minimum necessary to provide adequate visibility for pedestrians and vehicles, and to provide the illumination necessary for safety and convenience while preventing glare and light trespass onto open space or onto adjoining properties, and while minimizing the amount of skyglow.

**i.** Light Poles shall not exceed fifteen feet in height.

**ii.** The color temperature (CCT) of outdoor lighting should be between 2200 K and 2700 K and shall not exceed 3000 K.

**iii.** Only full cutoff shielded luminaires shall be used for illuminating outdoor spaces and parking areas.

**iv.** Outdoor luminaires shall not exceed the following BUG rating, which defined backlight (B), uplight (U), and glare (G) values: B2/U2/G2.

**v.** Bollard lighting may be used to light walkways and other landscape features. Bollard lighting shall cast downward.

**vi.** Internally illuminated fascia, wall, roof, awning, or other building parts are prohibited.

**vii.** The overall lighting plan for the site shall be designed to achieve 0 footcandles at the property lines.

**f. Mechanicals.** Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment, if any, shall be adequately screened to limit its visual and auditory impact.

**g. Utilities.** All electric, gas, telephone, and water distribution lines shall be placed underground except where bedrock, a high water table, or other unique conditions make this infeasible.

**h. Utility Equipment.** To the greatest extent possible utility equipment like water meters, electric meters, gas meters, or electrical transformers shall not be

located on the front or primary public facing façade of buildings, and shall be set back at least five (5) feet behind such front façade of adjacent buildings.

**i. Dumpsters.** Dumpsters shall be screened by a combination of fencing and plantings. Where possible, dumpsters or other trash, compost, and recycling collection points shall be located within buildings or behind them. Private hauling of trash and recycling is required.

**j. Stormwater Management.** Design and construction plans for the proposed project must demonstrate compliance with the current versions of: the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Standards; the Massachusetts Stormwater Handbook; Massachusetts Erosion, Sediment and Control Guidelines.

**k. High Performance Buildings.** To the greatest degree practicable, all residential structures shall be “Net-Zero Possible” to allow residents of such structures the ability to install roof-mounted solar facilities and receive available tax or other incentives for which they may be eligible.

**5.12a.9.5 Buildings.** The Building Design Standards set forth herein are intended as a guide, with a degree of specificity for traditional design that establishes a baseline for how the Planning Board will adjudicate the appropriateness of a proposed design within the neighborhood context of the proposed development. First and foremost, for new construction, building design should be contextual to the architectural styles in the surrounding neighborhood, whether that neighborhood is traditional, mid-century modern, a mix of styles, etc. For new construction, the Planning Board retains the sole authority to waive or allow modification to any of the building design standards set forth herein and may seek input from the Carlisle Historical Commission as needed.

**a. Building Types.**

Maximum number of Dwelling Units per Building: 4

The Town promotes site planning that expresses the rural character of the Town and quality of design. Accordingly, the maximum number of Dwelling Units per Building may be increased if, at the Planning Board’s sole discretion, an applicant demonstrates that a higher number of Dwelling Units per Building better retains the rural character of the Town or allows reuse of existing structures.

Criteria that the Planning Board will use to evaluate applications for buildings with more than 4 Dwelling Units per Building include:

- i. A wider variety of building forms, sizes and masses expressed in a logical hierarchy;
- ii. A range of Gross Floor Areas per Dwelling Unit;
- iii. Improved pedestrian spaces;
- iv. Improved protection of natural resources;
- v. Better fit and integration with neighboring properties.
- vi. Reuse of existing structures.

In no case will buildings with more than 26 Dwelling Units be approved.

Applications for C-ROSC development projects must also comply with Design Guidelines, as may be adopted and amended from time to time by the Planning Board.

**5.12a.9.6 Waivers.** Upon the request of the Applicant, the Special Permit Granting Authority may waive the requirements of this Section 5.12a.9 General Development Standards, pursuant to the following:

- a. in the interests of design flexibility and overall project quality, or
- b. where site conditions render a certain requirement infeasible to achieve, or
- c. where necessary to allow preservation or reuse of an existing structure,
- d. and upon a finding of consistency of such variation with the overall purpose and objectives of the C-ROSC.

#### **5.12a.10 Affordability Requirements**

##### **5.12a.19.1 Affordable units shall be:**

- a. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units.
- b. Dispersed throughout the development.
- c. Located such that the units have equal access to shared amenities, including light, air, utilities including any bicycle storage and Electric Vehicle charging stations within the development.
- d. Located such that the units have equal avoidance of any potential nuisances as compared to market-rate units in the development.
- e. Distributed proportionately amongst the project's unit sizes and types.
- f. Distributed proportionately across each phase of a phased development.

#### **5.12a.11 Procedural Requirements**

**5.12a.11.1 Applicability.** Special Permit approval is required pursuant to Sections 7.2 and 5.12a for all proposed C-ROSC development projects.

**5.12a.11.2 Historical Commission.** The Planning Board is the Special Permit Granting Authority for C-ROSC development project proposals. The Planning Board will conduct a Special Permit hearing pursuant to M.G.L. Ch. 40A Section 11 and Zoning Bylaw Section 7.2. For C-ROSC development project proposals that include sites or structures listed on the Massachusetts Cultural Resource Information System (MACRIS), the Carlisle Historical Commission, or an appointed representative of the Carlisle Historical Commission, will be asked to provide coordinated input on the C-ROSC development project proposal within a month of Planning Office receipt of a complete Special Permit Application, and to participate in the Special Permit hearing led by the Planning Board.

The Planning Board will retain sole decision-making authority with regards to the Special Permit.

**5.12a.11.3 Affordable Housing Trust and Council on Aging and Human Services.**

Upon receipt of an application, the Board shall provide notice to the Carlisle Affordable Housing Trust and provide them with the opportunity within the public hearing to propose to the applicant affordability options for a unit or units. The Board shall also provide notice to the Council on Aging and provide them the opportunity within the public hearing to propose to the applicant senior-friendly modifications to a unit or units.

**5.12a.11.4 Project Phasing.** An Applicant may propose, in a Special Permit submission, that a project be developed in phases subject to the approval of the Planning Board, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase. However, no project may be phased solely to avoid compliance with provisions of Section 5.12a.

**5.12a.11.5 Homeowners Association.** That a Homeowners' Association will be formed which will have the legal responsibility for the management and maintenance of the development. This responsibility includes but is not limited to exterior maintenance of buildings, plowing, driveway, parking lot and road maintenance, landscape maintenance, and maintenance of common utilities, including septic systems and wells. In addition, the Homeowners' Association must accept responsibility for the maintenance of the Open Space if the Open Space is to be conveyed to a corporation or trust either of which is composed of unit owners.

**5.12a.11.6 Special Permit Conditions.** As conditions of approval, the Board may require such changes in the proposed development plans and may impose such conditions and safeguards as it deems necessary to secure the objectives of this bylaw, and to protect the health, safety and welfare of the inhabitants of the neighborhood and of the Town of Carlisle.

**5.12a.11.7 Further Subdivision.** No Tract for which a C-ROSC special permit has been granted shall be further subdivided unless and until the special permit lapses.

**5.12a.11.8 Special Permit Lapse.** Notwithstanding the requirements of Section 7.2, a special permit granted under this section shall lapse if, within two years from the grant thereof, a substantial use of the permit has not commenced except that the Planning Board may extend the special permit for a period of no more than two years if it finds good cause.

**5.12a.11.9 Change in Plans after grant of Special Permit.** Changes to any aspect of the approved plans shall require a modification of the special permit, except as follows: In the event that the holder of a special permit believes its proposed changes to be insubstantial, it shall provide the Planning Board with a written notice describing such changes in detail. If the Planning Board finds the changes to be insubstantial, it may vote to approve the changes administratively without the need for formal modification of the special permit. If the Planning Board determines the changes to be substantial, it shall notify the permit holder, who shall then apply for a modification of the special permit.

**5.12a.11.10 Adoption of Regulations.** The Planning Board may adopt and amend, by simple majority vote, Design Standards or Design Guidelines, to augment the General

Development Standards, Special Permit Submission Requirements, or Special Permit Criteria or guide interpretation of these.

**5.12a.12 Severability.** If any provision of this Section 5.12a is found to be invalid by a court of competent jurisdiction, the remainder of Section 5.12a shall not be affected but shall remain in full force. The invalidity of any provision of this Section 5.12a shall not affect the validity of the remainder of the Town of Carlisle Zoning Bylaw.

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