

ARTICLE F – LARGE HOUSE REVIEW (showing 7/7 & 7/8 changes)

To see if the Town will vote to establish a comprehensive review procedure for large single family houses to examine landscaping, natural areas, driveway design, storm water management, exterior lighting and shadow by amending the Zoning Bylaw by adding a new SECTION XVID. LARGE HOUSE REVIEW. to read substantially as follows:

SECTION XVID. LARGE HOUSE REVIEW

A. PURPOSE

This Section is adopted by the Town to provide a pre-construction, construction and post-construction review of single family projects as defined below:

B. DEFINITIONS

Aboveground Living Area plus Garage Space - This term shall include all above ground finished space and any above ground unfinished space, expressed in square feet, that could be converted to finished space. It does not include cellar or basement area which is on average 50% or more below vertically below the finished grade surrounding the outside walls. The finished grade measurement shall be averaged based on at least one point along each exterior foundation wall measured perpendicular to and ten feet from the wall.

~~Bulk Factor—The total building cubic footage volume, measured to the outside of the above grade building walls and roof including covered porches, attached or detached garages and accessory buildings over 120 square feet but excluding decks, fences and features at grade such as patios, walks, driveways and play courts, divided by the lot size as measured in square feet.~~

~~Residential Gross Floor Area—The sum of the horizontal area(s) of the above grade floors in the residential building(s) on a lot, excluding unfinished attics but including attached or detached garages measured from the exterior face of the exterior walls.~~

C. APPLICABILITY

The provisions of this section shall apply to all single family residential projects **for which building permits are issued after January 1, 2008** where the **Aboveground Living Area plus Garage Space** Bulk Factor will exceed [4.5] and the proposed Residential Gross Floor Area will exceed **above ground living space exceeds** [4,500] square feet **and the project exceeds [300] square feet.**

D. PROCEDURE

Prior to the issuance of a building or demolition permit, if preceding a rebuild meeting the above applicability requirements, Plans consistent with specifications to be contained in rules and regulations to be adopted by the Planning Board, shall be submitted to the

Planning Director. The Planning Director shall distribute said plans to the Planning Board and the Design Review Board for review.

The submission shall include:

1. existing site conditions, all buildings, trees over 6” caliper, and natural features;
2. photographs of the site and surrounding contiguous lots;
3. proposed site conditions showing proposed building on the site and utilities;
4. proposed building elevations for each side of the proposed building;
5. proposed grading depicted by one foot contours, drainage structures such as catch basins, roof drains, dry wells;
6. landscape plan showing tree removal and planting, other major landscaping elements;
7. sedimentation and erosion if slopes in excess of 15% are to be disturbed.

The Planning Board and Design Review Board shall each separately arrange to meet with the applicant at a public meeting to discuss the submission. A public hearing is not required. Each board shall prepare comments and recommendations as deemed appropriate and shall subsequently provide these within 30 days of the submission to the applicant and the Building Inspector and Zoning Board of Appeals as may be appropriate. The Planning Board may seek the recommendations of other Town Departments depending on the nature of the application.

The Plans may be approved or approved subject to conditions or plan modifications. An operation and maintenance agreement may be required in instances where the on-site storm water system is deemed to warrant same. A construction mitigation plan may be required if in the land warrants erosion and sedimentation control measures.

The Building Inspector shall verify compliance with all required conditions or plan modifications subsequent to on-site inspection prior to the issuance of a Certificate of Occupancy. If the Building Inspector determines that there is compliance the Certificate of Occupancy may be issued, or final building inspection may be made. If the Building Inspector determines that there is non-compliance the Planning Director shall be notified. The Planning Director shall notify the applicant of the work remaining to be done or conditions or plan modifications remaining unsatisfied.

E. STANDARDS AND CRITERIA FOR REVIEW

1. Design Review Board

In review of Plans the Design Review Board shall consider the criteria identified in SECTION XXII. Part C. of this Zoning Bylaw.

2. Planning Board

In review of Plans the Planning Board shall consider whether and extent to which:

- a. the project is integrated into the existing terrain and surrounding landscape;
- b. unique natural areas, topographic features such as ledge outcrops; significant trees and landscaping; and historic features are to be saved or enhanced or are to be altered or removed;
- c. driveway design meets public safety standards as determined by the town traffic engineering consultant;
- d. disposal of storm water will minimize adverse effect on Town streets and abutting property;
- e. **exterior lighting is the minimum needed to accomplish safety and design objectives and minimizes impacts on neighboring property;**
and
- f. shadow may be cast onto abutting property.

F. APPEALS

An applicant may appeal the conditions or plan modifications to the Zoning Board of Appeals in accordance with SECTION XXIV. PERMIT GRANTING AUTHORITY.

or take any other action relative thereto.

(Planning Board)

8/8/07