

<b>Big Issue #1: Density / Scale District: Village Mixed Use I (Possible New District Title: Village Center)</b>					
:	Existing	Master Plan	Opportunities	Constraints	Considerations
<b>Primary Factors:</b>					
Lot Size	60,000K	10k– 40k Elder Housing allows 10K net residential density (NRA) per one bedroom or 16k (NRA) per two bedrooms. Master Plan recommends that there be no age restrictions on Elder Housing (need to rename)	<ul style="list-style-type: none"> <li>Allows ‘critical mass’ of residences within village core</li> <li>Allow non-family member to reside in “family” apartments</li> <li>Lots under 10,000 SF need to make up the difference in common open space, which could be a village common or pocket park</li> </ul>	<ul style="list-style-type: none"> <li>Soils dictate max. density with individual septic</li> <li>Gross phosphorous loading needs to be considered for protection of wetlands, streams, groundwater and wells.</li> </ul>	<ul style="list-style-type: none"> <li>Community septic systems, but requires funding and maintenance plan</li> <li>Meet requirements of Article XIIA in the Land Use Code regarding septic systems over 2,000 gallons a day.</li> <li>All projects within the district need to be served by public water, not individual wells</li> </ul>
Building Footprint	N/A (buildings over 20k require a 100’ buffer from routes 25 & 35)	3,500 sf fronting 25 & 35.	<ul style="list-style-type: none"> <li>Smaller area required for stormwater detention.</li> <li>Deters franchise developments, which normally require 12,000 sf</li> <li>Keeps development within the scale of local architecture and economy</li> </ul>	<ul style="list-style-type: none"> <li>Does not allow for buildings with larger footprints such as the old town farm, which is articulated to create a comfortable sense of scale</li> <li>Does not invite franchise architecture with the capacity to fund considerable site and streetscape improvements directly or through a village TIF district</li> </ul>	<ul style="list-style-type: none"> <li>Require multiple story buildings along Routes 25 &amp; 35</li> <li>Allow 15,000 sf when not fronting Routes 25 &amp; 35</li> <li>Utilize design guidelines to ensure appropriate design of larger buildings, while still stimulating the local economy</li> </ul>
Building Height	35’ max average	35’ to 45’ min.	<ul style="list-style-type: none"> <li>Housing or business on second floor</li> <li>Creates village sense of scale and brings people closer to downtown</li> <li>Helps developer defray cost of building</li> </ul>	<ul style="list-style-type: none"> <li>Requires larger lot to meet parking ratios if second floor is occupiable</li> </ul>	<ul style="list-style-type: none"> <li>Explore floor area ratio instead of min. lot coverage</li> <li>If we are trying to encourage local business in this zone, the extra construction costs could deter development</li> <li>Require minimum of two stories with a maximum height and compatibility with adjacent structures</li> </ul>
<b>Secondary Factors:</b>					
Max. Lot Coverage	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>Establishes minimum “green space”</li> <li>Minimizes stormwater issues</li> <li>Easier to calculate and review than floor area ratio</li> </ul>	<ul style="list-style-type: none"> <li>May already be accounted for in setback criteria</li> </ul>	<ul style="list-style-type: none"> <li>Some developments may want a streetscape/village feel, with minimal green space. 100’ lot coverage could be the ideal (assuming buried stormwater tanks) in certain situations.</li> </ul>
Setbacks	<ul style="list-style-type: none"> <li>Front: 50’ min.</li> <li>50’ from Rt. 25 ROW, with no building or parking in the 8-rod range road. Buildings over 20K SF require 100’ buffer from State ROW</li> <li>Side: 20’ min.</li> <li>Rear: 40’ min.</li> </ul>	<ul style="list-style-type: none"> <li>Arterial: 50 to 70’ max.</li> <li>Local: 15’ to 25’ max.</li> <li>Side: 20’</li> <li>Rear: 40’</li> <li>0’ lot line for side and rear with variance</li> </ul>	<ul style="list-style-type: none"> <li>Contributes to pedestrian scale and the creation of the “outdoor room”</li> <li>Develop range of setbacks depending on street type.</li> <li>Reduce setbacks in general for more flexibility</li> </ul>	<ul style="list-style-type: none"> <li>Buildings along Route 25 cannot be placed within the 8-rod right-of way, which does not create a pedestrian-scaled streetscape: 4: to 1 ratio.</li> </ul>	<ul style="list-style-type: none"> <li>The Master Plan shows a 50’ to 70’ maximum front setback from the MeDOT ROW. May be this maximum should be further reduced to 25’ – allow buildings and streetscape within range road</li> </ul>
Frontage	<ul style="list-style-type: none"> <li>175’ min.</li> </ul>	<ul style="list-style-type: none"> <li>100’ min.</li> </ul>	<ul style="list-style-type: none"> <li>Creates more narrow lots, encouraging parking to rear, not side</li> </ul>	<ul style="list-style-type: none"> <li>0’ lot line developments would require variance. (Village streetscape with 25’ wide lots and party walls for example)</li> </ul>	<ul style="list-style-type: none"> <li>Allow for further reduction</li> </ul>
Growth Cap Permits	<ul style="list-style-type: none"> <li>85 town wide limited to 25 in the Rural District and limited to 15 in a single subdivision regardless of district</li> </ul>	<ul style="list-style-type: none"> <li>No annual growth cap permits</li> </ul>	<ul style="list-style-type: none"> <li>Allows for the creation of village-scaled neighborhoods.</li> <li>Incentive for developer to invest in desired development type &amp; location</li> </ul>	<ul style="list-style-type: none"> <li>Soils</li> <li>General concern with rate of growth</li> </ul>	<ul style="list-style-type: none"> <li>Concern that other designated growth areas in Town will not achieve density</li> <li>Establish new method for distributing growth caps</li> </ul>

<b>Big Issue #1: Density / Scale District: Village Mixed Use II (Possible New District Title: West Village)</b>					
:	Existing	Master Plan	Opportunities	Constraints	Considerations
<b>Primary Factors:</b>					
Lot Size	60,000k sf	20k sf – 60k sf Elder Housing allows 10k sf net residential density (NRA) per one bedroom or 16k (NRA) per two bedrooms. Master Plan recommends that there be no age restrictions on Elder Housing (need to rename)	<ul style="list-style-type: none"> <li>Allow non-family member to reside in “family” apartments</li> </ul>	<ul style="list-style-type: none"> <li>Soils dictate max. density with individual septic</li> <li>Gross phosphorous loading needs to be considered for protection of wetlands, streams, groundwater and wells.</li> </ul>	<ul style="list-style-type: none"> <li>Community septic systems, but requires funding and maintenance plan</li> <li>Meet requirements of Article XIIA in the Land Use Code regarding septic systems over 2,000 gallons a day</li> <li>A less pedestrian scale and less auto oriented area, pushing more intensive developments and the cost of streetscape improvement to village core</li> </ul>
Building Footprint	N/A (buildings over 20k require a 100’ buffer from Route 25)	6,000 sf fronting Route 25	<ul style="list-style-type: none"> <li>Smaller area required for stormwater detention.</li> <li>Deters franchise developments, which normally require 12,000 sf</li> <li>Allows for larger, less village type uses like greenhouses</li> </ul>	<ul style="list-style-type: none"> <li>Articulation of buildings not as critical in this area. More utilitarian in nature.</li> <li>Does not invite franchise architecture with the capacity to fund a village TIF district</li> </ul>	<ul style="list-style-type: none"> <li>Two-story buildings not required along Route 25</li> <li>Design of buildings not as critical along road due to buffering and type of uses</li> </ul>
Building Height	35’ max average	35’ to 45’ min.	<ul style="list-style-type: none"> <li>Housing or business on second floor which helps developer defray cost of building</li> </ul>	<ul style="list-style-type: none"> <li>Requires larger parking area if second floor is occupied</li> </ul>	<ul style="list-style-type: none"> <li>Possibly allow flat roofs</li> </ul>
<b>Secondary Factors:</b>					
Max. Lot Coverage	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>Higher green space min</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>Lots fronting Route 25 should require greater green space and buffering to create less auto-oriented development (more green space, less room for parking).</li> </ul>
Setbacks	<ul style="list-style-type: none"> <li>Front: 50’ min.</li> <li>50’ from Rt. 25 ROW, with no building or parking in the 8-rod range road. Buildings over 20K SF require 100’ buffer from State ROW</li> <li>Side: 20’ min.</li> <li>Rear: 40’ min.</li> </ul>	<ul style="list-style-type: none"> <li>Arterial: 100’ w/ buffer min.</li> <li>Local: 15’ to 25’ max.</li> <li>Side: 20’</li> <li>Rear: 40’</li> <li>0’ lot line for side and rear with variance</li> </ul>	<ul style="list-style-type: none"> <li>Contributes to pedestrian scale, residential oriented neighborhoods off of 25</li> <li>Develop range of setbacks depending on street type.</li> </ul>	<ul style="list-style-type: none"> <li>In some cases the 100’ setback has already been cleared and does not achieve buffering standard. More intense plantings would be required as part of performance standard</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
Frontage	<ul style="list-style-type: none"> <li>Arterial 175’</li> <li>Collector/Local 175’</li> </ul>	<ul style="list-style-type: none"> <li>Arterial N/A</li> <li>Collector/Local 100’</li> </ul>	<ul style="list-style-type: none"> <li>Increase frontage along 25 to decrease number of developments and minimize curb cuts</li> </ul>	<ul style="list-style-type: none"> <li>Increases property costs, deters local development</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
Growth Cap Permits	<ul style="list-style-type: none"> <li>85 town wide limited to 25 in the Rural District and limited to 15 in a single subdivision regardless of district</li> </ul>	<ul style="list-style-type: none"> <li>Maintain existing policy</li> </ul>	<ul style="list-style-type: none"> <li>Push development to village core</li> </ul>	<ul style="list-style-type: none"> <li>Soils</li> <li>General concern with rate of growth</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>

<b>Big Issue #1: Density / Scale District: Village Residential / Professional</b>					
:	Existing	Master Plan	Opportunities	Constraints	Considerations
<b>Primary Factors:</b>					
Lot Size	60,000 sf	10k sf – 40k sf <ul style="list-style-type: none"> <li>Elder Housing allows 10k sf net residential density (NRA) per one bedroom or 16k (NRA) per two bedrooms. Master Plan recommends that there be no age restrictions on Elder Housing (need to rename)</li> <li>Allow non-family member to reside in “family” apartments</li> </ul>	<ul style="list-style-type: none"> <li>Allows ‘critical mass’ of residences supporting village core</li> <li>Lots under 10,000 sf need to make up the difference in common open space, which could be a village common or pocket park</li> </ul>	<ul style="list-style-type: none"> <li>Soils dictate max. density with individual septic</li> <li>Gross phosphorous loading needs to be considered for protection of wetlands, streams, groundwater and wells.</li> </ul>	<ul style="list-style-type: none"> <li>Community septic systems, but requires funding and maintenance plan</li> <li>Meet requirements of Article XIA in the Land Use Code regarding septic systems over 2,000 gallons a day.</li> <li>All projects within the district need to be served by public water, not individual wells</li> </ul>
Building Footprint	N/A )	N/A	<ul style="list-style-type: none"> <li>Building footprint could be determined by lot size, setbacks, required green space, parking and buffering.</li> </ul>		
Building Height	35’ max average	35’ to 45’ min.			
<b>Secondary Factors:</b>					
Max. Lot Coverage	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>Higher green space requirement than Village Mixed Use District to provide more residential character and mitigate non-residential uses</li> </ul>	<ul style="list-style-type: none"> <li>Shared parking arrangements behind buildings that are well-screened are ideal</li> </ul>	
Setbacks	<ul style="list-style-type: none"> <li>Arterial: 50’ min.</li> <li>Collector: 50’ min.</li> <li>Side: 20’ min.</li> <li>Rear: 40’ min.</li> </ul>	<ul style="list-style-type: none"> <li>Arterial: N/A</li> <li>Collector/Local: 15’ to 25’ max.</li> <li>Side: 20’</li> <li>Rear: 40’</li> <li>0’ lot line for side and rear with variance</li> </ul>	<ul style="list-style-type: none"> <li>Contributes to pedestrian scale, residential oriented neighborhoods off of Routes 25 and 35</li> <li>Develop range of setbacks depending on street type</li> <li>Look at options where combined side setbacks equal 30’ - to 40’ to allow flexible siting of home</li> </ul>	<ul style="list-style-type: none"> <li>Need to provide adequate buffering between homes and mixed-use residences or other allowable uses with parking areas.</li> </ul>	
Frontage	<ul style="list-style-type: none"> <li>Arterial 175’</li> <li>Collector/Local 175’</li> </ul>	<ul style="list-style-type: none"> <li>Arterial N/A</li> <li>Collector/Local 100’</li> </ul>	<ul style="list-style-type: none"> <li>Side streets reduced to 50’ to 75’ frontage</li> </ul>		
Growth Cap Permits	<ul style="list-style-type: none"> <li>85 town wide limited to 25 in the Rural District and limited to 15 in a single subdivision regardless of district</li> </ul>	<ul style="list-style-type: none"> <li>No annual growth cap permits</li> </ul>	<ul style="list-style-type: none"> <li>Allows for the creation of village-scaled neighborhoods.</li> <li>Incentive for developer to invest in desired development type</li> </ul>	<ul style="list-style-type: none"> <li>Soils</li> <li>General concern with rate of growth</li> </ul>	<ul style="list-style-type: none"> <li>Concern that other designated growth areas in Town will not achieve density</li> <li>Establish new method for distributing growth caps</li> </ul>