

ARTICLE 7 – OPEN SPACE NEIGHBORHOOD DEVELOPMENT

[REPLACES ARTICLE 7 – OPEN SPACE RESIDENTIAL ZONING]

300-7.1 Purpose.

- A. To promote greater diversity and affordability of housing to meet the needs of a diverse population with respect to income, accessibility needs, size of household, and stage of life recognizing the Town's moral and practical obligation to contribute to a balanced housing stock for all its residents.
- B. To provide incentives for moderately sized, market rate housing units, and affordable housing units in accordance with the goals of the Medfield Master Plan and Housing Production Plan.
- C. To encourage efficient forms of residential development that consume less land, provide useable open space, and preserve natural resources and attributes.
- D. To encourage sustainable building techniques and universal design.
- E. To sustain Medfield's cultural and historical buildings and landscapes.
- F. To recognize that not all of the stated purposes can be achieved in every development but to consider each carefully in approving new developments and to be mindful of the need to extend these goals across Medfield over time.

300-7.2 Applicability.

- A. **General Applicability.** An Open Space Neighborhood Development (OSND) encompasses one or more lots or tracts of land to be improved for use as a coordinated site for housing. No OSND shall be initiated without first obtaining site plan approval and a special permit from the Planning Board in accordance with the provisions of this bylaw, §300-14.15 - Special Permits by Planning Board, and the Planning Board Site Plan Approval and Special Permit Rules and Regulations (Planning Board Rules & Regulations) including the **Design Guidelines for Residential and Mixed Use Development.**
- B. **Applicable Zoning Districts.** Individual types of Open Space Neighborhood Developments (OSND) are permitted by zoning districts are identified in Figure 1.

FIGURE 1. ALLOWED RESIDENTIAL DEVELOPMENT TYPES BY ZONING DISTRICT

RESIDENTIAL DEVELOPMENT TYPES	RES. BUILDING TYPES				
	Agricultural (A)	Res. Estate (RE)	Res. Suburban (RS)	Res. Urban (RU)	Res. Town (RT)

300-7.3 Open Space Neighborhood Development Types.

An OSND shall mean a principally residential development located on contiguous land and including residential units and accessory facilities owned individually and/or in common. In comparison to a Conventional Residential Subdivision Development (CRSD), an OSND allows for a mix of residential building types as provided for in the Residential and Mixed Use Design Guidelines of the Planning Board Rules & Regulations and may allow the concurrent development of selected non-residential uses compatible with and supportive of the residential development. An OSND is intended be a development method that is flexible in nature and allows for modification of lot size, size or type of dwellings, density, and open space so as to result in patterns of land use that are more compact and more efficiently laid out. OSND forms are defined below, and development standards are provided in Figure 2.

- A. Open Space Cluster Development (OSCD).** A density neutral residential development where preservation of natural features such as forested slopes, ravines, ridges, wetlands, and other natural attributes and constraints are prioritized in the location and configuration of residential buildings within a tract of land. OSCDs typically cluster residential units to preserve natural resources as well as to provide open space for active and passive recreational uses. OSCD may also include the preservation and continued operation of existing farms. This form of OSCD (referred to as an “agri-hood”) may provide a revenue source from agricultural products to sustain the existing farm while the residential units support the farm operation and provides added value to the residents.
- B. Compact Neighborhood Development (CND).** There are three (3) types of compact neighborhood developments defined below with associated development standards provided in Figure 2.

- 1) Cottage Court Development (CND-CC). A community of small detached or semi-attached residential buildings with narrow frontages arranged around and oriented to a common open space which creates a central community-enhancing element of the neighborhood. Cottage Courts typically have a network of pedestrian walkways to provide connectivity within the neighborhood while maintaining personal privacy. Cottage Courts may also have common facilities such as community garden plots, accessory civic buildings, and other facilities that support the neighborhood and provide opportunities for residents to gather. Vehicle access and parking is typically located behind the residential units or in a central location.

- 2) Traditional Neighborhood Development (CND-TND). A type of Compact Neighborhood Development which may include a variety of residential building types with narrow frontages and oriented toward a network of streets, sidewalks, and common open spaces that provide active and passive recreation. TNDs have a network of pedestrian walkways to provide connectivity within the neighborhood and shared community open spaces and facilities. Vehicle access can be front loaded from a public or private street or behind the residential units from an alley.

- 3) Cohousing Development (CND-CD). A type of Compact Neighborhood Development and community of small private homes clustered around shared buildings and common spaces. Each attached or detached residential unit has traditional amenities, including a private kitchen. Shared spaces typically include a common house, which may have a kitchen and dining area, laundry, and assembly spaces for all residents. Other shared spaces may include community garden plots, recreational fields, parking courts, and shared work spaces.

FIGURE 2. OPEN SPACE CLUSTER AND COMPACT NEIGHBORHOOD DEVELOPMENT STANDARDS					
		Open Space Community Development (OSCD)	Cottage Court (CND-CC)	Traditional Neighborhood Development (CND-TND)	Cohousing Development (CND-CD)
1.1. DEVELOPMENT STANDARDS					
A.	Tract Size (Min.)	80,000 S.F.	10,000 S.F.	40,000 S.F.	20,000 S.F.
B.	Tract - Public Street Frontage (Min.)	80 Ft.	40 Ft.	50 Ft.	50 Ft.
C.	Tract Perimeter - Front Setback (Min.)	50 Ft.	20 Ft	20 Ft	20 Ft
D.	Tract Perimeter - Side Setback (Min.)	20 Ft.	15 Ft.	15 Ft.	15 Ft.
E.	Tract Perimeter - Rear Setback (Min.)	20 Ft.	15 Ft.	15 Ft.	15 Ft.
H.	Tract Impervious Surface (Max.)	25%	30%	30%	30%
F.	Total Common Open Space (Min.)	33% of Tract	20% of Tract	20% of Tract	20% of Tract
G.	Total Outdoor Amenity Space (Min.)	15% of Tract	15% of Tract	15% of Tract	15% of Tract
1.2. PERMITTED BUILDING TYPES					
See Figure 2					
1.3. PERMITTED OUTDOOR AMENITY SPACES					
See Section 300-7.7.K					
1.4. ADDITIONAL STANDARDS					
A.	See Medfield Subdivision Regulations, Article 5 for Street ROW, Sidewalks, Curbing, and Street Trees Design Standards				

C. Residential Compound Development (RCD). An existing single-family home with no more than three (3) additional residential units may be allowed on a common parcel or tract and subject to the requirements of this Section. The purpose of a Residential Compound Development is to provide an alternative to Conventional Residential Subdivision Development (CRSD) by allowing for limited residential development on a parcel of land without requiring the construction of a new road for the purpose of promoting common lot development; reducing impacts of new development on abutting properties; reducing Town maintenance responsibility and costs for a public road; diversify housing options; and preserving the character of the surrounding area. The Planning Board may grant a special permit for a Residential Compound Development in the **Agricultural (A), Residential Estate (RE), Residential Suburban (RS), and Residential Town (RT)** subject to the following requirements:

- 1) Scale of Development and Permitted Standards. A Residential Compound Development may consist of a combination of single-family detached dwellings, two-family dwellings, and accessory dwelling units totaling no more than four (4) residential units on a lot or commonly owned lots and accessed by a private access road or driveway.
- 2) Frontage. Frontage may be provided on a single parcel or tract of land held in common ownership, which has the minimum required continuous feet of frontage in the underlying zoning district on a public street or a private road that has been approved and constructed in accordance with the Medfield Subdivision Regulations.
- 3) Minimum Parcel Size. The parcel or tract of land in common ownership shall contain at least 1.5 times the required minimum lot area in the underlying residential zoning district. Any land which, at the time of submission of an application, is subject to a perpetual restriction, such as the conservation, preservation, agricultural preservation, or watershed preservation restrictions described in Massachusetts General Laws, Chapter 184, Section 31 or any other restriction similar thereto, shall not be included in the minimum lot area.
- 4) Dimensional Requirements. Lot Requirements on the Table of Area Regulations (300 Attachment 2) shall not apply to this Residential Compound Development. Size limitations for each Residential Building Type are provided in Section 300-7.4.
- 5) Setbacks and Perimeter Buffers. The Yard Requirements on the Table of Area Regulations (300 Attachment 2) shall apply to the spacing between residential units and to the perimeter of the common parcel or tract. The Planning Board may require additional landscaping and screening treatments along the perimeter to ensure a sufficient buffer from adjoining properties.
- 6) Access. Each residential unit in the development shall have adequate and legally enforceable rights of access to a public street via a private access road or driveway with a minimum surface width of twenty (20) feet. The Planning Board may reduce the required width of the private access road by two (2) feet with the prior consent of the Town Engineer and Fire Chief.

- 7) Open Space. Any land within the common parcel or tract not designated as residential building area shall be designated as common open space. Such land may be used for conservation, outdoor recreation and related facilities, preservation of scenic landscapes or historic structures, and agriculture subject to use restrictions in the underlying zoning district.
- 8) Limitation on Further Development. No such common parcel or tract for which a special permit has been issued under this section may be further subdivided and a notation to this effect shall be shown on the site plan and recorded.

D. Residential Frontage Development (RFD). A RFD is an alternative to an Approval Not Required (ANR) subdivision under Article 2 of the Medfield Subdivision Regulations consisting of a group of single-family detached dwellings and/or two-family dwellings units and sharing a private frontage access road. The purpose of a RFD is to reduce the number of curb cuts onto a public streets; minimize impacts of new development on public streetscapes and natural vegetation; create useful open space; expand housing diversity; and preserve the semi-rural character of the Town. The Planning Board may grant a special permit for a Residential Frontage Development in any residential district subject to the requirements in Figure 1.

- 1) General Standards. A Residential Frontage Development shall consist of a group of single-family detached dwellings and/or two-family dwellings. For every five (5) ANR building lots permitted under the requirements of the Subdivision Regulations, an additional building lot shall be permitted for a combined total of no more than twelve (12) residential units sharing a common private frontage access road.
- 2) Residential Units and Dimensional Standards. Building lots may contain one (1) single-family detached dwelling with one (1) Accessory Dwelling Units, or a Duplex but the total number of residential units in the RFD shall not exceed twelve (12). Under this bylaw, the dimensional requirements regarding lot size, frontage, and setbacks for a two-family dwelling are the same as for a single-family detached residential unit in the underlying residential zoning district.
- 3) Affordable Units. Residential Frontage Developments are required to create one (1) affordable residential unit for each twelve (12) residential units in the development. All affordable dwelling units are subject to the requirements of **Affordable Housing Requirements** in the Planning Board Rules & Regulations.
- 4) Access Road. Each residential lot shall have legally enforceable rights of access to a public street via a private frontage access road which meets the requirements for Article 5 of the Subdivision Regulations. The Planning Board may allow a waiver of street design requirements including width, curbing, and sidewalk requirements with prior approval of the Town Engineer and Fire Chief. Each building lot shall have physical access over said private access road.

- 5) Open Space. All land between the public street and the private frontage access road shall be designated as permanent common open space. Such land may be used only for conservation, outdoor recreational facilities of a noncommercial nature, agriculture, preservation of scenic or historic structures, and structures accessory to any of the above uses (including swimming pools, tennis courts, stables, greenhouses).
- 6) Streetscape. If natural vegetation along the public street frontage is removed to allow for recreational uses on the common open space, street trees shall be installed on a parallel line setback 10 feet from the public street right-of-way at 40 feet on center. At installation, the trees shall be 4 inches DBA. If a public sidewalk or private pathway exists along the public street adjacent to the building lots, then the applicant shall install a similar facility along the entire frontage of the development consistent in width and materials as the adjacent sidewalk or pathway.
- 7) Proof Plan and Alternative Plan. An application for a special permit from the Planning Board pursuant to a Residential Frontage Development shall submit an ANR subdivision proof plan meeting the requirements of Article 2 of the Subdivision Regulations demonstrating the number of building lots that can be created by right. The applicant shall also submit an alternate frontage development plan setting forth:
 - a) The layout of all building lots, the type of dwelling units, the private frontage access road, and common open spaces;
 - b) The details of all entrances and exits to and from the public street;
 - c) All proposed deed restrictions;
 - d) The proposed locations of all existing and proposed commonly owned structures;
 - e) The location and details of all existing and proposed utilities and proposed connections;
 - f) The existing and proposed easements or rights of way traversing or adjacent to the tract; and
 - g) The boundaries, if any, of any area which the Conservation Commission has determined to be subject to Massachusetts General Laws, Chapter 131, Section 40.

300-7.4 Residential Building Types and Design Standards.

The types of Primary and Accessory Residential Buildings allowed within an OSND by Special Permit from the Planning Board are identified below. The definitions and unit size limitations of primary and accessory residential building types are specific to Article 7. **Additional design guidelines for residential building type are provided in the Medfield Planning Board Rules & Regulations.**

A. Primary Residential Building Types.

- 1) Estate House. A detached residential building with 6,000 Square Feet of Gross Floor Area (GFA) or more, containing one (1) dwelling unit and intended to be occupied by one (1) family.
- 2) Standard House. A detached residential building less than 6,000 Square Feet of Gross Floor Area (GFA), containing one (1) dwelling unit and intended to be occupied by one (1) family.
- 3) Cottage. A small detached or semi-attached single-family dwelling containing 1,800 Square Feet of Gross Floor Area (GFA) or less and intended to be occupied by one (1) family. Cottages are one (1) or 1 ½ stories in height, have narrow massing, are permitted on individual lots or on common lots, and typically grouped together around a common open space as part of a Cottage Court.
- 4) Townhouse. An attached single family residential building located on an individual lot or common lot. Entries are typically on the narrow side of the unit and facing a street or courtyard. Vehicle access and garages are located to the side or rear of the building. Each residential unit is separated horizontally by a common wall and groups of buildings may be separated by a common driveway or community open space. Townhouse units shall be less than 3,000 Square Feet of Gross Floor Area (GFA).
- 5) Duplex (or Two Family Dwelling). A detached residential building that consists of two (2) dwelling units and has the appearance of a small-to-medium single-unit house. A duplex may be arranged side-by-side or one above the other, each with an entry from a street or alley. Duplex units shall be 3,000 Square Feet of Gross Floor Area (GFA) or less per unit.
- 6) Triplex (or Three Family Dwelling). A small-to-medium sized detached structure that consists of three (3) residential units that are stacked on top of each other on consecutive floors, attached side by side, or a combination of both. There is typically one entry for each ground floor unit and a shared entry for the units above. Side-by-side triplexes may be designed to resemble large farmhouses with attached carriage houses. A triplex may be located on one (1) or more lots and each of the dwelling unit is intended to be occupied by one (1) family.
- 7) Multiplex. A detached structure that consists of four (4) or more residential units arranged side-by-side and/or stacked, typically with a shared entry from the street. Residential units may be ownership, rental, or share based. Multiplex residential units shall be between 400 to 3,000 Square Feet of Gross Floor Area (GFA).

B. Accessory Residential Building Types. The allowed types of Accessory Dwelling Units in OSNDs are defined below:

- 1) Integrated. An integrated accessory residential unit is located within the footprint of the main house with a separate entrance. An integrated ADU shall be a maximum of two (2)

bedrooms, and 1,000 Square Feet of Gross Floor Area (GFA) or 30% of the primary house GFA, whichever is less.

- 2) **Attached.** An attached accessory residential unit located to the side or rear of the main house with a separate entrance. An attached ADU shall be a maximum of two (2) bedrooms, and 1,200 Square Feet of Gross Floor Area (GFA) or 40% of the primary house GFA, whichever is less.
- 3) **Carriage House.** A detached or semi-attached accessory building that includes a residential unit combined with a garage or home business. Carriage House Units have separate entrances and are located to the rear of the front elevation of main house. A Carriage House ADU shall have a maximum of 1,200 Square Feet of Gross Floor Area (GFA) and two (2) bedrooms.
- 4) **Garden Cottage.** A detached single family residential building with a maximum of 800 Square Feet of Gross Floor Area and one (1) bedroom located to the rear of the main house.

C. Residential Building Types Allowed by OSND Types. The Residential Building Types allowed in each of the Residential Development Types are identified on Figure 3 below:

FIGURE 3. ALLOWED BUILDING TYPES IN DIVERSIFIED RESIDENTIAL DEVELOPMENTS							
RESIDENTIAL DEVELOPMENT TYPES	RES. BUILDING TYPES						
	Estate House	Standard House	Cottage	Townhouse	Duplex (2 RUs)	Triplex (3 RUs)	Multiplex (4+ RUs)

300-7.5 Scale of Development.

A. General Standard. An applicant is not entitled to the maximum development, nor is the applicant entitled to approval of a special permit for an OSND. The amount of development permitted will be based on a fully complying development site plan and the Planning Board’s

evaluation of the extent to which the proposed development complies with the special permit criteria in Section 300-7.8.

- B. Proof Plan.** A Proof Plan is required for an Open Space Cluster Development and must demonstrate the layout of lots and roadways for a development tract that fully complies with the requirements of this Zoning Bylaw and the Subdivision Regulations for a conventional subdivision. The Proof Plan for an Open Space Neighborhood Development (OSND) shall be determined by calculating the total square feet of upland area on the lot or development tract and subtracting 15% for roads and utilities. The net upland area shall then be divided by the minimum lot size of the underlying residential zoning district to determine the base density (residential units) allowed in the development.
- C. OSND Plan Base Density and Gross Floor Area.** The total number of building lots determined on the proof plan shall be used as a multiplier for the total amount of residential gross floor area (GFA) to be distributed between allowed residential unit types for the OSND types below:
 - 1) Open Space Cluster Development (OSCD). The total gross floor area (GFA) in an OSCD may not exceed the sum of the gross floor area that would be permitted on each of the lots shown on the proof plan under Section 300-7.5.B. above. The number of residential units in an OSCD shall not exceed the number of buildings lots shown on the proof plan.
 - 2) Open Space Neighborhood Development (OSND). The total gross floor area (GFA) of all structures in an OSND are determine on Figure 4 below. The minimum number of residential units under 3,000 square feet of GFA shall be 25% of the total residential units in the development.

FIGURE 4. BASE DENSITY FOR OPEN SPACE NEIGHBORHOD DEVELOPMENT TYPES	
RESIDENTIAL DEVELOPMENT TYPES	BASE DENSITY
1. Open Space Community Development (OSCD)	Equal to Building Lots on the Proof Plan
2. Open Space Neighborhood Development (OSND)	
A. Cottage Court Development (CCD)	Based on Building Lots on the Proof Plan x 7,000 SF
B. Traditional Neighborhood Development (TND)	Based on Building Lots on the Proof Plan x 7,000 SF
C. Cohousing Development (COD)	Based on Building Lots on the Proof Plan x 7,000 SF

300-7.6 Density Bonuses and Community Benefit Criteria.

- A. Eligible Density Bonuses.** The Planning Board may allow higher density in OSND to the maximum established in Figure 5 below if certain Community Benefit Improvements are achieved in the development that would benefit the residents of the development and the Town in general. The density bonus for the OSND shall not, in the aggregate, exceed fifty percent (50%) of the Basic Density Limit in Figure 4 above. Computations shall be rounded to the lowest number.

B. Eligible Community Benefit Improvements. These improvements shall include public benefits on Figure 5 below not otherwise required by any Town board or agency, serving a public purpose. Eligible improvements include the following:

- 1) Missing Middle Residential Unit Production. The Planning Board may allow a density bonus for the production of smaller residential units as provided on Figure 5 that creates diversity and affordability in the town's housing stock.
- 2) Affordable Residential Units. Excluding all units required under inclusionary housing provisions, the Planning Board may allow a density bonus for the production of income-restricted residential units sold or rented to households between 80% and 120% of Boston Metropolitan Area Median Income (AMI) as specified on Figure 5. Affordable units shall be restricted in perpetuity to occupancy by eligible persons or families who qualify as low or moderate income, as those terms are defined for the area by the Commonwealth's Department of Housing and Community Development (DHCD), and that shall be eligible for inclusion in and count toward the Town's "Subsidized Housing Inventory," as maintained by DHCD.
- 3) Preservation of Significant Natural or Historic Resources. Acquisition or donation to the Town or a designated non-profit agency for the purpose of conservation, preservation, active or passive recreation, active farms and prime farmlands, and historically significant landscape or building. For any historically significant building, structure, or landscape that records a permanent preservation restriction under MGL 184 and/or rehabilitated for residential use, a density bonus may be provided. The Planning Board shall determine whether such building or structure is historically significant based on meeting at least one of the following criteria:
 - 1) Any principle building or structure within the Town which is in whole or in part seventy-five (75) or more years old;
 - 2) Any building, structure, or landscape which is listed on the Massachusetts or National Register of Historic Places.

C. Sustainable Design. The Planning Board may grant a density bonus for OSND Projects that attain certification of the most current Leadership in Energy and Environmental Design (LEED, and other sustainable buildings certification rating systems listed in Figure 5).

FIGURE 5. OSND BASE DENSITY BONUSES BY COMMUNITY BENEFIT TYPE	
COMMUNITY BENEFIT	DENSITY BONUS
<u>Missing Middle Residential Unit Production</u>	20%
At Least 25% of Residential Units < 2,500 GFA	
At Least 50% of Residential Units < 3,500 GFA	
<u>Affordable Residential Units</u>	20%
10% of All Residential Units are Affordable at 80% of AMI (On Site or Off-Site Production or Conversion)	
15% of All Residential Units are Affordable at 100% of AMI (On Site or Off-Site Production or Conversion)	
20% of All Residential Units are Affordable at 100% of AMI (On Site or Off-Site Production or Conversion)	
<u>Preservation/Conservation</u>	10%
Permanent Conservation or Preservation of Active Farms and Prime Farmlands, Natural Resource Lands, and Scenic Landscapes	
Contribution of Open Space for Public Passive/Active Uses	
Permanent Conservation of a Historically Significant Building	
Rehabilitation of a Historically Significant Building for Residential Units	
<u>Sustainable Design Certification (LEED, WELL, GREEN GLOBES, DGND, BCA, BEAM PLUS, CASBEE, ETC.)</u>	10%

D. Approval of Density Bonus. Community Benefit Improvements used for the density bonus should be recommended in planning documents approved or used by the Town of Medfield Board of Selectmen, Department of Public Works, Board of Health, Conservation Commission, Community Preservation Committee, or Planning Board. The Planning Board shall be under no obligation to grant such density bonus and may determine, in its sole discretion, whether the offered community improvements are sufficient to justify such bonus. The offer and commitment by an applicant to provide all or any number of the above enumerated examples does not, in and of itself, justify or require the Planning Board to grant such density bonus.

300-7.7 General Development Standards.

The following standards shall apply to all Open Space Neighborhood Development:

A. Landscaping. The existing landscape shall be preserved in its natural state, insofar as practicable, by minimizing the removal of healthy trees, shrubs, and other natural vegetation. Removal of soils should also be minimized. The grade changes shall be in keeping with the general appearance of the neighboring developed areas. The orientation of individual building sites should maintain maximum natural topography and cover.

B. Transitional Buffer Areas. Along the perimeter of the lot or development tract abutting residentially zoned and occupied properties, the Planning Board may determine that certain

buildings and uses may need to be buffered to create a compatible transition with the surrounding neighborhoods.

- 1) **Landscape Buffer.** Where required, buffers may include a combination of natural or landscaped screening and fencing that provides an opaque visual barrier to a minimum height of six (6) feet above the ground.
- 2) **Building Buffers.** Where required, primary residential building height at the side or rear yard setback line should be 25 feet with increasing height permitted on a 45-degree plane further setback from the tract boundary to the maximum height allowed by the Building Type.
- 3) **Resource Buffer Areas.** Resource areas on or adjacent to the development tract such as ponds, wetlands, streams and riverfront areas, rock outcrops, ledge, agricultural or recreational fields, and land held for conservation purposes should be preserved. Except for driveways necessary for access and egress, no vegetation in this buffer area should be disturbed or removed, except for normal maintenance of structures and landscapes approved as part of the project.

C. Drainage. Applicants are encouraged the use of "soft" (non-structural) stormwater management techniques (such as swales) and other drainage techniques that reduce impervious surface and enable infiltration where appropriate in the Residential Districts. (Reference to additional sustainable best practices stormwater management standards?).

D. Context. The design and pattern of the development should be related harmoniously to the terrain on the property as well as the use(s), scale, and architecture of existing buildings in the vicinity that have a functional or visual relationship to the proposed development.

E. Sustainable Buildings. Efficient building best practices and Universal Design should be integrated into a development project as identified in the Medfield Planning Board Rules and Regulations, Design Guidelines.

F. Historic Resources. The removal or disruption of historic, traditional, or significant uses, structures, or architectural elements shall be minimized insofar as practicable.

G. Streets. Streets shall be designed and located in such a manner as to maintain and preserve natural topography, significant landmarks, and trees in order to minimize cuts and fills and to preserve and enhance views and vistas on or off the subject property. Street cross sections should be scaled to the size of the development and include narrow travel lanes, planting strips with street trees, and sidewalks.

H. Common/Shared Driveway. Common or shared driveway are encouraged and may serve a maximum of four (4) residential units.

I. On-site Pedestrian and Bicycle Circulation. Walkways and multi-purpose paths should be provided to link residences with parking areas, recreation facilities and open space, and adjacent property where appropriate.

- J. Parking.** Unless waived by the Planning Board due to a reduced parking demand as demonstrated through a traffic and parking impact study, each residential unit shall be served by two (2) off-street parking spaces. Parking spaces shall be located behind the front elevation of the building or in a common parking area. All parking areas with greater than four (4) spaces shall be screened from view.
- K. Open Space.** Land in an OSND not used for residential, approved non-residential, or accessory purposes shall be permanently preserved as open space according to the methods below.
- 1) Minimum Common Open Space. The minimum open space required for each type of OSND is identified on Table 1 above. Of the Common Open Space, a minimum amount is designated as Outdoor Amenity Space is also required on Table 1.
 - 2) Outdoor Amenity Space (OAS) Types. Outdoor Amenity Spaces include Civic Space (CS), Publicly Oriented Private Space (POPS), and Private Open Space (PS) which are defined in the **Medfield Planning Board Zoning Rules & Regulations Design Guidelines.**
 - 3) Ownership of Open Space. Common Open Space and Outdoor Amenity Space shall be conveyed to:
 - a) The Town, subject to acceptance, to ensure its perpetual use as open space, conservation, recreation, or park land; or
 - b) A legal association comprised of the owners of the development, which may include homeowners or owners of condominium or cooperative units; or
 - c) A nonprofit organization, the principal purpose of which is the conservation of open space.
- L. Compliance with Other Rules and Regulations.** The construction of community services, such as utilities, and of streets and interior drives shall comply with the requirements of the Medfield Subdivision Regulations except as provided for below.
- 1) **Access Street. Street and Streetscape Design Standards for OSNDs?**

300-7.8 Special Permit Granting Authority and Criteria.

- A. SPGA.** The Planning Board shall be the special permit granting authority (SPGA) for all Open Space Neighborhood Developments. The Planning Board may grant any special permits that are required for the OSND, notwithstanding provisions of this bylaw designating a different special permit granting authority.
- B. Special Permit Criteria.** The SPGA may only grant a special permit if it makes a determination that the proposed development is consistent with the standards and criteria set forth in Section 300-14.15. and the following additional criteria:

- 1) The development provides common open space and facilities including, as applicable:
 - a) Some, or all, of the outstanding natural features of the site and of the man-made features, including but not limited to stone walls, that enhance the land form.
 - b) Land that increases the passive and active recreational amenities for residents of the development.
 - c) Provisions for common facilities, such as recreation or parking, or for services such as the maintenance of streets, walkways or paths, utilities, landscaping or recreation facilities.
 - d) One or more paths or entry points specifically designed for pedestrian access.
- 2) Where opportunities exist, improved access is provided to, or additional links and connections are developed to, a Town system of public facilities, such as open space, recreation facilities, footpaths, or bicycle paths.
- 3) The dwellings are sited and oriented in a complementary relationship to each other and common open spaces and outdoor amenities.
- 4) The development is generally compatible with surrounding neighborhoods with respect to scale, mass, proportions, and materials.
- 5) Negative visual impacts of the development on adjacent properties and nearby streets are minimized by natural buffers, landscaping, screening, or other site planning techniques.
- 6) Street(s) and interior drive(s) shall be scales to the size of the development and provide safe and convenient access for vehicles, pedestrians, and bicyclists. Depending on size and location of the development, facilities should be provided for other public and local transportation services.
- 7) To the extent practicable, sustainable development techniques, including green buildings, stormwater best practices, renewable energy systems, and Universal Design have been utilized.
- 8) A community benefit development shall meet the following criteria:
 - a) There are sufficient benefits to the residents of the development and the Town generally to warrant an increase in the maximum development otherwise permitted; and
 - b) Legally binding documents have been submitted to ensure that affordable units will continue to be available to eligible households in perpetuity. An affordable unit shall be subject to maximum household income established for that unit, based on the area median income (AMI) as annually determined by the U.S. Department of Housing and Urban Development, assuming one more person in the household than the number of bedrooms in the unit. Eligible households shall have incomes no greater than 80% of the AMI.