

Amend Section x.1 Lynnfield Open Space Residential Design (OSRD) Bylaw with the following:

Insert the following definitions in X.1.2 Definitions

“Common Green” shall mean the central space used by all occupants of a development, similar to a traditional New England town green. It takes the place of large private yards and becomes an important community-enhancing element of the development.

“Cottage Cluster” shall mean a residential development containing a cohesive cluster of small residential units gathered around one or more Common Greens. Cottage clusters may also have shared community garden plots, recreation facilities, and other ancillary uses.

“Maximum unit size” shall mean a limit on the gross floor area of a residential structure, based on the total size of the original construction and any additions or other subsequent alterations, expressed as a square foot measurement.

“Private Yard” shall mean a private open space associated with private residence or non-residential buildings not intended for public access.

Add the following sentence to X.1.7 Dimensional Requirements (5) Setbacks:

Residential units in Cottage Clusters are exempt from these minimum setbacks.

Insert the following language after Section X.1.8 Permitted Uses and before X.1.9 Design Standards:

X.1. 9 Density Bonus

The Planning Board may award via special permit a density bonus to increase the number of dwelling units beyond that otherwise allowed. The density bonus for an OSRD shall not, in the aggregate, exceed 100% of the allowable residential units. When determining the final total number of bonus dwelling units fractions of less than .5 shall be rounded down to the nearest integer and .5 or more shall be rounded up. A density bonus may be awarded in the following circumstances.

1) Cottage Clusters

- a) The Planning Board may grant a Special Permit of up to 100% above the calculation of units determined by the OSRD formula for allowable residential units under Section X.1.6, if all new units in the development have a maximum unit size of 1,500 square feet. In all developments within the Groundwater Protection District, the density is further limited to the number of bedrooms allowed on the parcel, per X.1.6.3.
- b) Ten percent of the total number of units must be designated as affordable according to 760 CMT 56 in perpetuity. Applications may receive a density bonus only if it is demonstrated that the affordable units can be counted toward the Town’s subsidized housing inventory as determined by the Massachusetts Department of Housing and Community Development. The applicant shall provide documentation demonstrating that the unit(s) shall count toward the community’s subsidized housing inventory to the satisfaction of the Planning Board.

- c) Deeded public access provided to the open space portion of the property is encouraged.
- 2) Buffer from adjacent properties. When incorporating density bonuses into the plan, a buffer area shall be provided around the entire perimeter of the OSRD in accordance with the following:
- a) Said buffer area shall be continuous and shall be a width of not less than twenty (20) feet.
 - b) The buffer area shall be landscaped with natural vegetation, new plantings, or a combination, which shall include groundcover, shrubs, and trees, except to the extent that the requirements of that section are reduced by the Planning Board upon the request of the Special Permit application.
 - c) Access roads or driveways or pedestrian paths may be allowed to cross the buffer area as shown on the approved plans.

Renumber the subsequent subsection to X.1.10 Design Standards.

Insert the following language after Section X.1.10 Design Standards and before X.1.11 Open Space Requirements:

X.1.11 Design Standards for Cottage Clusters

The following standards shall apply only to Cottage Clusters allowed by Special Permit per X.1.9, and govern the design and development process, in addition to the requirements of X.1.9.

- 1) Dimensional Standards. Setbacks are reduced to the following:
 - a) Front: 5 feet to buildings of 25 feet in width; 10 feet to buildings wider than 25 feet. If the residential unit is oriented towards a Common Green, the front setback shall be between the porch and the Common Green.
 - b) Side: 6 feet, except setbacks for attached dwelling units may be zero feet
 - c) Rear: 10 feet
 - d) Height: 2 stories or 28 feet
- 2) Orientation
 - a) At least 50% of the housing units must be oriented towards a Common Green.
 - b) Every dwelling adjacent to the Common Green Space must have a covered front porch of at least 64 square feet oriented towards the Common Green.
- 3) Common Green.
 - a) A development may include more than one Common Green. Providing one Common Green per 6 to 14 dwelling units is encouraged.
 - b) Each Common Green must have units abutting it on at least 2 sides.
 - c) Each Common Green shall be scaled to provide 400 square feet per residential unit oriented towards it. Parking areas, yard setbacks, spaces between buildings of 15 feet or less in width, private open space, and driveways do not qualify as Common Green area. The Common Green shall be outside of ponds, wetlands, and sensitive areas and shall not count towards the OSRD open space requirements per X.1.10.
 - d) Common Greens shall be improved for passive recreational use, including but not limited to courtyards, orchards, landscaped picnic areas or gardens. Common Greens may include

amenities, including but not limited to seating, landscaping, trails, gazebos, barbecue facilities, covered shelters or water features.

e) Common Greens shall be held in common through a homeowners' association.

4) Private Yard

a) Each housing unit must be provided with a minimum of 200 square feet of usable Private Yard area, with no dimension less than 10 feet. Such open space requirements may be met with a combination of front, side, or rear locations.

b) The front yards of residential units oriented towards a Common Green shall be separated from the Common Green with a walkway or a hedge or fence not to exceed 3 feet in height.

5) Privacy

a) Dwellings shall be designed so that no window peers into the living space of adjacent dwellings closer than 30 feet apart. This can be accomplished by staggering windows or by arranging dwellings with 'open' and 'closed' sides: the open side may have windows facing its own side or rear yard, and the closed side may have high windows, translucent windows, or skylights.

6) Parking

a) Parking shall be located at the rear or side of units accessed off an alley or private driveway.

b) Garages, carports, surface parking, and driveways shall not be located between the Common Green and the residential units.

7) Walkability

a) Pedestrian connections are required between each building and public right of way, Common Green, and parking area.

Renumber the subsequent subsections.