

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

Insert the following language after Section X.1.6 Yield: Allowable Residential Units and before X.1.7 Dimensional Requirements:

X.1.7 Density Bonuses

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) Deed-Restricted Affordable Homes.
 - a) The Planning Board may grant a Special Permit whereby for each dwelling unit designated as affordable according to 760 CMR 56 in perpetuity, an additional lot for market-rate development may be added. 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.
 - b) Under no circumstances shall a Special Permit under this section be granted in excess of 50% above the calculation of units determined by the OSRD formula for allowable residential units under this Section X.1.6. In all developments within the Groundwater Protection District, the density is further limited to the number of bedrooms allows on the parcel, per X.1.6.3.
- 2) Publicly-Accessible Open Space.
 - a) The Planning Board may grant a Special Permit of up to 15% above the calculation of units determined by the OSRD formula for allowable residential units under this Section, if there is deeded public access provided to the open space portion of the property and the Planning Board finds that such access provides a significant passive recreational benefit. In all developments within the Groundwater Protection District, the density is further limited to the number of bedrooms allows on the parcel, per X.1.6.3.
- 3) Greater Amount of Open Space.
 - a) The Planning Board may grant a Special Permit of 10% above the calculation of units determined by the OSRD formula for allowable residential units under this Section, for each additional 10% of the property preserved as defined in Article 97 of the Articles of Amendment to the Constitution of the Commonwealth of Massachusetts as natural open space (over and above the required 50% as set by the Town in the bylaw).
 - b) Under no circumstances shall a Special Permit under this section be granted in excess of 35% above the calculation of units determined by the OSRD formula for allowable residential units under this Section X.1.6.
- 4) The bonuses awarded in Subsection 1, 2, and 3 may be additive.

- 5) 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 subsections X.1.7 through X.1.12.

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