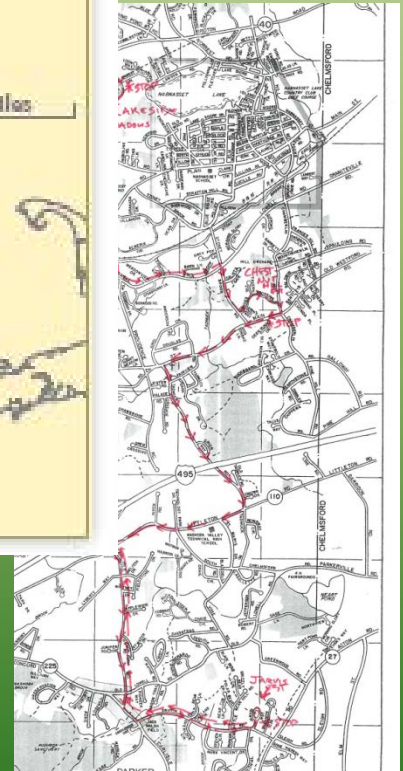
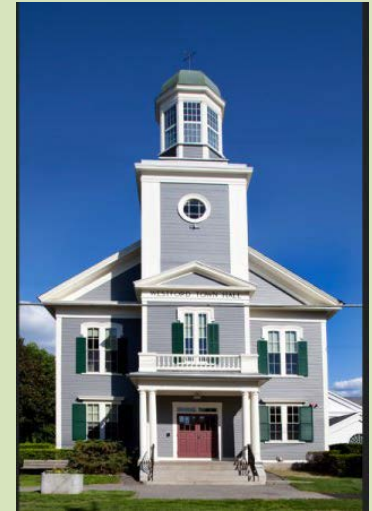


# Conservation Subdivisions in Action: the Westford Experience



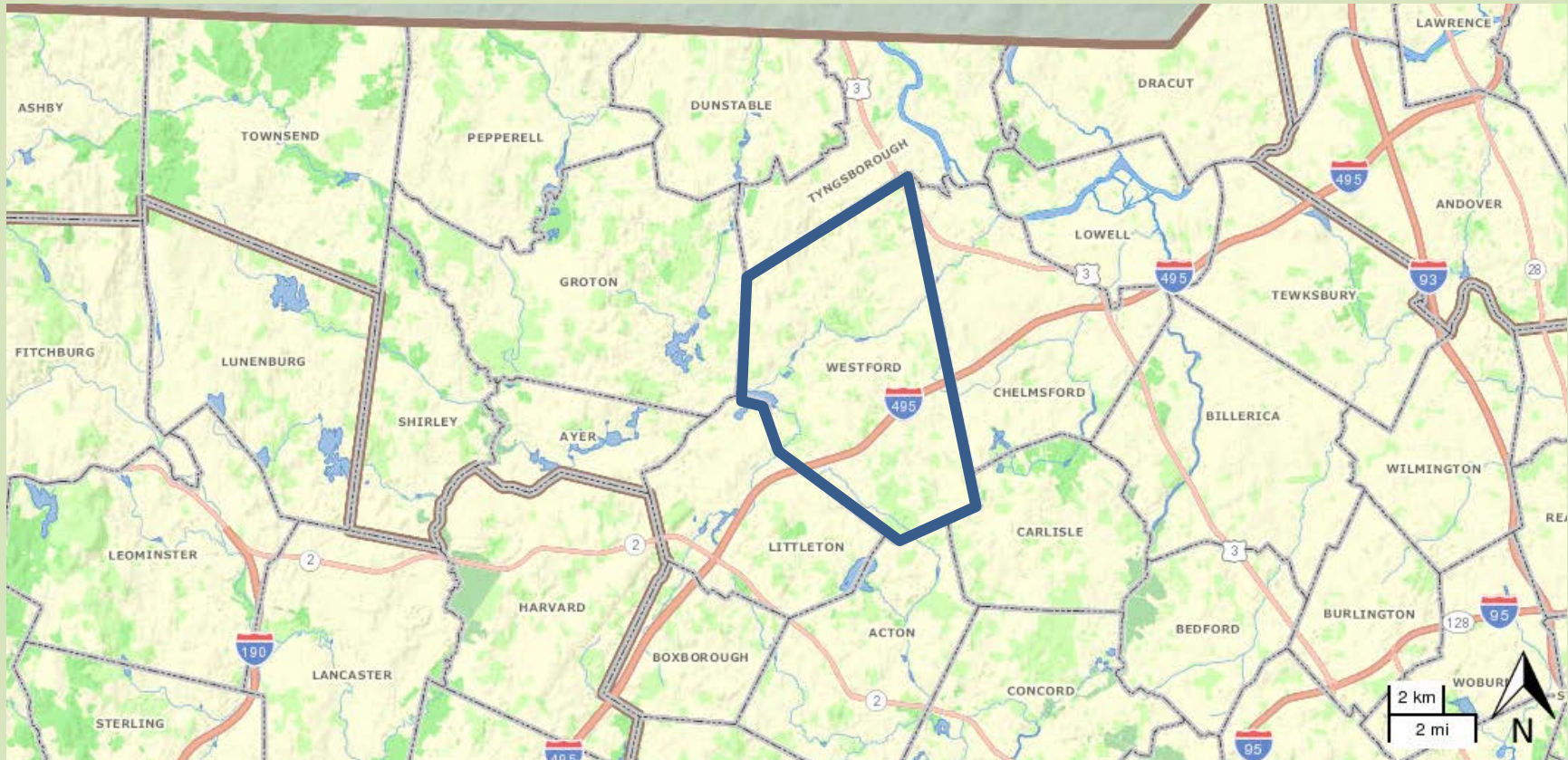
# Presentation Overview

- Geographical context
- Zoning Bylaw References (OSRD, Flexible Development)
  - [www.westfordma.gov](http://www.westfordma.gov)
- Three case studies





# Regional Context



- 2010 population = 21,950
- 1980 population = 13,434

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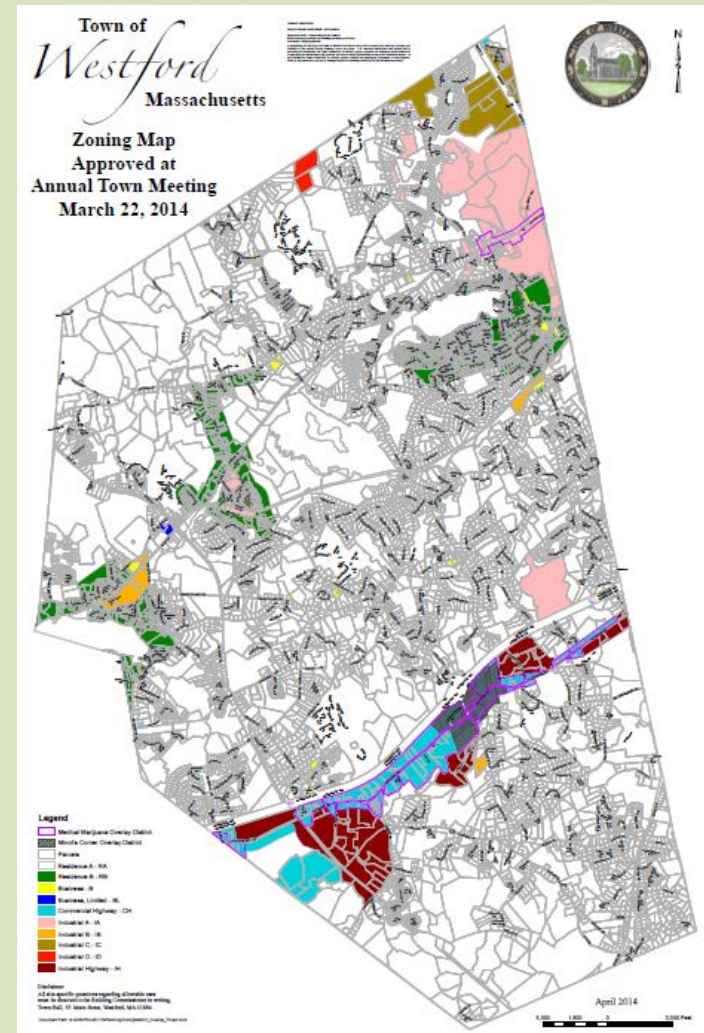


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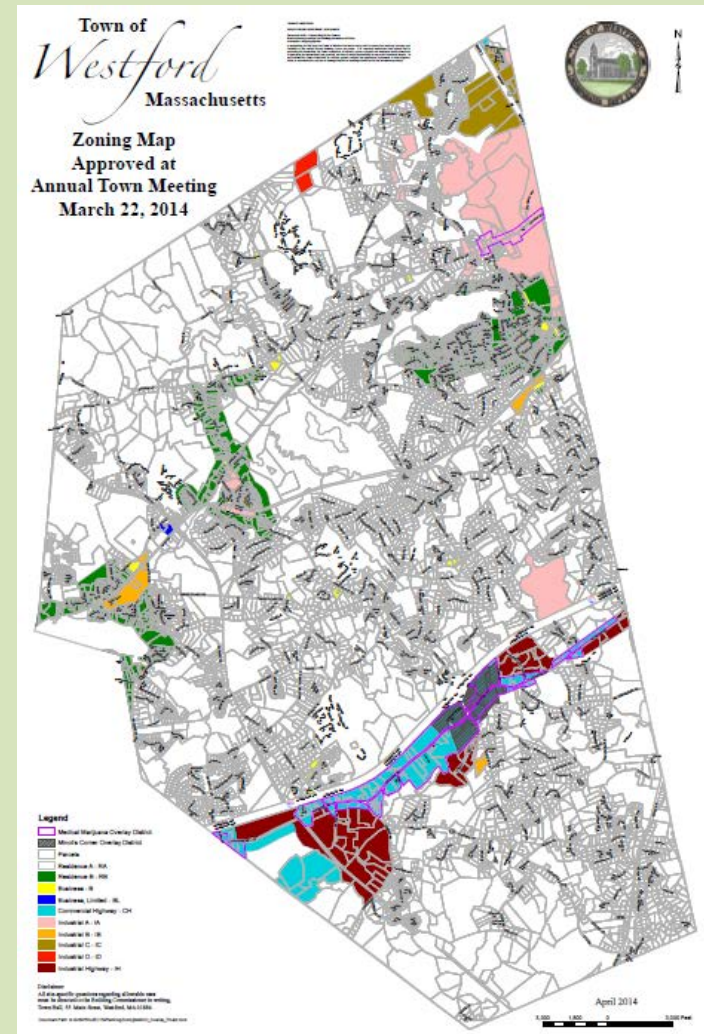
## Open Space Residential Development **Section 7.1** in Zoning Bylaw (Planning Board Special Permit)

- All subdivisions 10 acres or more or 1,000 feet of roadway in Res A district Planning Board **may require** OSRD be used
- Allows 20,000 sf lots (in 40,000 sf lot district)



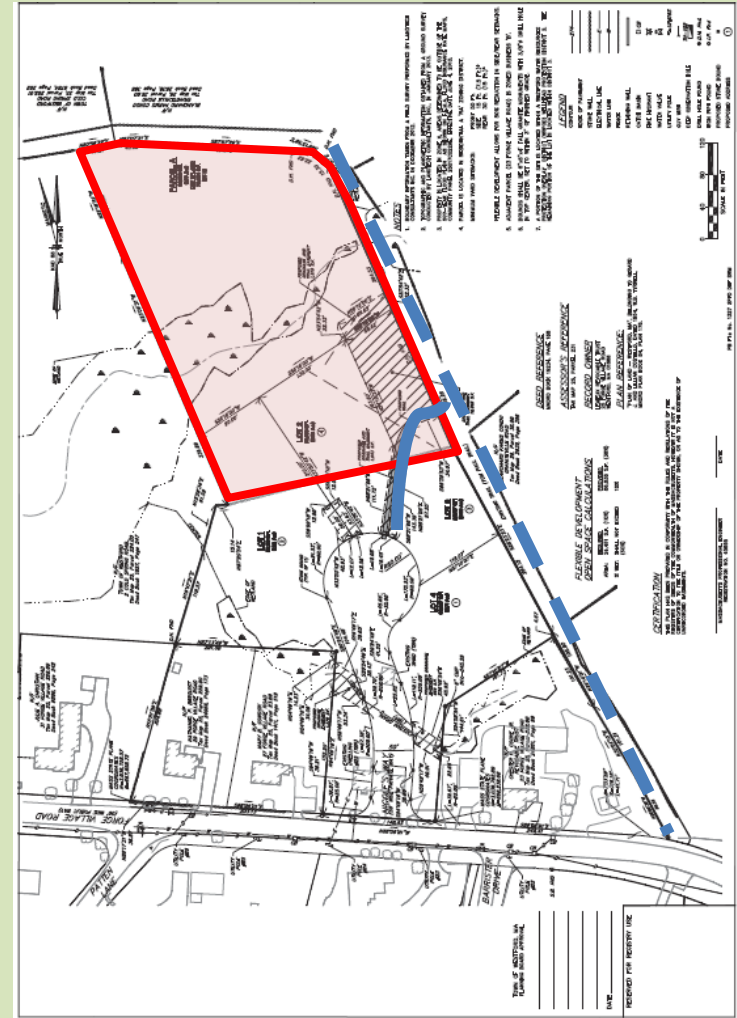
## Open Space Residential Development **Section 7.1** in Zoning Bylaw (Planning Board Special Permit)

- Same number of lots/density in proof plan
- Requires common land (minimum of 10,000 sf/lot ) for subdivisions up to 25 lots; 1 acre of common land must be level land suitable for recreation fields



## Flexible Development - **Section 7.2** in Zoning Bylaw (Planning Board Special Permit)

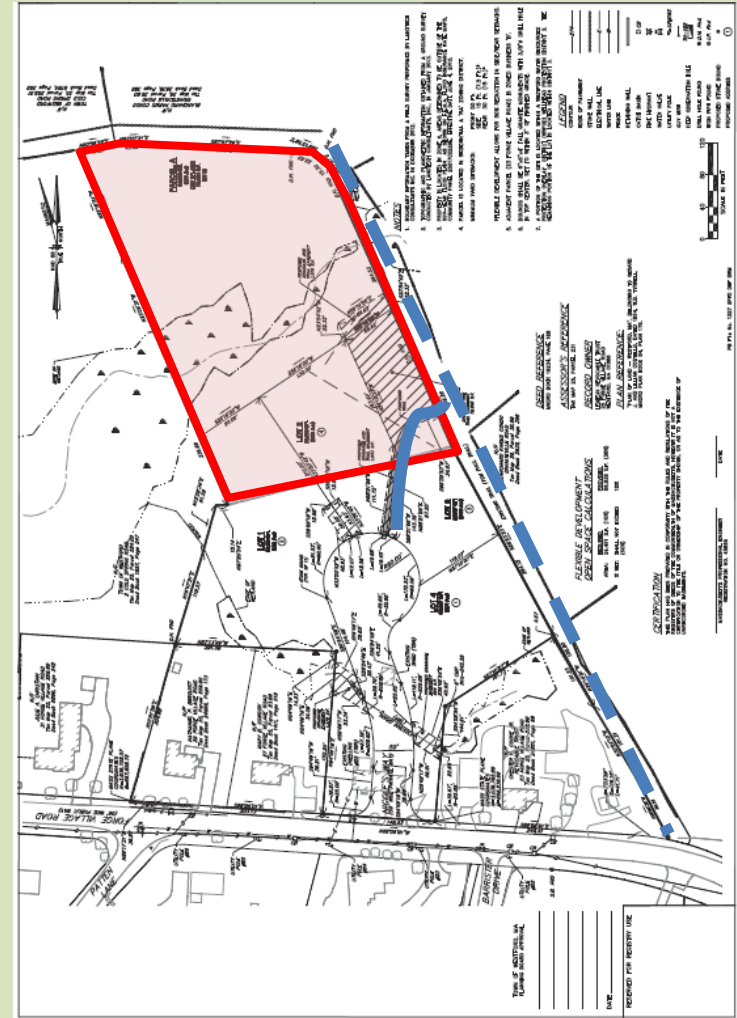
- Optional by applicant
- Requires 10% of land area as contiguous open space held in CR, conveyed to town or to 3<sup>rd</sup> party (not more than 50% of this area may be wetland)





## Flexible Development - **Section 7.2** in Zoning Bylaw (Planning Board Special Permit)

- Same number of lots as conventional **EXCEPT**
  - Density Bonuses up to 50% of conventional lots for :
    - Open Space (5% to 25% density bonus for each additional 10% open space provided)
    - Age Restricted (every 2 dwellings age restricted >55 = 1 extra dwelling unit, not to exceed 10%)
    - Design (as determined by Planning Board, up to 15% of base density)
- 15% must be affordable units (applies to 6 units or more)
- 100 foot buffer required (some cases)





## Conservation Subdivisions in Action



# Lakeside Meadows



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# Chestnut Hill Estates

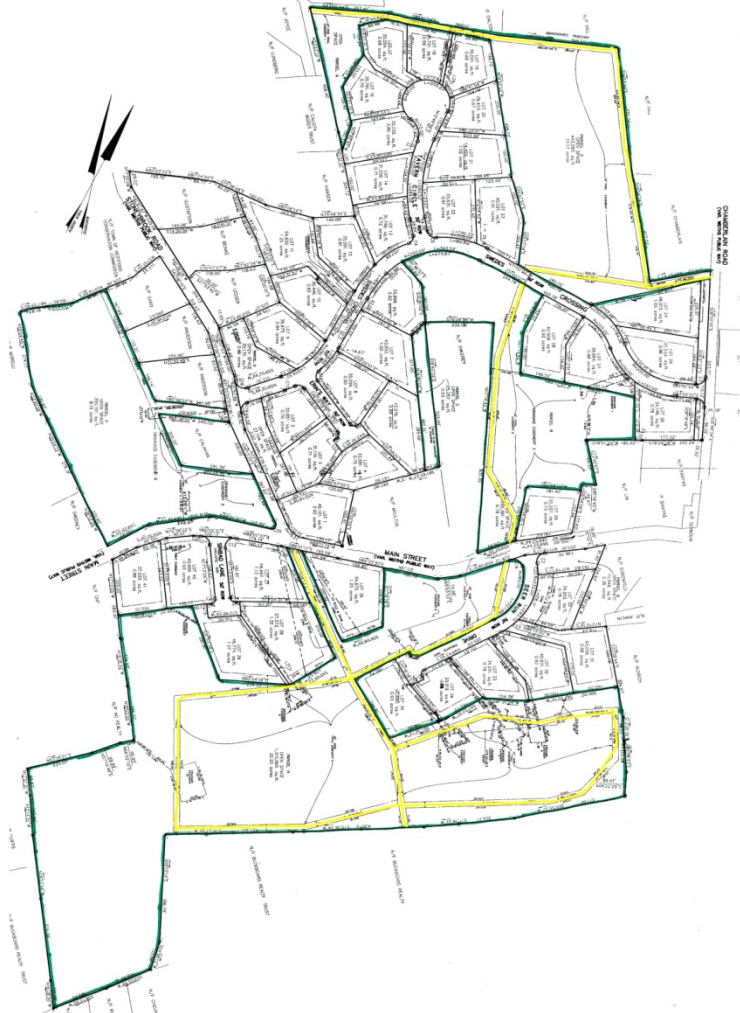
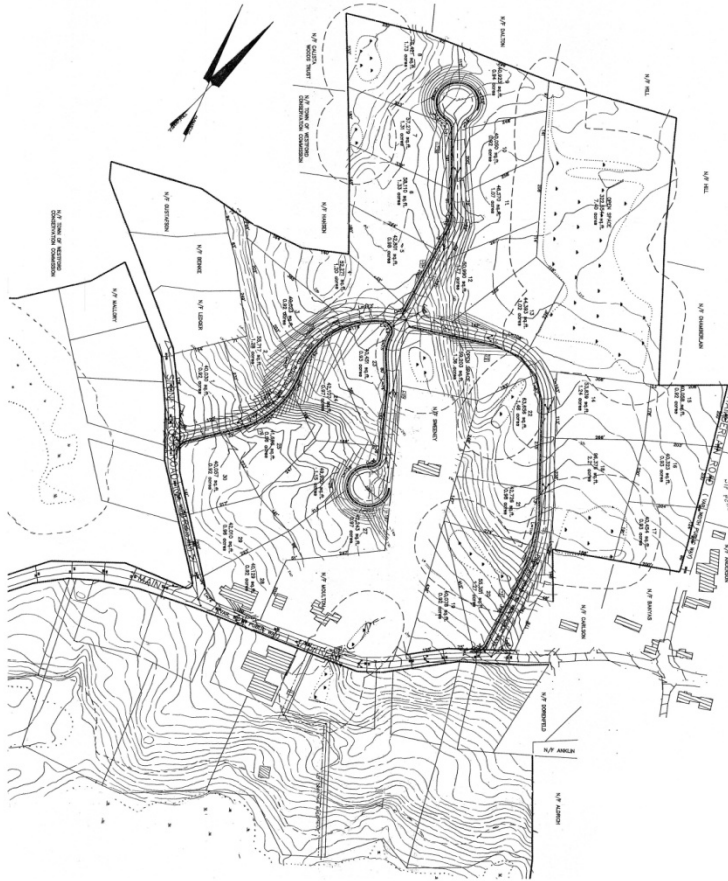


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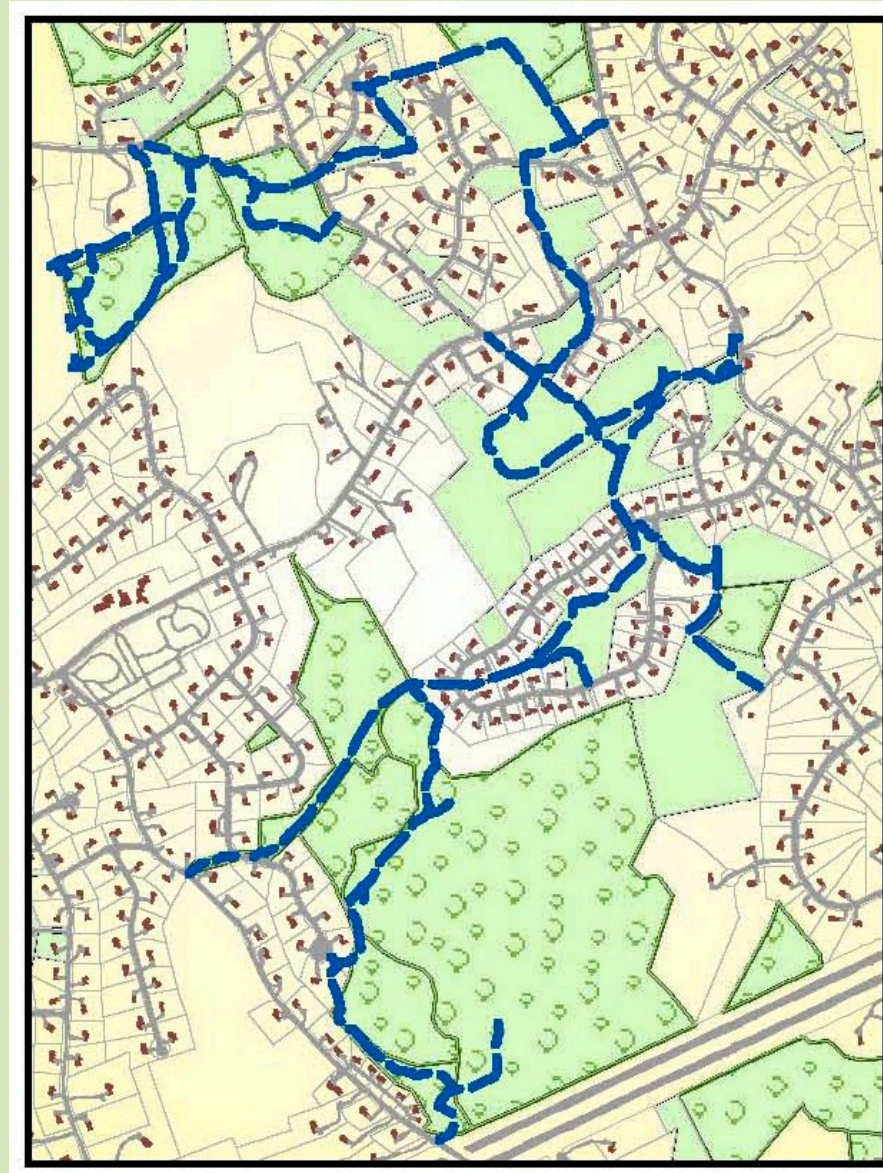
# Chestnut Hill Estates



October 29, 2014



# Chestnut Hill Estates



October 29, 2014

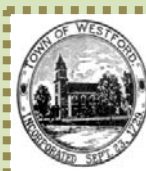




# Jarvis Way



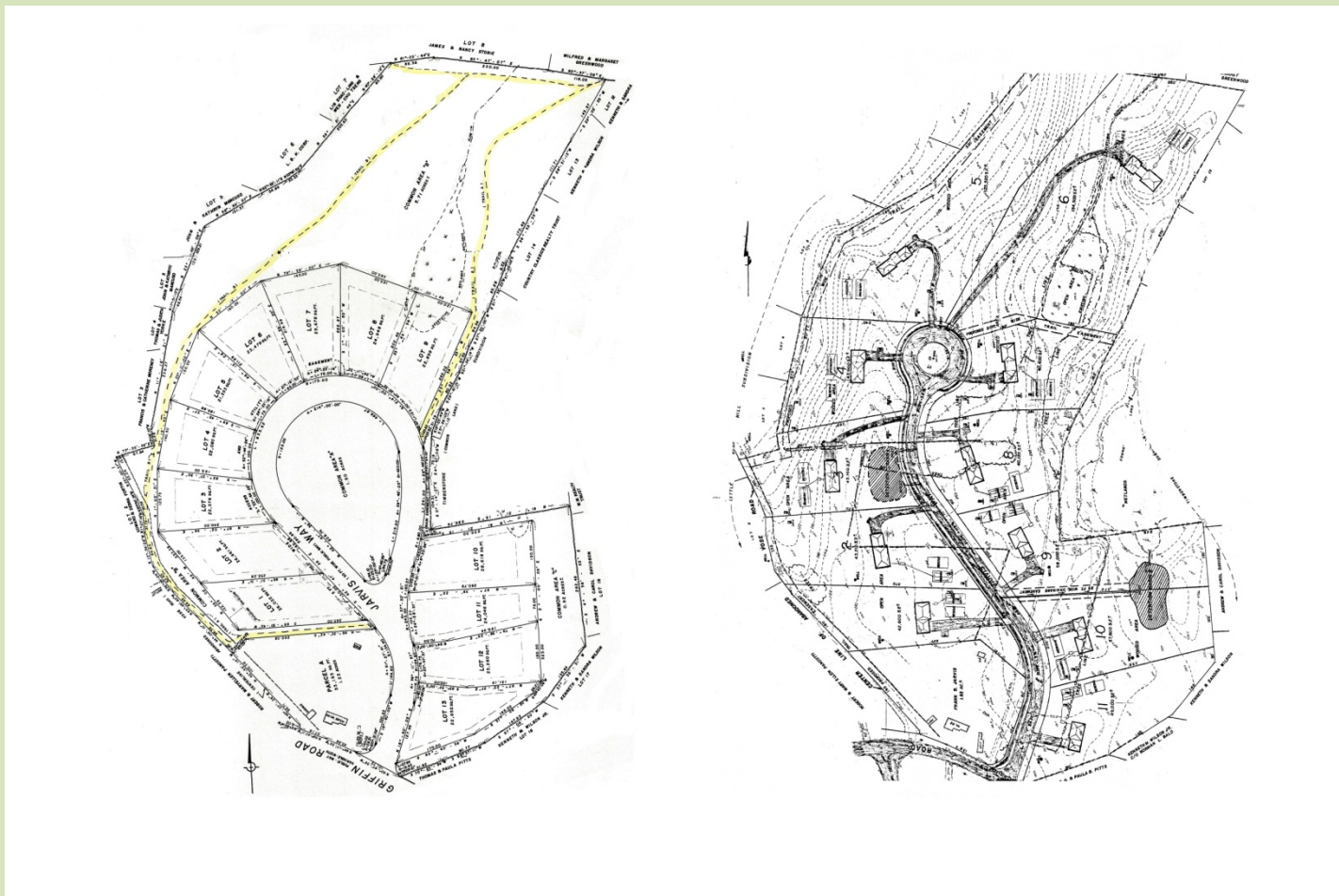
October 29, 2014





# Jarvis Way

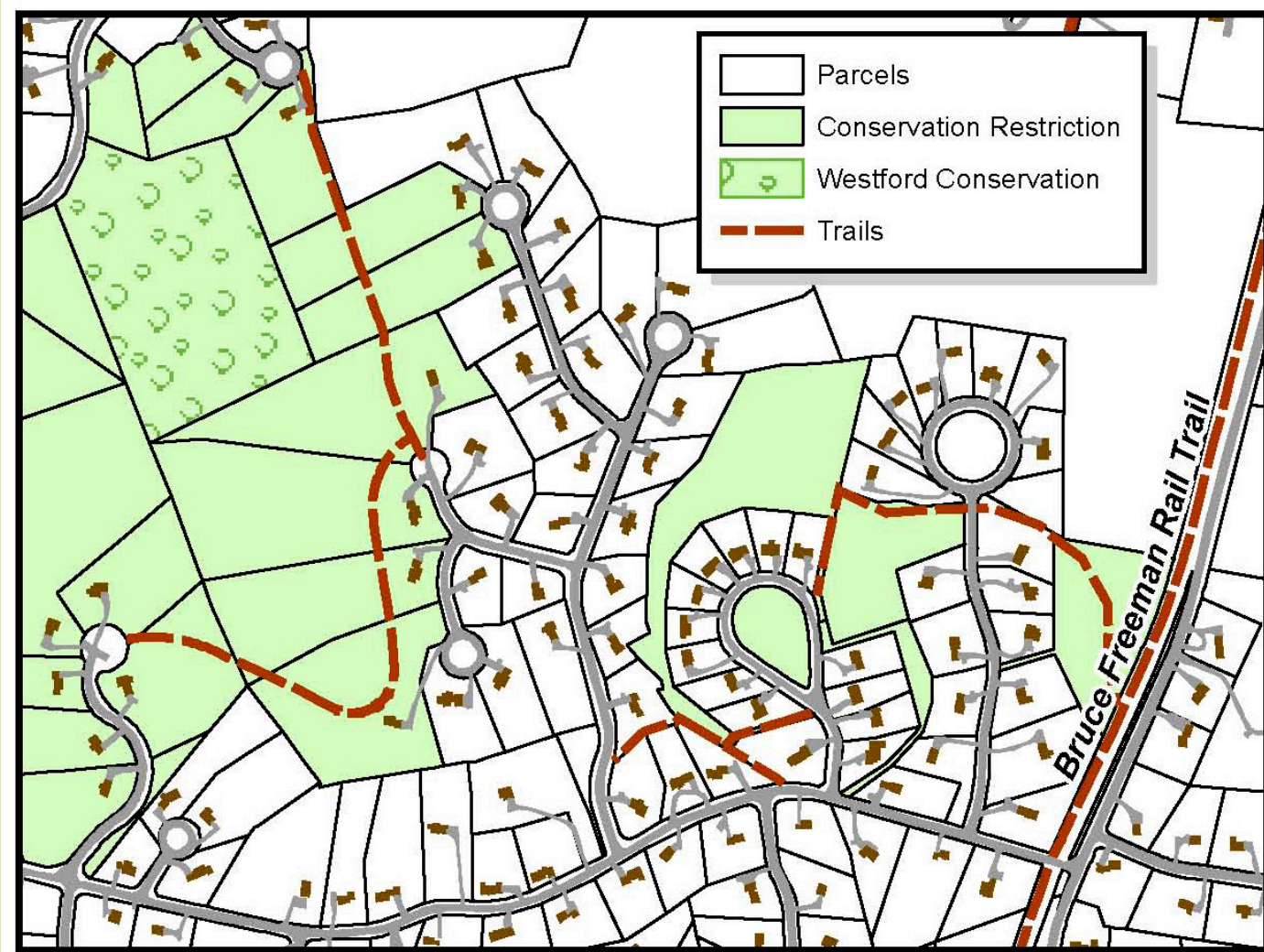
## Conservation Subdivisions in Action



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# Jarvis Way



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# Westford Contact Information

- Chris Kluchman, AICP, Director of Land Use Management

[ckluchman@westfordma.gov](mailto:ckluchman@westfordma.gov)

978-692-5524

- Bill Turner, Conservation/Resource Planner

[bturner@westfordma.gov](mailto:bturner@westfordma.gov)

978-692-5524

