

OSD/OSRD/Cluster Type Subdivisions: Rapid Assessment for Best Practices

Factors (by approx. import)	Best Practice	Better	Good
<u>Permit Type</u>	Mandatory	By Right	Special Permit
<u>Land area to which the zoning is applicable</u>	All developable land zoned residential ¹	Land of particular environmental sensitivity	Only a small amount of developable land
<u>Minimum Open Space</u>	≥ 75%	65-75%	50-65%
<u>Yield Calculation</u>	By formula	Sketch plan with selected percolation test(s)	Full plan with full percolation tests
<u>Minimum parcel size</u>	None	5-10 acres	≥ 10 acres
<u>Review Process</u>	Flexible "OSRD" 4 Step	Cluster layout	Cluster layout
<u>Ownership of Open Space</u>	Appropriate to the resources present. For example, agricultural land by the farmer, watershed land by a water dept. or district, habitat land by the conservation commission, or recreational open space by a parks and recreation commission or homeowners association.		
<u>Dimensional Standards; area, frontage, etc.</u>	None set or small minimums	Formulaic reduction with specified minimums	Specified, < than for standard subdivision
<u>Quality of open space conserved: Specificity of local priorities for natural, cultural, and historic resource conservation</u>	Local priorities clearly and unambiguously stated and mapped for use in site design.	Lack of specificity regarding local conservation priorities; no map of priority locations	No indication of local conservation priorities, or language that refers only to regulated resource areas.
<u>Contiguity of open space; relationship to previously protected open space</u>	Contiguity required; adjacent land considered	Contiguity required within subdivision	No contiguity requirement
<u>Quality of open space conserved: Allowed uses of open space</u>	Clear list of allowed uses consistent with conservation and recreation goals	Vague language regarding use of conserved open space	Allowed use of open space not addressed
<u>Quality of open space conserved: Submission requirements - GIS maps, data, etc. to inform the review process</u>	Specific plans, maps, & comprehensive data regarding natural, cultural, and historic resources required and used as the basis for open space conservation.	General non-comprehensive data and mapping requirements; vague process for the application of the data to site design and open space conservation.	Vague or no language regarding submission of information on site resources and no specified process for the use of the data submitted.
<u>Relationship to Plans</u>	Required consideration of open space goals of OSRP, master, and/or regional policy plan	Optional consideration of open space goals of OSRP, master, and/or regional policy plan	Relationship to plans not discussed
<u>Low Impact Design</u>	Required	Encouraged	Not addressed
<u>Density bonus for enhanced public benefit(s)</u>	Automatic or formulaic bonus	Bonus by special permit	No bonus offered
<u>Review Entity</u>	planning board	planning board	ZBA, council or selectmen as special permit authority
<u>Flexibility re: open space protection to facilitate wastewater treatment facilities</u>	Required open space reduced by ≤ 10% to accommodate; disposal area deed restricted; aggregate calculations allowed by BoH, etc.	Aggregate calculations allowed by board of health	No flexibility provided
<u>Monitoring of open space</u>	Specific provisions to aid endowed monitoring by a conservation org. @ stated intervals	Loose provisions to facilitate, municipal monitoring, or no specificity regarding monitoring interval	No specified monitoring requirements and no requirements that would assist the party responsible for monitoring

¹ The technique can also be applied to non-residential development, including mixed-use.

Other:

- 1) Municipalities will need to ensure that subdivision and other local regulations do not interfere with implementation including Board of Health regulations regarding wastewater disposal (shared septic, etc.)
- 2) Communities will need to carefully determine how to best address wetlands when setting open space & dimensional standards.