

## **ARTICLE**

To see if the Town will vote to amend Section IV.C. of the Zoning Bylaw – Site Plan Review, by adding the following sub-section and re-numbering the rest of the section as necessary, or act or do anything in relation thereto.

### **7. Low Impact Development (LID) Minimum Requirements**

LID practices are those that use or mimic natural processes primarily with respect to stormwater management. The increase in impervious areas due to development results in an increased burden on drainage systems, which result in increased flooding risks, reduced ground water and river base flows, and degraded water quality.

The following minimum LID requirements are required on all new development sites and re-development sites that involve earth disturbance over 5,000 s.f.

- a. Topsoil may not be removed from a development site. It must be stockpiled and re-used on the site. If excess topsoil remains after the pervious portions of the site are finished, the applicant may remove the excess with the approval of the Planning Board and in compliance with the Town's Earth Disturbance and Removal Bylaw.
- b. Any top soil impacted/compacted during construction, must be rototilled prior to planting or other finish work.
- c. Roof drainage, generally considered clean, must be separated from parking lot and other drainage and used for irrigation, with the remainder being directly infiltrated back to the site.
- d. At least half of a site stormwater infrastructure must employ LID measures such as open drainage swales and basins, bio-filtration/rain gardens, permeable walkways, and green roofs. These elements may occupy up to 50% of yard setbacks. Applicants may claim a bonus for LID measures located outside of yard setbacks. The area of these elements may be multiplied by 2 when calculating the amount of open space and interior lot landscaping, as applicable, that has been provided.
- e. A minimum of 75% of plantings must be native. Plantings may not include any varieties considered invasive. If invasive species seed on site, they must be eradicated in a manner that does not threaten existing vegetation or water resources, nor risk transferring them to other sites.
- f. Underground infiltration or detention systems may not be used without demonstrating that they are the only feasible means of stormwater management.
- g. Pre-existing conditions for run-off including direction, volume, velocity, quality, and quantity must be documented and be mimicked as nearly as possible post development.

- h. For previously developed sites run-off direction, volumes, velocities, quality, and quantity shall be improved compared to existing conditions, and to the extent possible shall mimic a naturally vegetated pre-development site.

## ARTICLE

To see if the Town will vote to amend Zoning Bylaw section IV.B. Parking Regulations by deleting the strike through text and adding the underlined text as follows:

### a. Landscaping in Interior Areas

Landscaping ~~areas~~ shall be provided for interior parking areas so as to provide visual and climatic relief from broad expanses of pavement and to channelize and define logical areas for pedestrian and vehicle circulation.

1. Interior parking areas shall be deemed to be all parking areas and any adjacent potentially vegetated areas within 20', exclusive of ~~except~~ driveways providing access and egress to the development.
2. At least ~~five~~ ten percent (~~5~~10%) of the parking area shall be landscaped. These landscaped areas shall include trees sufficient to provide ~~some~~ shading of parking areas.
3. Interior landscaped areas shall consist of a continuous landscaped island between rows of parking that abut each other, and shall consist of a continuous landscaped area along the length of a row of parking when it abuts a building or setback line. These landscaped islands/areas shall be at least ten (10) feet in width. Islands of at least 100 s.f. shall also be provided at the end of rows of parking to define the row and to deter cut-across traffic movements. ~~be dispersed so as to define aisles and limit unbroken rows of parking to a maximum of one hundred (100) feet. Landscaping between rows of parking shall be at least eight (8) feet in width.~~
4. Applicants may claim a bonus when providing landscaping that also serves as an active stormwater element such as a bio-swale/rain-garden. The area of these landscape elements may be multiplied by 2 when calculating the interior landscaping that has been provided.