

ZONING

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Town of Easton

9.6 QUESSET SMART GROWTH OVERLAY DISTRICT (QSGOD)

A. PURPOSE

It is the purpose of this Section to establish a Queset Smart Growth Overlay District and to encourage smart growth in accordance with the purposes of MGL c. 40R, and to foster a range of housing opportunities along with a mixed-use development component, to be proposed in a distinctive and attractive site development program that promotes compact design, preservation of open space, and a variety of transportation options, including enhanced pedestrian access to employment and nearby transportation systems.

Other objectives of this Section are to:

1. Promote the public health, safety, and welfare by encouraging diversity of housing opportunities;
2. Provide for a full range of housing choices for households of all incomes, ages, and sizes in order to meet the goal of preserving municipal character and diversity;
3. Increase the production of a range of housing units to meet existing and anticipated housing needs;
4. Provide a mechanism by which residential development can contribute directly to increasing the supply and diversity of housing;
5. Establish requirements, standards, and guidelines, and ensure predictable, fair and cost effective development review and permitting;
6. Establish development standards to allow context-sensitive design and creative site planning;
7. Enable the Town to receive Zoning Incentive Payments and/or Density Bonus Payments in accordance with MGL c. 40R, 760 CMR 59.06, and additional Chapter 70 aid in accordance with MGL c. 40S arising from the development of housing in the Queset Smart Growth Overlay District.

B. DEFINITIONS

For purposes of this Section, the following definitions shall apply. All capitalized terms shall be defined in accordance with the definitions established under the Enabling Laws or this Section 7-17.B. To the extent that there is any conflict between the definitions set forth in this Section and the Enabling Laws, the terms of the Enabling Laws shall govern.

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AFFORDABLE HOMEOWNERSHIP UNIT — An Affordable Housing unit required to be sold to an Eligible Household.

AFFORDABLE HOUSING — Housing that is affordable to and occupied by Eligible Households.

AFFORDABLE HOUSING RESTRICTION — A deed restriction of Affordable Housing meeting statutory requirements in MGL c. 184, § 31 and the requirements of Section 7-17.D of this Bylaw.

AFFORDABLE RENTAL UNIT — An Affordable Housing unit required to be rented to an Eligible Household.

APPLICANT — Either the owner of the land stated in the application for Development Project, the owner in equity or all the owners where title is held jointly, in common, or in tenancy by the entirety, including corporations. The owner in equity, an agent, representative, or his assigns may act for an owner, provided written evidence of such fact is submitted.

AS-OF-RIGHT PROJECT OR PROJECT — Multifamily Use development or a Mixed Use development allowed under Section 7-17.E without recourse to a special permit, variance, zoning amendment, or other form of zoning relief.

ASSISTED LIVING FACILITY — A facility licensed by the Executive Office of Elder Affairs pursuant to MGL c. 19D and all of applicable requirements. This definition shall not include any other forms of group living quarters such as group foster care group homes, single room occupancy residences, rooming or lodging houses, and other facilities as listed in Commonwealth of Massachusetts Regulations (651 CMR 12.01).

DESIGN STANDARDS — See Section 7-17.

DEVELOPMENT PROJECT — A residential, commercial or mixed-use development undertaken under Section 17-7. A Development Project shall be identified on the Site Plan which is submitted to the Plan Approval Authority for Site Plan Review.

DHCD — The Department of Housing and Community Development of the Commonwealth of Massachusetts or any successor agency.

ELIGIBLE HOUSEHOLD — An individual or household whose annual income is less than 80% of the area-wide median income as determined by the United States Department of Housing and Urban Development (HUD), adjusted for household size, with income computed using HUD's rules for attribution of income to assets.

ENABLING LAWS — MGL c. 40R and 760 CMR 59.00.

MIXED USE — Structure in which multifamily use is permitted as of right with allowed commercial uses.

MULTIFAMILY USE — Dwelling containing four or more dwelling units.

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PLAN APPROVAL — Standards and criteria which a Project in the QSGOD must meet under the procedures established herein and in the Enabling Laws.

PLAN APPROVAL AUTHORITY — For purposes of reviewing Project applications and issuing decisions on development Projects within the QSGOD, the Plan Approval Authority (PAA), consistent with MGL c. 40R and 760 CMR 59.00, shall be the Planning and Zoning Board. The PAA is authorized to approve a site plan to implement a Project.

RECREATIONAL USES — Active recreational uses, including but not limited to ball fields; and passive recreational uses, including but not limited to walking and bicycle paths. Amusements or motorized uses shall not be considered eligible recreational uses.

SITE PLAN — A plan depicting a proposed Development Project for all or a portion of the Queset Smart Growth Overlay District and which is submitted to the Plan Approval Authority for its review and approval in accordance with provisions of this Bylaw.

SUBSTANTIALLY DEVELOPED LAND — Land within the QSGOD that is currently used for commercial, industrial, institutional or governmental use, or for residential use consistent with or exceeding the densities allowable under the underlying zoning.

ZONING BYLAW — The Zoning Bylaw of the Town.

C. OVERLAY DISTRICT

1. ESTABLISHMENT

The Queset Smart Growth Overlay District, hereinafter referred to as the QSGOD, is an overlay district having a land area of approximately 69.95 acres, being 10 portions of Assessor's Map U28, Lots 28 & 43; Assessor's Map 32, Lot 23; Assessor's Map 33, Lots 4, 5A, 6, 7, 11, 12, 21, 21A, 104, 105, 106 that is superimposed over the underlying zoning district, as shown on the Zoning Map as set forth on the map entitled "Queset Commons Smart Growth Zoning Map," dated April 5, 2007, as revised through December 3, 2007, attached hereto as Appendix B. This map is hereby made a part of the Zoning Bylaw and is on file in the Office of the Town Clerk.

2. UNDERLYING ZONING

The QSGOD is an overlay district superimposed on all underlying zoning districts. Except as limited herein, the underlying zoning shall remain in full force and effect.

3. APPLICABILITY OF QSGOD

In accordance with the provisions of MGL c. 40R and 760 CMR 59.00, an Applicant for a Project located within the QSGOD may seek Plan Approval in accordance with the requirements of this Section 7-17. In such case, then notwithstanding anything to the contrary in this Zoning By-law, such Plan Approval shall not be subject to any other provisions of this Zoning By-law, including limitations upon the issuance of building permits for residential uses related to a rate of development or phased growth limitation or to a local moratorium on the issuance of such permits, or to building permit or dwelling unit limitations, including but not limited to any rate of development limitations provided in the Zoning By-law. When a building permit is issued for any Project approved in accordance with this Section 7-17, the provisions of the underlying district(s)

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shall no longer be applicable to the land shown on the site plan which was submitted pursuant to Section 7-17.M for such Project.

D. HOUSING AND AFFORDABILITY

1. MARKETING PLAN

Prior to granting Plan Approval for housing within the QSGOD, an Applicant for such approval must submit a narrative document and marketing plan that establishes that the proposed development of housing is appropriate for diverse populations, including households with children, other households, individuals, households including individuals with disabilities, and the elderly. These documents in combination, to be submitted with an application for Plan Approval pursuant to Section 7-17.M, below, shall include details about construction related to the provision, within the Project, of units that are accessible to the disabled. The marketing plan must be approved by DHCD prior to the issuance of a building permit for a Development Project.

2. NUMBER OF AFFORDABLE HOUSING UNITS

For all Projects, not less than 20% of the total housing units constructed in a Project shall be Affordable Housing. For all Projects where the Affordable Units proposed are Rental Units not less than 25% of total housing units in any building containing rental units shall be Affordable Housing; provided, however, that 20% of such units may be affordable where restricted to households earning less than 50% of area median income. For purposes of calculating the number of units of Affordable Housing required within a Project, any fractional unit shall be deemed to constitute a whole unit.

3. REQUIREMENTS

Affordable Housing shall comply with the following requirements:

- a. For an Affordable Rental Unit, the monthly rent payment, including utilities and parking, shall not exceed 30 percent of the maximum monthly income permissible for an Eligible Household, assuming a family size equal to the number of bedrooms in the unit plus one, unless other affordable program rent limits approved by the DHCD shall apply.
- b. For an Affordable Homeownership Unit the monthly housing payment, including mortgage principal and interest, private mortgage insurance, property taxes, condominium and/or homeowner's association fees, insurance, and parking, shall not exceed 30 percent of the maximum monthly income permissible for an Eligible Household, assuming a family size equal to the number of bedrooms in the unit plus one.
- c. Affordable Housing required to be offered for rent or sale shall be rented or sold to and occupied only by Eligible Households.
- d. The QSGOD shall not include the imposition of restrictions on age upon the entire District, but the development of specific Projects within the QSGOD may be exclusively for the elderly, persons with disabilities, or for assisted living, provided that any such Project shall be in compliance with all applicable federal, state and local fair housing laws and regulations and not less than 25% of the housing units in such a restricted Project shall be restricted as Affordable Housing.

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- e. At least 10% of the Affordable Housing Units shall be handicapped-accessible.

4. DESIGN AND CONSTRUCTION

Units of Affordable Housing shall be finished housing units. Units of Affordable Housing shall be dispersed throughout the development of which they are part and be comparable in initial construction, quality and exterior design to other housing units in the development. The total number of bedrooms in the Affordable Housing shall be proportionate to the total number of bedrooms in all the units in the Development Project of which the Affordable Housing is part.

5. AFFORDABLE HOUSING RESTRICTION

Each unit of Affordable Housing shall be subject to an Affordable Housing Restriction which is recorded with the appropriate registry of deeds or district registry of the Land Court and prior to such recording has been approved by DHCD. Such Affordable Housing Restriction shall contain the following:

- a. Specification of the term of the affordable housing restriction which shall be the maximum period allowed by-law but not less than 99 years;
- b. The name and address of a Monitoring Agent with a designation of its power to monitor and enforce the affordable housing restriction;
- c. A description of the Affordable Homeownership Unit, if any, by address and number of bedrooms; and a description of the overall quantity and number of bedrooms and number of bedroom types of Affordable Rental Units in a Project or portion of a Project which are rental. Such restriction shall apply individually to the specifically identified Affordable Homeownership Unit and shall apply to a percentage of rental units of a rental Project or the rental portion of a Project without specific unit identification.
- d. Reference to a housing marketing and resident selection plan, to which the Affordable Housing is subject, and which includes an affirmative fair housing marketing program, including public notice and a fair resident selection process. If approved by DHCD, the housing marketing and selection plan may provide for preferences in resident selection. for the Affordable Housing Units; the plan shall designate the household size appropriate for a unit with respect to bedroom size and provide that the preference for such Unit shall be given to a household of the appropriate size.
- e. A requirement that buyers or tenants will be selected at the initial sale or initial rental and upon all subsequent sales and rentals from a list of Eligible Households compiled in accordance with the housing marketing and selection plan.
- f. Reference to the formula pursuant to which rent of a rental unit or the maximum resale price of a homeownership will be set;
- g. Designation of the priority of the Affordable Housing Restriction over other mortgages and restrictions, provided that a first mortgage of a Homeownership Housing Unit to a commercial lender in an amount less than maximum resale price may have priority over the Affordable Housing Restriction if required by then current practice of commercial mortgage lender;

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- h. A requirement that only an Eligible Household may reside in Affordable Housing and that notice of any lease or sublease of any unit of Affordable Housing shall be given to the Monitoring Agent;
- i. Provision for effective monitoring and enforcement of the terms and provisions of the
- j. Provision that the restriction on an Affordable Homeownership Unit shall run in favor of the Monitoring Agent and the Town, in a form approved by municipal counsel, and shall limit initial sale and resale to and occupancy by an Eligible Household;
- k. Provision that the restriction on Affordable Rental Units in a rental Project or rental portion of a Project shall run with the rental Project or rental portion of a Project and shall run in favor of the Monitoring Agent and the Town, in a form approved by municipal counsel, and shall limit rental and occupancy to an Eligible Household;
- l. Provision that the owner[s] or manager[s] of Affordable Rental Unit[s] shall file an annual report to Monitoring Agent, in a form specified by that Agent certifying compliance with the affordability provisions of this Bylaw and 13 containing such other information as may be reasonably requested in order to ensure affordability;
- m. A requirement that residents in Affordable Housing provide such information as the Monitoring Agent may reasonably request in order to ensure affordability.

6. MONITORING AGENT

A Monitoring Agent which may be the Local Housing Authority, or other qualified housing entity shall be designated by the PAA as the Monitoring Agent for all Projects in the QSGOD. In a case where the Monitoring Agent cannot adequately carry out its administrative duties, upon certification of this fact by the PAA or by DHCD, such duties shall devolve to and thereafter be administered by a qualified housing entity designated by the PAA or, in the absence of such timely designation, by an entity designated by the DHCD. In any event, such Monitoring Agent shall ensure the following, both prior to issuance of a Building Permit for a Project within the QSGOD, and on a continuing basis thereafter, as the case may be:

- a. Prices of Affordable Homeownership Units are properly computed; rental amounts of Affordable Rental Units are properly computed;
- b. Income eligibility of households applying for Affordable Housing is properly and reliably determined;
- c. The housing marketing and resident selection plan conforms to all requirements and is properly administered;
- d. Sales and rentals are made to Eligible Households chosen in accordance with the housing marketing and resident selection plan with appropriate unit size for each household being properly determined and proper preference being given; and

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e. Affordable Housing Restrictions meeting the requirements of this Section are recorded with the proper registry of deeds.

7. HOUSING MARKETING AND SELECTION PLAN

The housing marketing and selection plan shall make provision for payment by the Project applicant of reasonable costs to the Monitoring Agent to develop, advertise, and maintain the list of Eligible Households and to monitor and enforce compliance with affordability requirements, as set forth in 7-17.D.

8. PHASING

The PAA, as a condition of any Plan Approval, may require a Project to be phased in order to mitigate any extraordinary adverse Project impacts on nearby properties. For Projects that are approved and developed in phases, the PAA shall assure the required number of Affordable Housing Units in the Project, as per Section 7-17(D)(2). Such assurance may be provided through use of the security devices referenced in MGL c. 41, § 81U, or through the PAA’s withholding of certificates of occupancy until proportionality has been achieved. No Density Bonus Payment will be received by the Town until such proportionality has been achieved by the issuance of occupancy permits for the Affordable Housing Units in the Project.

9. COMPUTATION

Prior to the granting of any Plan Approval of a Project, the applicant must demonstrate, to the satisfaction of the Monitoring Agent, that the method by which such affordable rents or affordable purchase prices are computed shall be consistent with state or federal guidelines for affordability applicable to the Town.

10. NO WAIVER

Notwithstanding anything to the contrary herein, the Affordability provisions in this Section 7-17.D shall not be waived.

E. PERMITTED AND PROHIBITED USES. [Amended 5-16-2022 ATM by Art. 26]

Except as otherwise provided by-law in each subzone, no building, structure or land shall be used or occupied except for the purposes permitted as set forth in the following Table of Use Regulations. The letter "Y" shall designate that a use requires Plan Approval. The letter "N" shall designate that a use is not permitted.

The letters SP shall designate that the use requires a special permit from the Special Permit Granting Authority designated by the referenced Section of the Zoning Bylaw.

TABLE OF USES

	SUBZONE		
	A	B	C
1. RESIDENTIAL USES			
Multifamily dwellings including dwelling units over nonresidential space	Y	Y	N
Assisted Living Facility	N	Y	Y
2. NONRESIDENTIAL USES			
Trade, professional, or other school conducted as a private business for gain	N	Y	Y

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	SUBZONE		
	A	B	C
Swimming, tennis, fitness center, or other indoor or outdoor recreational facility as an accessory use	Y	Y	Y
Town and municipal uses	Y	Y	Y
Business, financial, and professional use	N	Y	Y
Offices and clinics for medical, psychiatric, or other health services for examination or treatment of persons as out-patient, including only laboratories that are part of such office or clinic	N	Y	Y
Commercial or educational radio or television studio; theatre as an accessory use	N	Y	Y
Store for retail sale of merchandise, provided all display, storage, and sale of materials are conducted within a building and provided there be no manufacturing or assembly on the premises	N	Y	Y
Eating places serving food and beverages to be consumed within the building as an accessory use	N	Y	Y
Restaurant, dining facility, or other establishment providing food and beverages with no live or mechanical entertainment as an accessory use	N	Y	Y
Service businesses serving local needs, such as barber shops, tailor, beauty shops, shoe repair, or dry cleaning pick-up agency	N	Y	Y
Sales places for flowers, garden supplies, or agricultural produce partly or wholly outdoors	N	Y	Y
Communications tower and wireless communications facility	N	N	N
Wireless communication facility, when incorporated into the structure of a building	Y	Y	Y
Any use listed above involving toxic or hazardous materials in quantities greater than those associated with normal household use, as regulated by the Section 5.4 of the Zoning Bylaw, Aquifer Protection Districts, as in effect on May 21, 2007	SP	SP	SP
3. ACCESSORY USES			
Home Occupation; provided that it is conducted solely within a dwelling and solely by the person(s) occupying the dwelling as a primary residence; does not produce offensive noise, vibration, smoke, dust, odors, heat, lighting, electrical interference, radioactive emission or environmental pollution; does not utilize exterior storage of material or equipment; does not exhibit any exterior indication, except a sign not exceeding two s.f., of its presence or any variation from residential appearance; does not produce any customer, pupil, or client trips to the occupation site and has no nonresident employees; and is registered as a business with the Town Clerk	Y	Y	N
Home Occupation in compliance with the above, which, in addition to the resident(s) of the premises, has not more than one additional employee; and produces reasonable customer, pupil, or client trips to the occupation site, as governed by Section 7.9 of the Easton Zoning By-Law, as in effect on May 21, 2007	SP	SP	N
Theatre or auditorium accessory to a use permitted above	Y	Y	Y
Outside dining associated with a restaurant	N	Y	Y

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4. SUBSTANTIALLY DEVELOPED LAND

For Substantially Developed Land, the construction of infill housing on existing vacant lots, and of additional housing units in existing residential buildings or additions thereto or replacements thereof, shall be permitted as of right. The allowable residential densities in such Substantially Developed Land shall be equal to those set forth in the underlying zoning. The adoption of the QSGOD shall supersede the use regulations applicable in the underlying zoning to the extent necessary to permit such residential uses as of right.

5. PROHIBITED USES

No use defined as an Adult Entertainment Establishment under the Easton Zoning Bylaw shall be allowed in the QSGOD. The following uses prohibited in the Aquifer Protection Bylaw shall not be allowed in the QSGOD:

1. Sales or storage of fuels.
2. Junk yards.
3. Car washes.
4. Road salt stockpiles when not stored in approved structures.
5. Dumping of snow from outside the district.
6. Dry cleaning establishments, except pick-up and drop-off.
7. Motor vehicle and boat service and repair facilities.
8. Metal plating establishments.
9. Veterinary clinic or animal hospital.
10. Chemical or bacteriological laboratories.
11. Sanitary landfills.
12. Solid waste facilities.
13. Landfilling of sludge and septage.
14. Any other use which involves as a principal activity the manufacture, storage, use, transportation or disposal of toxic or hazardous materials, except as allowed by Section 5-4(F) of the Zoning Bylaw.³

These prohibitions shall not be waived.

F. DENSITY

³ Editor's Note: See § 235-46.

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1. IN SUBZONE A

Multifamily Use with a density of 20 dwelling units per acre of developable land.

2. IN SUBZONE B

- a. Mixed Use with a density of 20 dwelling units per acre of developable land with residential units over available commercial uses. No commercial use shall be allowed except where developed as a Mixed Use with residential use located in the same building.
- b. The total amount of commercial space in Subzone B shall not exceed 80,000 square feet aggregate gross floor area.

3. IN SUBZONE C

The total amount of commercial space in Subzone C shall not exceed 30,000 square feet aggregate gross floor area.

G. REQUIRED INTEGRATION OF USES AND MARKET RATE AND SUBSIDIZED DWELLING UNITS

1. No more than half of the allowed commercial space shall be issued a certificate of occupancy until at least 100 dwelling units have been issued a certificate of occupancy.
2. In any phase, no more than 70% of approved market rate units shall be issued a certificate of occupancy until all required subsidized dwelling units have been issued a certificate of occupancy.

H. TRAFFIC AND PEDESTRIAN SAFETY

1. Driveways. Curb cuts provide for safe entering and exiting. The location of driveway openings in relation to traffic and to adjacent streets shall provide for the convenience and safety of vehicular and pedestrian movement within the site. The number of curb cuts on state and local roads shall be minimized.
2. Interior Design. The proposed development shall assure safe interior circulation within its site by separating pedestrian, bike ways, and vehicular traffic.
3. Transportation Plan. The proposed development shall be subject to an approved Transportation Plan. The Transportation Plan shall consist of the following information:
 - a. A plan showing the proposed parking, loading, traffic and pedestrian circulation within the site; access and egress points; and other features related to traffic generated by the proposed use.
 - b. A traffic study, prepared by a qualified traffic engineer, detailing the expected traffic impacts. The required traffic study shall substantially conform to the Institute of Transportation Engineers' "Traffic Access and Impact Studies for Site Development: A Recommended Practice," latest edition. The PAA shall approve the geographic scope and content of the study. In addition, the applicant shall submit a

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Transportation Demand Management (TDM) plan tailored to the specific uses and the geographic location of the site.

- c. Proposed mitigation measures, if any, such as left-turn lanes, roadway widening, signage, signalization of intersections.

I. NOISE

Any Project in the QSGOD shall comply with all provisions contained in Section 11-1⁴ of the Zoning Bylaw governing sound levels.

J. DIMENSIONAL REGULATIONS

No building or structure shall be built or shall any existing building or structure be enlarged except in conformance with the accompanying table as to lot coverage, front, side and rear yards, and maximum height of structures, in the districts as set forth below.

TABLE OF DIMENSIONAL REGULATIONS

		Zoning District		
		A	B	C
Min. Yard (ft.)	Front	25	0	25
	Rear	20	0	20
	Side	15	0	15
Max. Bldg. Height (feet)		60	60	35
Max. # of Stories above Grade		4	4	3
Max. % of Lot Coverage by Structure		25	25	25

For the purposes of this provision, the term "lot" shall mean the entirety of the QSGOD.

K. OFF-STREET PARKING AND LOADING REGULATIONS

1. OFF-STREET PARKING AND LOADING REQUIREMENTS

Any structure that is constructed, enlarged, or extended, or has a change of use which affects the computation of parking spaces, and any use of land established, or any existing use is changed, parking and loading spaces shall be provided in accordance with the Table of Off-Street Parking Regulations and the Table of Off-Street Loading Regulations. An existing structure which is enlarged or an existing use which is extended shall be required to provide parking and loading spaces in accordance with the following tables for the entire structure or use.

2. EXISTING SPACES

⁴ Editor's Note: See § 235-30B.

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Parking or loading spaces being maintained in connection with any existing use shall not be decreased so long as said use remains, unless a number of parking or loading spaces is constructed elsewhere such that the total number of spaces conforms to the requirements of the tables of this Section provided: this regulation shall not require the maintenance of more parking or loading spaces than is required according to the tables.

3. COMPUTATION OF SPACES

When the computation of required parking or loading spaces results in the requirement of fractional space, any fraction over 1/2 shall require one space.

4. COMBINED FACILITIES

Parking required for two or more buildings or uses may be provided in combined facilities on the same or adjacent lots, where it is evidence that such facilities will continue to be available for the several buildings or uses.

TABLE OF OFF-STREET PARKING REGULATIONS

Uses	Minimum Number of Parking Spaces per Unit
Multifamily Dwellings	1.75 for each dwelling unit in Subzone A; 1.25 for each dwelling unit in Subzone B
Restaurant, church, radio or television studio, accessory auditorium or theatre or similar place of public assembly with seating facilities	One for each three seats of total seating capacity
Retail, service, offices, finance, insurance, real estate establishment, or shopping center	Three per each 1,000 sq. ft. of gross floor space
Assisted Living Facility	One per bed at design capacity, plus employees on largest shift
Community facility (Town building, recreation, etc.)	One per each 1,000 sq. ft. of gross floor space
Multiple Use	Sum of various uses computed as in Section K.6 of this QSGOD

5. LOCATION OF LOADING SPACES

The loading spaces required for the uses listed in the Table of Off-Street Loading Requirements shall in all cases be on the same lot as the use they are intended to serve. In no case shall the required loading spaces be part of the area used to satisfy the parking requirements of this by-law.

6. SHARED PARKING

Shared parking may be applied when land uses have different parking demand patterns and are able to use the same parking spaces/areas throughout the day. Shared parking is most effective when these land uses have significantly different peak parking characteristics that vary by time of

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day, day of week, and/or season of the year. In these situations, shared parking strategies will result in fewer total parking spaces needed when compared to the total number of spaces needed for each land use or business separately. Shared parking is a strategy that can significantly reduce that amount of land devoted to parking while providing a number of spaces and encouraging compact land development.

For multiple uses, the number of parking spaces required shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute Shared Parking Report, ITE Shared Parking Guidelines, or other accepted procedures approved by the Plan Approval Authority.

TABLE OF OFF-STREET LOADING REGULATIONS

Uses	Number of Loading Spaces
Retail trade	1 per 20,000 sq. ft. or fraction thereof of gross floor area up to 2 spaces; 1 additional space for each 60,000 sq. ft. or fraction thereof of gross floor area over 40,000 sq. ft.
Business, community facility	1 per 75,000 sq. ft. or fraction thereof of gross floor area up to 2 spaces; 1 additional space for each 200,000 sq. ft. or fraction thereof of gross floor area over 150,000 sq. ft.

7. WAIVER OF PARKING AND LOADING REQUIREMENTS

Notwithstanding anything to the contrary herein, any minimum required amount of parking or loading may be reduced upon a demonstration to the reasonable satisfaction of the PAA that the lesser amount of parking will not cause excessive congestion, endanger public safety, or that lesser amount of parking will provide positive environmental or other benefits, taking into consideration:

- a. The availability of surplus off street parking or loading in the vicinity of the use being served and/or the proximity of a bus station or major transportation route;
- b. The availability of public or commercial parking facilities in the vicinity of the use being served;
- c. Shared use of off street parking spaces serving other uses having peak user demands at different times;
- d. Age or other occupancy restrictions which are likely to result in a lower level of auto usage;
- e. Impact of the parking or loading requirement on the physical environment of the affected lot or the adjacent lots including reduction in green space, destruction of significant existing trees and other vegetation, destruction of existing dwelling units, or loss of pedestrian amenities along public ways; and
- f. Such other factors as may be considered by the PAA.

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L. APPLICATION FOR PLAN APPROVAL

1. PRE-APPLICATION

Prior to the submittal of a site plan, a "Concept Plan" may be submitted to help guide the development of the definitive site plan for Project buildout and individual elements thereof. Such Concept Plan should reflect the following:

- a. Overall building envelope areas;
- b. Areas which shall remain undeveloped;
- c. General site improvements, groupings of buildings, and proposed land uses.

The Concept Plan is intended to be used as a tool for both the applicant and the PAA to ensure that the proposed Project design will be consistent with the Design Standards and Guidelines and the other requirements of the QSGOD.

2. APPLICATION

An application for Plan Approval shall be submitted to the PAA on the form provided by the PAA. An application shall show the proposed buildout of the entire Project, whether the Project will be phased or not.

3. REQUIRED SUBMITTALS

The application for Plan Approval shall be accompanied by the following plans and documents:

- a. Properly executed application form, and (if applicable) all materials necessary for facilitating a public hearing on the application;
- b. A filing fee of \$1,500 to cover Town administrative costs.
- c. List of any requested waivers from the requirements of this Section 7-17, including a detailed explanation/justification of the reason for such request.
- d. A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals 40 feet, or at other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed 24 inches by 36 inches, and shall not be less than 11 inches by 17 inches. If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale. If the plans submitted are 11 inches by 17 inches in size, a total of 25 copies of the plans shall accompany the application. If the plans prepared exceed 11 inches by 17 inches in size, a total of five copies of such plans and 20 sets of reduced-size copies 11 inches by 17 inches shall be submitted. The Plan shall include the following information:
 1. Name and address of the person or entity submitting the application;
 2. Name and address of the owner of the subject property, if different;
 3. Present use of the land and description and use of existing building thereon, if any;

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4. Proposed use of the land;
5. Proposed use of existing buildings, if any;
6. Description and proposed use of the proposed building, if any;
7. Subzone in which the parcel is located, including floodplain if applicable;
8. Locus Map (scale of one inches equals 1,000 feet) and north arrow;
9. Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan;
10. Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;
11. Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of 200 feet of the property lines;
12. Existing and proposed topography at two-foot elevation intervals;
13. All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any;
14. Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials;
15. Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/landscaped areas;
16. Parking calculations for proposed use, including all existing use that will continue to exist on the property, if applicable;
17. Calculations of the volume of earth material to be removed or filled on the property, and delineation of the location of such activity;
18. Driveways and driveway openings/entrances;
19. Parking and loading spaces;
20. Service areas and all facilities for screening;
21. Landscaping;
22. Lighting;

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23. Proposed signs (business, traffic, etc.);
 24. Sewage, refuse and other waste disposal;
 25. Stormwater management facilities (drainage);
 26. All structures and buildings associated with the proposed and existing use(s) on the property;
 27. Exterior storage areas and fences;
 28. Utilities and their exterior appurtenances (e.g., fire connections);
 29. Provisions for dust and erosion control and;
 30. Any other details or information deemed necessary by the PAA due to the unique nature of a proposed use or the subject property;
- e. A stormwater management hydrological study prepared in accordance with the Design Standards.
 - f. A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route of transporting materials to and from site; measures for dust and erosion control (both on- and off-site) for the activity.
 - g. Scaled architectural drawings showing all proposed development, including site plans, elevation drawings, and floor plans. Drawings should clearly and comprehensively illustrate all aspects of the project and detail conformance with the Design Standards.

M. PROCEDURES

1. FILING

An applicant for Plan Approval shall file the application and all required submittals with the Town Clerk and shall also file forthwith 20 copies of the application and the other required submittals with the PAA including notice of the date of filing with the Town Clerk.

2. CIRCULATION TO OTHER BOARDS

Upon receipt of the Application, the PAA shall immediately provide a copy of the application materials to the Board of Selectmen, Zoning Board of Appeals, Board of Health, Housing Partnership, Conservation Commission, Fire Department, Police Department, Building Commissioner, Department of Public Works, and other municipal officers, agencies or boards designated by the PAA for comment, and any such board, agency or officer shall provide any written comments within 60 days of its receipt of a copy of the plan and application for approval.

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3. HEARING

The PAA shall hold a public hearing for which notice has been given as provided in Section 11 of MGL c. 40A. The decision of the PAA shall be made, and a written notice of the decision filed with the Town Clerk, within 120 days of the receipt of the application by the Town Clerk. The required time limits for such action may be extended by written agreement between the applicant and the PAA, with a copy of such agreement being filed in the office of the Town Clerk. Failure of the PAA to take action within said 120 days or extended time, if applicable, shall be deemed to be an approval of the application and site plan.

4. PEER REVIEW

In addition to the application fee, the applicant shall be required to pay for reasonable consulting fees to provide peer review of the Plan Approval application, pursuant to MGL c. 40R, s. 11. This technical review fee shall be paid at the time of the application. The initial deposit shall be \$15,000 and shall be subject to replenishment as needed. Such fees shall be held by the Town in a separate account and used only for expenses associated with the review of the application by outside consultants, including, but not limited to, attorneys, engineers, urban designers, housing consultants, planners, and others. Any surplus remaining after the completion of such review, including any interest accrued, shall be returned to the applicant.

N. DESIGN STANDARDS

In order to preserve and augment the QSGOD's architectural qualities, historic character and pedestrian scale, the "Smart Growth Overlay District Design Standards," as amended from time to time by majority vote of the PAA and upon approval of DHCD, are incorporated herein as an appendix hereto, and are applicable to all Projects within the QSGOD. Said design standards address: architectural elements; the scale and proportion of buildings; the alignment, width, grade, and surfacing materials of streets and sidewalks; the type and location of infrastructure; site design; off-street parking; landscaping design and species selection; exterior and window signs; and buffering in relation to adjacent properties. Said design standards are intended to be applied flexibly by the PAA as part of the Plan Approval process. All applications for Plan Approval shall comply, except where a specific waiver is granted, to said design standards.

O. DECISION

1. WAIVERS

Except where expressly prohibited herein, upon the request of the Applicant the Plan Approval Authority may waive dimensional and other requirements of Section 7.17, including the Design Standards, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the QSGOD, or if it finds that such waiver will allow the Project to achieve the density, affordability, mix of uses, and/or physical character allowable under this Section.

2. PLAN REVIEW

An Application for Plan Approval shall be reviewed for consistency with the purpose and intent of this Section, and such Plan Review shall be construed as an as-of-right review and approval process as required by and in accordance with the Enabling Laws.

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3. PLAN APPROVAL

Plan Approval shall be granted by a simple majority where the PAA finds that:

- a. The applicant has submitted the required fees and information as set forth herein; and
- b. The Project and site plan meet the requirements and standards set forth this Section 7-17, or a waiver has been granted therefrom; and
- c. Extraordinary adverse potential impacts of the Project on nearby properties have been adequately mitigated by means of suitable conditions.

4. PLAN DISAPPROVAL

A site plan may be disapproved only where the PAA finds that:

- a. The applicant has not submitted the required fees and information as set forth herein; or
- b. The Project and site plan do not meet the requirements and standards set forth this Section 7-17, or a waiver has not been granted therefrom; or
- c. It is not possible to adequately mitigate significant adverse project impacts on nearby properties by means of suitable conditions.

5. FORM OF DECISION

All decisions of the PAA shall be by a majority vote of the members present and voting. The PAA shall issue to the applicant a copy of its decision containing the name and address of the owner, identifying the land affected, and the plans that were the subject of the decision, and certifying that a copy of the decision has been filed with the Town Clerk and that all plans referred to in the decision are on file with the PAA. If 20 days have elapsed after the decision has been filed in the office of the Town Clerk without an appeal having been filed or if such appeal, having been filed, is dismissed or denied, the Town Clerk shall so certify on a copy of the decision. A copy of the decision shall be provided to the Building Commissioner. A copy of the decision or application bearing such certification shall be recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or recorded and noted on the owner's certificate of title. The fee for recording or registering shall be paid by the applicant.

P. CHANGE IN PLANS AFTER APPROVAL OF PAA

1. MINOR CHANGE

After Plan Approval, an applicant may be apply to make minor changes involving minor utility or building orientation adjustments, or minor adjustments to parking or other site details that do not affect the overall buildout or building envelope of the site, or provision of open space, number of housing units, or housing need or affordability features. Such minor changes must be submitted to the PAA on redlined prints of the approved plan, reflecting the proposed change, and on application forms provided by the PAA. The PAA may authorize such changes at any regularly scheduled meeting, without the need to hold a public hearing. The PAA shall set forth any decision to approve or deny such minor change by motion and written decision, and provide a

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copy to the applicant for filing with the Town Clerk. A copy of the decision shall be provided to the Building Commissioner.

2. MAJOR CHANGE

Those changes deemed by the PAA to constitute a major change because of the nature of the change in relation to the prior approved plan, or because such change cannot be appropriately characterized as a minor change as described above, shall be processed by the PAA as a new application for Plan Approval pursuant to this Section.

Q. ENFORCEMENT; APPEAL

The provisions of the QSGOD shall be administered by the Zoning Enforcement Officer, except as otherwise provided herein. Any appeal arising out of action by the PAA regarding an application for Plan Approval for a Project shall be governed by the applicable provisions of MGL c. 40R. Any other request for enforcement or appeal arising under this Section shall be governed by the applicable provisions of MGL c. 40A.

R. SEVERABILITY

If any provision of this Section 7-17 is found to be invalid by a court of competent jurisdiction, the remainder of Section 7-17 shall remain in full force. The invalidity of any provision of this Section 7-17 shall not affect the validity of the remainder of the Town's Zoning By-Law.

APPENDIX A:

SMART GROWTH OVERLAY DISTRICT (SGOD) DESIGN STANDARDS

These General Design Standards are set forth to:

- Promote preservation of open space and natural resources;
- Promote access to and through the site on foot or on bicycle;
- Maintain the visual sense of neighborhood character; and
- Create a vibrant neighborhood center.

These Standards are applicable in all subzones. These Design Standards are intended to clarify the permitting review process, and to define expectations for the size, bulk, exterior sheathing, open space, and placement of structures. These Design Standards shall supersede all other standards set forth elsewhere in the Zoning By-laws, other than those set forth in the QSGOD.

I. DEFINITIONS

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In these Design Standards, the words "shall," "should," and "may" are used to describe specific conditions. To clarify the meanings intended by the use of these words, the following definitions apply:

- A. **Shall:** A mandatory condition. Where certain requirements in the design or application of the standard are described with the "shall" stipulation, it is mandatory that these requirements be met.
- B. **Should:** An advisory condition. Where the word "should" is used, a condition is considered advisable, but is not mandatory. Noncompliance with a condition stipulated with the word "should" will not be the basis for Plan Disapproval.
- C. **May:** A permissive condition. No requirement or recommendation is intended.

II. ARCHITECTURAL ELEMENTS

A. BUILDING DESIGN

- 1. **Blank Walls.** Buildings should avoid large blank walls.
 - a. Buildings should not be designed with long, undifferentiated surfaces, facades or store frontages.
 - b. Buildings should have large windows that open to facilitate indoor-outdoor interaction with street.
 - c. Windows on walls perpendicular to the street are encouraged.
- 2. **Ground floors.** Ground floors or bases immediately next to pedestrians should reflect a higher level of detail refinement and high quality materials, with substantially transparent, open facades for commercial uses at street level.
- 3. **Middle Floors.** Architectural features may include: belt courses or horizontal bands to distinguish individual floors; change in materials and color and/or texture that enhance specific form elements or vertical elements of the building; a pattern of windows; and/or bay windows to give scale to the structure.
- 4. **Top Floors.** Building design should clearly distinguish tops of buildings from the facade walls by including detail elements consistent with the traditional neighborhood buildings such as steep gables with overhangs, parapets and cornices.
- 5. **Rooftops.** Rooftop building systems (i.e., mechanical and electrical equipment, antennas) should be screened from all key observation points by integrating them into the building design with parapets, screens or other methods. The roof line or top of the structure shall be clearly distinguished from its facade walls.

B. DISTINCTIVE FEATURES

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New buildings should exhibit design compatible with their context. Design elements should respect the scale, massing and materials of architecturally significant local buildings and landscape.

1. New buildings should generally include:
 - Operable windows, especially on storefronts.
 - Solid kick panels below windows;
 - Large storefront windows, where applicable;
 - High level of fine grained detailing and trim;
 - High quality materials, such as wood, brick, and stone;
 - Canopies, variable parapets, and cornices; and,
 - Pitched roofs.
2. Buildings should be designed with transom or clerestory windows above entrances, display windows and projected bay windows.
3. Multiple paned windows that divide large areas of glass into smaller parts should be used to add human scale.
4. Building entry treatments should be arched or framed in a manner that welcomes people, offers protection from the elements, and emphasizes the building's architecture.
5. Architectural elements should be human-scaled. Improve and support pedestrian orientation by using components such as:
 - Non-reflective storefront windows and transoms;
 - Pedestrian-scaled awnings;
 - Architectural detailing on the first floor; and
 - Detailing at the roof line.
6. Solid canopies or fabric awnings over the sidewalk may be used.
7. Vinyl awnings are not permitted.

C. MASSING

The massing of large buildings should reflect the functions of the building and respond to the scale of traditional buildings by including major facade elements, which help to break the building into smaller pieces with distinctive appearances.

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1. Building design should break up building mass by incorporating different facade treatments at an appropriate interval, where practical.
2. Building massing should consider existing views and incorporate site and building design features that may help to preserve those views from public rights-of-way.
3. Color schemes should help reduce apparent size and bulk of buildings and provide visual interest.

III. LANDSCAPING

Landscaping should be designed to:

- Enhance the pedestrian environment,
- Provide shade,
- Minimize irrigation requirements,
- Integrate buildings and paved areas into the environment, and
- Contribute to stormwater management and treatment.

A. LANDSCAPE DESIGN

1. Existing significant trees should be preserved where feasible.
2. Streets and access drives shall be lined with shade trees.
3. Large paved areas should be visually divided and screened with greenery.
4. Buffers should be provided within and around the development, with the provision of continuous planting beds for hedges, shrubs or other plantings to screen pavements, especially parking areas from streets, except that landscaping should not create undue barriers for pedestrians.
5. Buildings should be integrated into the landscape with plantings, taking care to soften the harshness where buildings meet parking areas.
6. All buildings shall have foundation landscaping.
7. All islands and landscape areas shall be of a width that is suitable to support healthy plant growth.

B. PLANTINGS

1. Plantings shall be indigenous and drought resistant. Plants listed on the Massachusetts Prohibited Plant List shall not be used.

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2. Plantings should be selected to provide seasonal interest in foliage, bloom and fragrance, so that pedestrians experience a pleasant environment.
3. Street trees should be used in commercial and residential environments to create overhanging canopies of trees.
4. Trees species should be selected so as to minimize damage to trees by vehicles and to maintain signage visibility. Trees listed on the Massachusetts Prohibited Plant List shall not be used.
5. Trees shall be indigenous and draught and disease resistant.

IV. MATERIALS

A. EXTERIOR FINISH MATERIALS

1. Materials should have texture or pattern.
2. Materials should be consistent with the existing or intended neighborhood character, including brick, wood, and stone. Wood siding should be clapboard or shingles.
3. Applied foam ornamentation and EIFS (Exterior Insulation & Finish System) shall not be used. Vinyl and aluminum siding are prohibited.

B. SURFACING AND CURBING MATERIALS

1. Roads, driveways and parking areas shall be graded, surfaced with asphalt, concrete, or other suitable non-erosive material. Pervious paving is encouraged.
2. Sidewalks shall be surfaced with concrete, brick, or stone, and should be constructed to permit rainwater to infiltrate the soil.
3. Overflow parking, which shall be designated and defined as not less than 10% of surface parking spaces, shall be surfaced with pervious materials.
4. Curbing shall be vertical granite for sidewalk areas adjacent to buildings and sidewalks along roadways within Subzone C. Curbing is not required for all areas, and may in fact be undesirable for implementing Low Impact Development stormwater management practices (e.g. allowing stormwater to exit from paved surfaces via sheet flow onto adjacent vegetated areas). Sloped granite curbing, or other material and design suitable for safe and easy migration of reptiles and amphibians shall otherwise be used.

V. PROJECT ENVIRONMENT

A. LIGHTING

Distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest should be illuminated. Pedestrian scale pole lights along streets and walks should be provided.

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1. Pedestrian-scale lighting shall be used to illuminate all sidewalks and walkways through parking areas.
2. Light fixtures should be dark-sky friendly light fixtures. All light fixtures, other than pedestrian-scale lighting less than 14 feet tall, shall be fully shielded to reduce light pollution. This shall generally mean that light fixtures should be constructed and installed in such a manner that all light emitted by it, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the lighting fixture, is projected below the horizontal.
3. Fixtures that produce glare or that spill light to adjoining sites are prohibited.
4. Lighting in display windows to illuminate the sidewalk may be provided.
5. Solar powered and/or LED lighting should be used.
6. Lighting should be provided around all structures, driveways, driveway entrances, walkways, entrances, pathways, or other means and handling pedestrian and vehicular traffic, throughout parking areas, and along interior streets. A minimum of two foot-candles is recommended at all locations.

B. LANDSCAPED AREAS

Projects should be designed and sited to maximize opportunities for creating usable, attractive, well-integrated landscaped common areas.

1. Site design should incorporate quasi-public landscaped common areas with new mixed use development, with special focus on corner landscape treatments and courtyard entries.
2. Site design should create parks as focal points within the Project.
3. Substantial street-side gardens, including rain gardens, between buildings and streets that are visually accessible to the public view should be provided.
4. Development should be set back, where appropriate, to preserve a view corridor.
5. Species selected for landscaped areas shall be indigenous, draught resistant species and should require minimal irrigation or fertilizer.
6. Where feasible, landscaped areas should be utilized for management of stormwater run-off.

C. SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS

1. All utilities shall be underground, to the extent feasible.
2. All dumpsters, utility/service areas shall be screened.

VI. SIGNS

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Signage should provide information that is simple and legible, of a size and location that avoids competing with or obscuring the architecture of the building. In general, the number of signs on a facade should be kept to the minimum necessary to effectively communicate the messages being conveyed. Signage should be unique to this town rather than being generic. Signs should be architecturally compatible with the style, composition, materials, colors and details of the building and with other signs on nearby buildings while providing for adequate identification of the business. These Standards also apply to signage in a residential complex. Alternative signs not meeting these standards may be allowed if it is found by the Plan Approval Authority that the design and appearance are superior and comply with the intent of these Design Standards.

1. **Lighting.** Building and signage lighting shall be indirect, with the light source(s) hidden from direct pedestrian and motorist view. For exterior sign illumination, shaded gooseneck lamps should be used. Signage should have the capability of being lit in the evening, although the source of light should not be visible to motorists or pedestrians.
2. **Materials.** Signs shall be constructed of natural materials, such as metal or wood. Permanently painted window signage may be used and should be compatible with the architecture of the building. Painted window signs shall not consume more than one-third of the glazed area of the window.
3. **Prohibited and restricted signs.** Internally illuminated signs (including neon) are prohibited. Temporary window signage shall be limited to one-third of the window surface area. Vinyl signs and electronic message boards are prohibited.
4. **Projecting signs.** Projecting signs shall not be greater than 12 square feet in area and may have a maximum width of three feet. Such signs shall not extend beyond the first floor of the building. No less than eight feet of clearance shall be provided between the sidewalk elevation and the lowest point of the projecting sign. The maximum distance between a sign and building face shall be one foot. Signs should not block or obliterate design details, windows or cornices of the buildings on which they are placed.
5. **Sales Center Signage.** Signs used for directional purposes or to advertise any Sales Center within the District shall conform to the general conditions applicable to all signage.
6. **Park, Trail and Bikeway Signage.** Signs used to mark or to indicate directions to parks and bicycle or other trails should be sized so that they can be read by passing cars when adjacent to roadways, or by pedestrians and cyclists when adjacent to pedestrian- or bikeways. Use of natural materials such as wood is preferred.
7. **Other Signs.** The provisions of the Easton Zoning By-Law, Chapter 10, "Regulation of On-Site Premise Signs By Zone" as in effect May 21, 2007 shall otherwise apply.

VII. SITE PLANNING

A. CONNECTIVITY

1. The site shall provide, within the Project boundaries, constructed pedestrian/bicycle connections to all internal and adjacent recreational, civic, commercial, office, industrial, and/or multifamily residential uses. Pedestrian walkways or sidewalks shall also connect

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uses within the site, including business and residential uses. This requirement may only be waived if can be demonstrated that it is not feasible for safety, economic, or topographical reasons.

- 2. The site plan shall include easements and rights of way within the Project boundaries necessary to provide for future vehicular connections to all adjacent recreational, civic, commercial, office, industrial, and/or multifamily residential uses. If applicable, such easements shall connect to existing off-site easements. This requirement may only be waived if can be demonstrated that it is not feasible for safety, economic, or topographical reasons.

B. CORNER LOTS

- 1. Buildings on corner lots should be oriented to the corner and public street fronts.
- 2. Parking and automobile access should be located away from the corners, where practical.
- 3. Residential entries and special landscaping should be incorporated into corner lots by setting the structure back from the property lines.

C. PARKING AND VEHICLE ACCESS

- 1. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.
- 2. Surface parking areas shall be set back from structures and property lines by a minimum of five feet. Other than parallel parking, off-street parking shall be set back from Washington Street by at least 20 feet and from streets internal to the Project by at least five feet.
- 3. Parking areas should serve both parking and public open space needs.
- 4. Travel lanes adjacent to surface parking stalls shall be as follows:

Type of Parking	One Way width	Two Way width
90 degree	24 feet	24 feet
75 degree	20 feet	24 feet
60 degree	18 feet	24 feet
45 degree	16 feet	24 feet
Parallel	10 feet	20 feet

- 5. Surface parking stalls shall be nine feet by 18 feet except that up to 30% of required parking spaces may be for compact cars, and may be 8.5 feet by 16 feet. Angled parking shall be sized proportionally.

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6. Site access points shall be designed to minimize conflict between vehicles and pedestrians, as illustrated in Figure 1. Driveway entrances shall not resemble that described as "Least Desirable." Driveway entrances may resemble that described as "Better Design for Some Commercial Driveways." Driveway entrances should resemble that described as "Most Desirable Design for All Driveways." Figure 1.



C. PEDESTRIAN AND BICYCLE AMENITIES

1. Site planning should consider the safety and convenience of pedestrians and bicyclists in traveling within the site and to adjacent destinations, and should preserve and enhance the pedestrian environment in mixed use areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally broken within a block by vehicular access.
2. Sidewalks shall be provided adjacent to all public rights-of-way and streets.
 - a. Sidewalks should connect to destinations within and adjacent to the site.
 - b. Sidewalks shall be surfaced with concrete, brick, or stone; minimum width shall be five feet. Surface treatments should be pervious, unless additional stormwater runoff treatment will be provided through alternate methods.
3. Delineated walkways should be provided through parking lots, connecting to destinations within and external to the site and to sidewalks.
4. Entry areas shall be protected from the weather.
5. Entryways should be provided that link the building to the surrounding landscape.
6. Open spaces at street level should link to the open space of the sidewalk.
7. Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.
8. Overhead weather protection should be designed with consideration of: the overall architectural concept of the building; uses occurring within the building (such as entries and

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retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections).

9. Sidewalks shall be constructed to allow benches, trash containers, and planters, which shall be provided near retail entrances and at bus stops. At bus stops, such benches shall be protected from the weather.
10. Bike racks shall be provided near entrances to retail and residential buildings. Bike racks should be covered. At least one bicycle space shall be provided for every parking spots.

D. STREETS AND STREETSCAPES

1. Street design standards shall not be limited to defined rights of way but shall also apply to driveways and internal ways which function as streets.
2. Trees shall be provided in continuous planter strips whenever possible, along both interior and exterior streets and along or in between rows of parking stalls, as shown in the example illustrations (Figure 2a, 2b, & 2c). Hedges, shrubs, and other plantings, especially evergreen species, should also be provided.



Figure 2a



Figure 2b



Figure 2c

- a. Street trees shall be deciduous, indigenous species that provide summer shade, winter light, and should provide year-round visual interest.

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- b. Planter strips shall have an inside width suitable to support healthy plant growth.
 - c. The use of tree grates for planting individual trees should be limited to the extent possible.
 - d. This section shall not require that trees be planted where they will obscure traffic sight lines.
3. Vehicle entrances to buildings should not dominate the streetscape. Structures should be oriented to provide pedestrian entrances to the sidewalk.
 4. Streets and sidewalks, especially crossing points, should be designed to promote universal access and shall comply with ADA standards.
 5. Pavement on streets on which there are no parking, loading area, or emergency/fire access requirements shall be no wider than 20 feet. Pavement on streets with parallel parking one side shall be no wider than 28 feet, which shall be two driving lanes which shall be 10 feet wide and one lane of parking which shall be eight feet wide.

VIII. SURFACING, DRAINAGE, & IRRIGATION

Roads, driveways and parking areas shall be graded, surfaced with asphalt, concrete, or other suitable non-erosive material, and drained in a manner to prevent nuisance of standing water, erosion, or excessive water flow across abutting streets or ways, within the proposed parking area, to abutting properties, and to wetland resource areas; natural drainage courses shall be utilized insofar as possible. Pervious asphalt, pervious concrete, pervious pavers or reinforced turf should be used where consistent with sound engineering practices, such as in low traffic volume areas and parking areas located in areas furthest from the buildings being served. To the extent feasible and practical, stormwater management shall incorporate Low Impact Development strategies. Low Impact Development (LID) is a stormwater management strategy concerned with maintaining or restoring the natural hydrologic functions of a site to achieve natural resource protection objectives and fulfill environmental regulatory requirements. LID employs a variety of natural and built features that:

- Collect and treat stormwater runoff close to its source.
- Reduce the rate of runoff,
- Filter out its pollutants, and
- Facilitate the infiltration of water into the ground.

Rather than collecting runoff in piped or channelized networks and controlling the flow downstream in a large stormwater management facility, LID takes a decentralized approach that disperses flows and manages runoff closer to where it originates, and incorporates a set of overall site design strategies as well as highly localized, small-scale, decentralized source control

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techniques such as, for example, rain gardens, roof run-off collection or infiltration system, and permeable paving.

1. Low Impact Development techniques should be used throughout the site.
2. Detention and filtration systems shall be located onsite and shall have curvilinear sides, so as to appear a natural part of the landscape.
 - a. Manmade embankments shall have maximum side slopes of three feet horizontal and one foot vertical, or retaining walls shall be employed.
 - b. Landscaped erosion control techniques shall be used in place of visible riprap.
3. Natural drainage courses should be utilized insofar as possible.
4. Curbing shall be required only as necessary to limit off pavement vehicle access or for pedestrian safety, unless other suitable materials are used.
5. All stormwater LID features, detention, and filtration systems shall be designed to conform to the most recent edition of the Stormwater Management Policy of the Massachusetts Department of Environmental Protection.
6. Impervious surface should be minimized.
7. Paved roadway, parking, and other impervious areas should be drained toward Low Impact Development practices such as bioretention areas (rain gardens), roadside swales and infiltration structures).
8. Stormwater from roof areas should be directed to subsurface cisterns properly sized and engineered for re-use as on-site irrigation water. Any excess overflow from such systems should be recharged to the ground. If necessary, supplemental water for irrigation shall be provided from on-site private irrigation wells.
9. Stormwater from roof areas that cannot be practically collected for on-site irrigation reuse shall be infiltrated or directed to landscaped areas (e.g. rain gardens), and shall not be allowed to flow onto paved surfaces.
10. Automatic irrigation systems that incorporate rain shut-off devices shall be used on site to ensure maximum water efficiency. Irrigation systems shall be designed so as not to operate during precipitation events, in windy conditions, or during the hottest part of the day (8:00 a.m. to 6:00 p.m.). The amount of water applied should be sufficient to only fill the effective root zone and minimize evaporative loss.

IX. EROSION AND SEDIMENTATION CONTROL

Project design and development practices shall comply with recommendations in the Massachusetts Department of Environmental Protection's most recent edition of the "Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas."

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APPENDIX B: MAP OF QSGOD

