Article __. Shall an ordinance entitled “Chapter 14 LAND USE ORDINANCE” be amended by adding the underlined language and deleting the language in strikeover type as shown below to Article 11: SUBDIVISIONS?

R. Cluster Development

(3) Requirements:

(B) The proposed development meets all relevant zoning district standards under Article3, general provisions under Article 5, townwide performance standards under Article 7, and the provisions of Article 11, with the exceptions of:

(1) Minimum lot size,

~~(2) Minimum side setbacks,~~

~~(3)~~ (2) Maximum lot coverage,

~~(4)~~ (3) Minimum lot width,

~~(5)~~ (4) Street frontage, and

~~(6)~~ (5) Minimum number of lots in a proposed subdivision;

(H) Each dwelling unit in a cluster/planned development must have an individual water supply source and may not be connected to a common or shared water supply and distribution system.

~~(3) Water Supply:~~

~~Dwelling units in a cluster/planned development may have individual water supplies or may be connected to a common water supply and distribution system, either public or private, at no expense to the public. The subdivider or applicant shall provide documentation certifying that the water supply will be protected from contamination and able to provide adequate supply for the intended uses.~~

~~(4)~~ (5) Subsurface Wastewater Disposal System

~~(5)~~ (6) Common Open Space

Discussion

The proposed amendments would:

1. Remove the exemption from side setback requirements so that the setbacks within the development match the setback requirements in the zoning district. This change is being proposed in response to the discussion at Town Meeting and after consultation with the Fire Chief.

2. Prohibit multiple dwelling units in a cluster development from using the same water source. This change is being made in response to the discussion at Town Meeting where concerns were raised about potential negative impact on water supplies for properties adjacent to the cluster development if multiple dwelling units could use the same water source.

3. Remove the requirement that the subdivider or applicant provide documentation certifying that the water supply will be protected from contamination and able to provide adequate supply for the intended uses. Since individual dwelling units will be required to have a stand-along water supply source this requirement is not necessary.

4. Correctly re-numbers the last two subsections.