



Application for Plan Approval Quset Smart Growth Overlay District



1. Date of Submission: .	8. Owner	Name:	Primary Contact? Y <input type="checkbox"/> N <input type="checkbox"/>
2. Type of Application: <input type="checkbox"/> Plan Approval <input type="checkbox"/> Modification to Plan Approval (Major Change)		Address:	Telephone:
		Email:	
	9. Applicant	Name:	Primary Contact? Y <input type="checkbox"/> N <input type="checkbox"/>
		Address:	Telephone:
		Email:	
3. Existing Land Uses:	10. Certification: <i>I hereby certify that all the information contained herein is correct and that I have submitted herewith all of the pertinent documentation required, and that I am authorized to make this application.</i>		Owner's Signature:
			Applicant's Signature:
4. Proposed Land Uses:	11. Required Application Materials (See PAA Rules and Regulations & § 7-17 L. of the Zoning By Law		
5. OSGOD Subzones:	<input type="checkbox"/> A filing fee of \$1,500 to cover Town administrative costs, an advertising fee of \$350, and an initial deposit of \$15,000 to cover consulting costs <input type="checkbox"/> Certified list of abutters and two (2) sets of labels <input type="checkbox"/> Proof of property ownership <input type="checkbox"/> Twenty (20) copies of a form of an Affordable Housing Restriction and a Marketing and Selection Plan		
6. Proposed Number of Residential Units: Proposed Number of Affordable Units: Proposed Sq. Ft. Commercial/Office:	<input type="checkbox"/> Twenty (20) copies of the traffic study, TDM plan, and narrative explanation of and proposed traffic mitigation interventions <input type="checkbox"/> Ten (10) copies of a properly executed, complete application form <input type="checkbox"/> Ten (10) copies of written requests for any waivers <input type="checkbox"/> Three (3) copies of the stormwater drainage report <input type="checkbox"/> Three (3) copies of the earth removal report (as applicable—see 7-17(L)3.f of the Zoning By Law)		
7. Project Address: Assessor's Map/Lot #:	<input type="checkbox"/> Five (5) full-sized copies of the architectural drawings, transportation plan, and site plans sized 24" X 36" <input type="checkbox"/> Twenty (20) reduced-sized copies of the architectural drawings, transportation plan, and site plans, sized 11" X 17"		

1. NARRATIVE OF PURPOSE

A. Please attach, on an additional sheet, a brief narrative explaining how the proposed project is consistent with the purpose of the bylaw and design standards, below.

EZBL §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 G. L. Chapter 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 G. L. Chapter 40R, 760 CMR 59.06, and additional Chapter 70 aid in accordance with G.L. Chapter 40S arising from the development of housing in the Queset Smart Growth Overlay District.*

Design Standards, Purpose. *The 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.*

2. HOUSING AND AFFORDABILITY.

EZBL §D.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 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.*

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

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A. Please attach, on a separate piece of paper a **brief narrative** addressing project compliance with the affordability requirements of §7-17 D.1 and §71-17 D.3 (above) of the Easton Zoning By Law (EZBL).

EZBL §D.2 Number of Affordable Housing Units. For all Projects, not less than twenty percent (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 twenty five percent (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.

B. Total number of housing units proposed: _____
Number of Affordable Units proposed: _____

C. Are the total number of affordable bedrooms proportionate to the total number of bedrooms proposed and dispersed throughout the development or proposed phase of the development?
Yes No
Total Number of Bedrooms: _____
Total Number of Affordable Bedrooms: _____

D. Types of Units (Assisted Living, Condo, Etc.): _____

E. Has an affordability restriction, compliant with §7-17 D.5 of the EZBL been provided?
Yes No

F. Has a monitoring agent been selected?
Yes No

G. Has a copy of all materials related to this section been forwarded to that monitoring agent?
Yes No

H. If the number of required affordable units is greater than the number of affordable units proposed in this phase, **please explain what form of surety is being offered to ensure that the total number of affordable units in the QSGOD is at least 20% of all housing units in the district** (See, § 7-17 D.8, EZBL). Attach additional sheets, if necessary.

I. Has the monitoring agent been satisfied that the method by which any affordable rents are computed is consistent with state or federal guidelines for affordability applicable to the Town?
Yes No

No waivers shall be granted for any housing affordability requirements.

3. LAND USES

A. Are all of the uses proposed permitted under §7-17 G, EZBL? Yes No

B. Do any of the proposed uses require a Special Permit? Yes No

4. DENSITY

- A. What is the density of dwelling units per acre? _____
- B. What is the total amount of commercial space proposed? _____

5. TRAFFIC AND PEDESTRIAN SAFETY

- A. Has an transportation plan prepared by a registered professional engineer and depicting 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 been submitted? Yes No
- B. Does the transportation plan include pedestrian/bicycle connections to all destinations listed in 12 (A) of this application? Yes No
- C. Does the proposed traffic plan separate pedestrians, bicyclist, and vehicles? Yes No
- D. Does the proposed traffic plan minimize curb cuts on state and local roads? Yes No
- E. Has a traffic study, prepared by a qualified traffic engineer, detailing the expected traffic impacts and a Transportation Demand Management plan been provided? Yes No
- F. Please describe any proposed mitigation measures, if any, such as left-turn lanes, roadway widening, signage, signalization of intersections in a brief narrative, attached on a separate sheet

6. OFF STREET PARKING & LOADING COMPUTATION

EZBL §7-17 K. 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. 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 one-half 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.

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A. Please fill out the table below in accordance with the minimum number of spaces required, in accordance with the rules listed above.

Use	Minimum Number of Parking Spaces per Unit	Units	Number of Spaces Required
Multifamily Dwellings dwelling unit in Subzone A; 1.25 for each dwelling unit in Subzone B	1.75 for each dwelling unit		
Restaurant, church, radio or television studio, accessory theatre or auditorium or similar place of public assembly with seating facilities	One (1) for each three (3) 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 area		
Assisted Living Facility	One (1) per bed at design capacity, plus one (1) per employee on site during largest shift		
Community facility (Town building, recreation, etc.)	One (1) per each 1,000 sq. ft. of gross floor space		
Total			

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D. Please fill out the table below in accordance with the minimum number of spaces required.

Use	Minimum Number of Loading Spaces per Unit	Units	Number of Spaces Required
Retail trade	One (1) per 20,000 sq. ft. or fraction thereof of gross floor area up to two spaces; one additional space for each 60,000 sq. ft. or fraction thereof of gross floor area over 40,000 sq. ft.		
Business, community facility	One per 75,000 sq. ft. or fraction thereof of gross floor area up to two spaces; one additional space for each 200,000 sq. ft. or fraction thereof of gross floor area over 150,000 sq. ft.		
Total			

E. Is a shared parking and loading strategy proposed? Yes No
 If so, please attach, as a separate sheet, shared parking calculations using the ITE Guidelines for shared parking, or other proposed methodology.

7. ARCHITECTURAL ELEMENTS

Design Standards § II-A.7. 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 roofline or top of the structure shall be clearly distinguished from its façade walls.

A. Is the roofline clearly distinguished from the façade walls? Yes No

B. Vinyl awnings, vinyl and aluminum siding, applied foam ornamentation, and EIFS (Exterior Insulation & Finish System) are not permitted. Are any of the prohibited materials proposed? Yes No

C. The design standards encourage the use of the following design elements. Do the proposed new buildings include (check all that apply):

- 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
- Pitched roofs
- Non-reflective storefront windows and transoms
- Pedestrian-scaled awnings
- Architectural detailing on the first floor
- Detailing at the roof line
- Different facade treatments or color schemes to visually reduce the massing of the building
- Site and building design features that may help to preserve views from public rights-of-way
- Materials should have texture or pattern.
- Materials should be consistent with the existing or intended neighborhood character, including brick, wood, and stone. Wood siding should be clapboard or shingles.

8. LANDSCAPING

Design Standards §III. 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. Are streets and access drives lined with shade trees? Yes No
- B. Do all proposed buildings have foundation landscaping? Yes No
- C. Are all islands and landscaped areas of a width that is suitable to support healthy plant growth?
Yes No

How wide is the narrowest landscaped island/planting area with trees? _____

How wide is the narrowest landscaped island/planting area with no trees? _____

Design Standards §III-B.1, 4. Plantings shall be indigenous and drought resistant. Plants listed on the Massachusetts Prohibited Plant List shall not be used. Trees listed on the Massachusetts Prohibited Plant List shall not be used.

- C. Please attach, as a separate sheet, a list of all species proposed to be used as part of the landscaping plan. A landscaping plan should also be included as a sheet in the Site Plan. Are all plants and trees selected **indigenous and draught resistant**? Yes No

- D. The following landscape design practices are encouraged. Please check all that have been applied.
- Large paved areas should be visually divided and screened with greenery
 - 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
 - Buildings should be integrated into the landscape with plantings, taking care to soften the harshness where buildings meet parking areas.
 - Plantings should be selected to provide seasonal interest in foliage, bloom and fragrance, so that pedestrians experience a pleasant environment
 - Street trees should be used in commercial and residential environments to create overhanging canopies of trees
 - Trees species should be selected so as to minimize damage to trees by vehicles and to maintain signage visibility
 - Species selected for landscaped areas should require minimal irrigation and fertilizer
- E. Are trees provided in continuous planter strips whenever possible, along both interior and exterior streets and along or in between rows of parking stalls? Yes No
- How many trees are proposed? _____

9. SURFACING AND CURBING MATERIALS

Design Standards §IV-B

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.

- A. What surfacing material is used to pave the roadways? _____
- B. What surfacing material is used to pave the parking areas? _____
- If different, what pervious material is used to pave the overflow parking area? _____
- C. What surfacing material is used to pave the sidewalks? _____
- D. What curbing material/design is proposed for areas outside of Subzone C? _____

E. What surfacing material is used for sidewalks? _____

10. PROJECT ENVIRONMENT

Design Standards, §V-A. 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.

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,

A. A lighting plan should be submitted as part of the Site Plan, demonstrating consistency with Design Standards, §V-A.

B. Does the proposed lighting plan show pedestrian-scale lighting fixtures less than 14', located to illuminate all sidewalks and walkways through parking areas? Yes No

C. Does the lighting plan spill light to adjoining sites? Yes No

D. Are all proposed light fixtures, other than those less than 14' tall, fully shielded to reduce light pollution? Yes No

E. The following lighting strategies are **encouraged**. Please check all that have been included in the proposal:

- 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.
- All light fixtures should be dark-sky friendly
- Solar powered and/or LED lighting should be used
- 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

F. The following additional project design strategies are **encouraged**. Please check the box next to each design strategy included in the proposal:

- Projects should be designed and sited to maximize opportunities for creating usable, attractive, well-integrated landscaped common areas
- Site design should incorporate quasi-public landscaped common areas with new mixed use development, with special focus on corner landscape treatments and courtyard entries
- Site design should create parks as focal points within the Project
- Substantial street-side gardens, including rain gardens, between buildings and streets that are visually accessible to the public view should be provided
- Development should be set back, where appropriate, to preserve a view corridor
- Where feasible, landscaped areas should be utilized for management of stormwater run-off
- Buildings on corner lots should be oriented to the corner and public street fronts.
- Parking and automobile access should be located away from the corners, where practical.
- Residential entries and special landscaping should be incorporated into corner lots by setting the structure back from the property lines.

G. Are all utilities shall be underground, to the extent feasible? Yes No

H. Are all dumpsters, utility/service areas shall be screened? Yes No

11. SIGNS

Design Standards §VI Signs. 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.

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.

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.

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.

Projecting signs. Projecting signs shall not be greater than twelve 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.

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.

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.

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.

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- A. Please attach, as a separate sheet, a Sign Plan, indicating the location of all proposed signs. The Sign Plan should include any lighting fixtures proposed to illuminate signs.
- B. Please attach, as a separate sheet, mock-ups, renderings, or images of all proposed signs.
- C. Please attach, as a separate sheet, a description of all signs proposed, including the material used, type, height, size of signs, and any other information that may be relevant to demonstrate compliance with the above.

12. SITE PLANNING

Design Standards, §VI-A. Connectivity.

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 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.

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.

- A. Please list, on a separate sheet, all internal and adjacent recreational, civic, commercial, office, industrial, and multifamily residential locations within and adjacent to the site.
- B. Do pedestrian walkways or sidewalks connect all uses with the site, including business and residential uses? Yes No
- C. Are sidewalks provided adjacent to all public rights-of-way and streets? Yes No
- D. Are all surface parking areas set back from structures and property lines by a minimum of 5 feet? Yes No
What is the minimum setback in feet? _____
- E. Other than parallel parking, are all off-street parking areas set back from Washington Street by at least 20 feet and from streets internal to the Project by at least 5 feet? Yes No
What is the minimum setback in feet? _____
- F. The following parking and vehicle access guidelines are **encouraged**. Please check the box next to each standard that has been incorporated into the project.
 - Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety
 - Parking areas should serve both parking and public open space needs
 - Site planning should consider the safety and convenience of pedestrians and bicyclists in travelling within the site and to adjacent destinations

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- Continuous sidewalks that are unencumbered by parked vehicles and are minimally broken within a block by vehicular access should be provided

F. Please fill out the following table for each type of parking proposed. If more than one width is proposed for the same type of parking, please explain on a separate sheet. Travel lanes adjacent to surface parking stalls shall be as follows:

Type of Parking	Required One Way Width	Two Way Width	Proposed One Way Width	Proposed Two Way Width	Proposed Stall Size
90 degree	24 feet	24 feet			9' X 18'
75 degree	20 feet	24 feet			
60 degree	18 feet	24 feet			
45 degree	16 feet	24 feet			
Parallel	10 feet	24 feet			

G. Are compact-car spaces proposed? Yes No
 How many? _____

H. Please check the box below the illustration that most closely resembles the proposed driveway design.

Design Standards, VII-C.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."



I. What is the minimum width of the sidewalk? _____

J. Are all entrances and entryways protected from the weather? Yes No

K. Have sidewalks been sited to allow benches, trash containers, and planters? Yes No

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Are benches, trash containers, and planters provided near retail entrances and at bus stops?

Yes No

At bus stops, are such benches protected from the weather?

Yes No

L. Are bike racks provided near entrances to retail and residential buildings?

Yes No

How far are bike racks from entrances to retail? _____

How far are bike racks from entrances to residences? _____

M. How many parking spaces are proposed? _____

How many bicycle spaces are proposed? _____

G. The following additional provisions for pedestrians and bicyclists are encouraged. Please check the box next to each amenity proposed:

- Delineated walkways should be provided through parking lots, connecting to destinations within and external to the site and to sidewalks
- Entryways should be provided that link the building to the surrounding landscape.
- Open spaces at street level should link to the open space of the sidewalk
- Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles
- 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 retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections)
- Bike racks should be covered
- The use of tree grates for planting individual trees should be limited to the extent possible.
- Vehicle entrances to buildings should not dominate the streetscape. Structures should be oriented to provide pedestrian entrances to the sidewalk
- Streets and sidewalks, especially crossing points, should be designed to promote universal access

13. SURFACING, DRAINAGE, & IRRIGATION

A. Please describe, on a separate sheet, what Low Impact Development techniques are proposed.

B. Are detention and filtration systems located onsite?

Yes No

Are they designed with curvilinear sides?

Yes No

C. What is the maximum side slope of fabricated embankments? _____

If it is greater than of three (3) feet horizontal and one (1) foot vertical, are retaining walls shall be employed ?

Yes No

D. Does the operation and maintenance plan call for automatic irrigation systems that incorporate rain shut-off devices shall be used on site to ensure maximum water efficiency?

E. Has an Erosion and Sedimentation Control Plan, consistent with the Massachusetts Department of Environmental Protection's most recent edition of the "Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas," been submitted? Yes No

14. WAIVERS

EZBL §7-17 N.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.

A. Are any waivers to the parking and loading requirements, pursuant to EZBL§7-17 N.7 (above), proposed? Yes No

If yes, please attach a request for such a waiver, with detailed explanations of why such a waiver is consistent with the bylaw and should be granted, as a separate sheet.

EZBL §7-17 O.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.

B. Are any waivers to the dimensional or any other requirement, except housing affordability requirements, requested (see above)?

Yes No

If yes, please attach a request for such a waiver, with detailed explanations of why such a waiver is consistent with the bylaw and should be granted, as a separate sheet.

Application for Plan Approval
Queset Smart Growth Overlay District
Checklist for attachments

The application for Plan Approval includes several questions which should be answered on a separate piece of paper. Did you remember to attach your answer to:

- 1-A) A brief narrative explaining how the proposed project is consistent with the purpose of the bylaw and design standards.
- 2-A) A brief narrative addressing project compliance with the affordability requirements of §7-17 D.1 and §71-17 D.3, EZBL
- 2-H) (As applicable) If the number of required affordable units is greater than the number of affordable units proposed in this phase, please explain what form of surety is being offered to ensure that the total number of affordable units in the QSGOD is at least 20% of all housing units in the district (See, § 7-17 D.8, EZBL).
- 5-F) (As applicable) Please describe any proposed mitigation measures, if any, such as left-turn lanes, roadway widening, signage, signalization of intersections in a brief narrative
- 6-E). (As applicable) If a shared parking strategy is used, please attach a separate sheet the calculations used.
- 8-C) A list of all species proposed to be used as part of the landscaping plan
- 11-A) A Sign Plan, mock-ups, renderings, or images of all proposed signs, and a description of all signs proposed, including the material used, type, height, size of signs, and any other information that may be relevant to demonstrate with QSGOD Design Standards §VI and EZBL §X
- 14-A&B) Requests for waivers