

WORKING DRAFT (BHOD Rev. 8.15.23)

9.6 BROWN'S HILL OVERLAY DISTRICT

9.6.1 PURPOSE AND APPLICABILITY

9.6.1.1 Purpose. The general purpose of the Brown's Hill Overlay District (BHOD) is to encourage planned and orderly development of land within its boundaries. The area is designated for special land use with consideration given to environmental, access, and fiscal concerns. The BHOD utilizes a variety of planning tools, including "as of right" development, site plan review, and two special permitting options, that will ensure careful control of future development for the benefit of the Town of Hamilton and the community at large. The specific purposes of the BHOD are to:

1. Support land uses and activities that will promote economic development and allow for the phased development of new uses and activities that reflect traditional campus spatial layouts and/or New England building, street, and open space patterns;
2. Retain the Heritage Landscapes, and encourage the retention of historic buildings (e.g., the Retreat House and Pilgrim Hall) through their reuse;
3. Embrace open space, respect the natural environment, and maintain clear development edges with buffers or separation between areas of dissimilar character at the perimeter of the site and within the site itself;
4. Utilize established principles, such as clustered housing, and provide a mix of housing types (e.g., cottages, townhouses, multi-family) and ownership choices (e.g., apartments, condominiums) for different needs, desires, and incomes;
5. Provide a contiguous network of trails and walkways separate from streets as a central greenway open to the public as civic space, balancing needs of drivers and pedestrian, using landscaping to create a walkable and inviting site for visitors and residents;
6. Encourage the use of Illustrative Plans developed by the Planning Board by providing an incentive in the form of an abbreviated Special Permit process (denominated SP₁ in Table 2 and Table 3B) that presumptively satisfies the BHOD Special Design Process set forth in §9.6.4.5 and six of the ten Planning Board Findings for a Special Permit set forth in §9.6.7.5, specifically those findings numbered 1, 2, 5, 7, 8, and 9; and
7. Balance fiscal, social, and environmental benefits to the Town to create a resilient and sustainable development that will be integrated into the preexisting surrounding neighborhood.

9.6.1.2 Interpretation of the BHOD Bylaw. If a provision of BHOD allows the Planning Board to exercise discretion in the application of a specific standard or requirement, but does not

identify specific criteria for a decision, the following criteria shall be used in exercising discretion:

1. The proposed project complies with all applicable provisions of the Hamilton Zoning Bylaw;
2. The exercise of discretion will act to ensure the compatibility of the proposed project with the site, with properties on the site and in surrounding neighborhoods, and the community; and
3. The decision is consistent with the Town's Master Plan.

9.6.1.3 Applicability. The BHOD is an overlay district included in §2.3 of the Hamilton Zoning Bylaw as the Brown's Hill Overlay District. The BHOD replaces the applicable underlying zoning district and permits residential uses and other uses by right, as well as enumerated used by Special Permit.

9.6.1.4 Special Permit Granting Authority. The Planning Board shall act as the Special Permit Granting Authority pursuant to §9.6 et seq. and §10.6 and shall grant Special Permits as set forth in this Bylaw and pursuant to §10.5 of the Hamilton Zoning Bylaw in the BHOD.

9.6.2 DISTRICTS AND ALLOWABLE USES

9.6.2.1 Districts and Brown's Hill Planned District Plan. The BHOD is divided into multiple districts, some of which may include residential or commercial development or a combination of both as set forth on the Brown's Hill Planned District Plan. The Brown's Hill Planned District Plan is adopted as an integral element of §9.6 et seq. and identifies the boundaries of the districts set forth below. The Brown's Hill Planned District Plan is annexed to, and incorporated into, this Bylaw as Exhibit 1. Table 1, contains a description of districts and sets forth maximum number of dwelling units and gross square footage for each district.

ANNEX TABLE 1 – DESCRIPTION OF DISTRICTS AND DENSITIES

9.6.2.2 Allowable Land Uses. The uses of land permitted within the BHOD are listed in Table 2 annexed to this Bylaw and made part of it. Table 2 contains the list of permitted uses and accessory uses for each district, excluding consideration of uses for the Retreat House, Pilgrim Hall, and the Gate House. Land uses identified in Table 2 are permitted, subject to the requirements set forth in Tables 3A, 3B, and 3C, which are annexed to this Bylaw and made part of it. A land use that is not listed in Table 2 is not allowed.

9.6.2.3 Multiple Uses. Where a single lot is proposed for development with two or more of the land uses listed in the Table 2 at the same time, the overall project shall be subject to the highest permit level required, unless an applicant is utilizing an Illustrative Plan.

ANNEX TABLE 2 – USE CHART

9.6.2.4 Uses Applicable to the Retreat House. The following uses are allowed for the Retreat House.

1. Conference or Convention Facility;
2. Library, Museum, Art Gallery;
3. Apartments or Condominiums;
4. Mixed use with Residential Component;
5. Business Support Services or Offices;
6. Restaurant and Small Hotel/Bed and Breakfast.

9.6.2.5 Uses Applicable to Pilgrim Hall. The following use are allowed for Pilgrim Hall.

1. Conference or Convention Facility;
2. Library, Museum, Art Gallery;
3. Apartments or Condominiums;
4. Mixed Use with Residential Component;
5. Business Support Services or Offices;
6. Restaurant and/or Small Hotel/Bed and Breakfast.

9.6.2.6 Uses Applicable to the Gate House The Following uses are allowed for the Gate House.

1. Apartments or Condominiums;
2. Business Support Services or Offices;
3. Bed and Breakfast.

9.6.2.7 Accessory Uses for the Retreat House and Pilgrim Hall. The following accessory uses are allowed for Retreat House and Pilgrim Hall.

1. Daycare Center (Child or Adult);
2. Fitness/Health Facility;
3. Meeting Facility;
4. Home Occupation;
5. Restaurant, Café, or Coffee Shop.

9.6.3 APPLICATION REQUIREMENTS

9.6.3.1 Application Requirements Generally. The uses of land permitted in each district listed in Table 2 are subject to the permitting requirements set forth in Tables 3A, 3B and 3C.

ANNEX TABLES 3A, 3B, and 3C - PERMITTING REQUIREMENTS

9.6.3.2 Structures Lawfully in Existence as of the Effective Date of this Bylaw. Structures within the BHOD lawfully in existence or lawfully begun as of the effective date of this Bylaw, for the purposes of Mass. Gen. Laws. Ch. 40A, §6 and §5.0 of the Zoning Bylaw, shall be deemed lawfully conforming to the Zoning Bylaw.

9.6.3.3 Site Plan Approval. Where applicable, the provisions of §10.6 of the Zoning Bylaw shall apply to uses, buildings and structures permitted by right in the BHOD.

1. Plans. In addition to the applicable requirements of §10.6, the Planning Board shall not issue Site Plan Review approval for a use or structure by right, unless the proposed plans conform to the plans approved by the Planning Board.

2. Parking. Notwithstanding the requirements of §6.1 of the Zoning Bylaw, the Planning Board is authorized to issue Site Plan Approval with fewer parking and loading spaces and areas if, in its sole judgment, the requirements of §6.1.1 are determined to be inconsistent with the planning and land use goals of the BHOD. When the Planning Board approves a Site Plan or Special Permit that deviates from the requirements of §6.1, the Planning Board shall include in its decision the basis for such deviation.

9.6.4 CONCEPT PLAN OPTIONS. An applicant seeking to develop all or a portion of the property in the BHOD may utilize one or more of the Illustrative Plans prepared by the Planning Board to develop a Concept Plan or an applicant may produce and use its own Concept Plan, subject to the permitting requirements set forth in Table 3A, 3B and 3C.

1. Option 1: Concept Plans Based on Illustrative Plans. A Concept Plan developed using an Illustrative Plan or Plans as set forth in Table 4-1 annexed to this Bylaw and made part of it, shall be permitted pursuant to the abbreviated Special Permit process described in §9.6.1.1.6.

ANNEX ILLUSTRATIVE PLANS 1-4

Illustrative Plans are predicated upon use of building types as a regulatory mechanism. Not all building types are permitted in all planning districts. Table 4-2, annexed to this Bylaw and made a part of it, sets forth building types, identifies building types permitted in each district, and summarizes applicable metrics applicable to building types in each district. Building types are defined in §9.6.7.5

ANNEX TABLE 4 – BUILDING/LOT TYPE STANDARDS

2. Option 2: Concept Plan Independent of Illustrative Plans. Except for those uses provided for in an Illustrative Plan or allowed by right as set forth in Table 3A, no uses shall be permitted on any land within the BHOD without first obtaining Planning Board approval, by majority vote, of a Concept Plan that identifies the proposed development within all or a portion of one or more of districts defined in Table 1. At the applicant's discretion, one or more Concept Plans may be submitted at different times, and a Concept Plan may include development of all, or any smaller portion, of one or more districts.

9.6.4.5 BHOD SPECIAL DESIGN PROCESS: For those projects for which an applicant does not rely upon an Illustrative Plan or Plans, the following design process must be followed for the Planning Board to determine whether the applicant has satisfied finding number 9 in §9.6.7.3 for issuance of a Special Permit.

1. Identification of Protected Areas. The applicant, as the first step in the design process, must identify and delineate on a map the following: 1) regulated conservation areas on the site, including any wetlands, riverfront areas, or floodplains subject to the Wetlands Protection Act, Mass. Gen. Laws Ch. 131, §40 or Hamilton's Conservation Bylaw (Chapter XVII) of the General Bylaw and regulations promulgated thereunder, or any other state, federal, or local law; 2) unregulated conservation areas such as unprotected natural landscape features, including steep slopes, as defined in §9.6.7.8, mature woodlands, wildlife habitats, and wildlife corridors; 3) cultural features, such as historic and archeological sites, and scenic views; and 4) recreational features, such as established trails used for horseback riding, walking, and cross-country skiing. To the maximum extent feasible, the identification and delineation of all conservation areas shall occur prior to the Pre-Application Conference.

2. Identification and Delineation of the Proposed Development Area. The applicant, as the second step in the design process, must define and delineate on a map the area that will contain buildings, roadways, other site improvements and amenities for residents of the development. To the maximum extent feasible, the proposed development area shall consist of land outside the areas set forth in §9.6.4.5.1.

3. Location of buildings or dwelling units. The applicant, as the third step in the design process, must identify the location, size, and shape of existing structures on the applicable parcel, lot or district identified on the Brown's Hill Planned District Plan, and, if applicable, all existing structures or portions thereof, to be removed, and all buildings or dwelling units to be newly constructed. The location of buildings or dwelling units must account for proximity to common open space and other amenities, including, if applicable, community buildings for use by residents of the development. Toward this end, the number of dwelling units with direct access to the amenities of the development should be maximized.

4. Roads and Trails. The applicant, as the fourth step in the design process, must identify and delineate on a map the location of existing and proposed roads and ways serving the land to be developed and existing and proposed trails. Roads shall be aligned to access the buildings or dwelling units. The layout of new trails should anticipate internal and external connections to existing and/or potential future roads, trails, and sidewalks.

5. Lotting. If applicable, the applicant, as the final step in the design process, must identify the approximate location of lot lines and developable acres - the area of the tract of land, exclusive of wetlands subject to Mass. Gen. Laws Ch. 131, §40 as mapped by the

applicant's consultant and approved by the Hamilton Conservation Commission and any land subject to a Conservation Restriction.

9.6.5 DEVELOPMENT REQUIREMENTS. Required development standards differ if an applicant develops a Concept Plan based upon an Illustrative Plan or submits a Concept Plan without reference to an Illustrative Plan. For applicants utilizing an Illustrative Plan, the Development Standards are denominated **Allowable Form Standards**. If an applicant follows the Allowable Form Standards, its application will be subject to an Abbreviated Special Permit process and shall be approved, subject to satisfying the following requirements.

1. Attendance at the Pre-Application Conference in accordance with §9.6.6.1;
2. Satisfactory Completion of the Application Process set forth in §9.6.6.2;
3. Complying with the Additional Requirements set forth in §9.6.5.1.2 below; and
4. Satisfying the Planning Board Findings for Special Permits listed in §9.6.7.3.3 (mitigation to abutting land by reason of air or water pollution, noise, dust, vibrations, and stormwater runoff); § 9.6.7.3.4 (safe and convenient access to the site), §9.6.7.3.6 (adequate capacity for public services, including water pressure and sewer capacity); and §9.6.7.3.9 (energy savings and environmentally friendly building techniques).

9.6.5.1 Allowable From Standards – Illustrative Plans.

1. Tables 5-1 and Tables 5A-H. For an applicant utilizing one or more of the Illustrative Plans 1-4 to develop a Concept Plan, the Allowable Form Standards set forth in Tables -1 and Tables 5A-H, annexed to the Bylaw and made a part of it, shall apply.

2. Additional Requirements. In addition to conforming with the Allowable Form Standards, an applicant utilizing a Concept Plan based upon an Illustrative Plan must satisfy the following Development Standards applicable to all Concept Plans.

- A. §9.6.5.2.3 Lighting;
- B. §9.6.5.2.6 Signage;
- C. §9.6.5.2.5 Parking
- C. §9.6.2.5.8 Tree Preservation and Landscaping;
- D. §9.6.5.2.9 Stormwater Management; and
- E. §9.6.5.2.10 Service Areas, Loading Docks, and Mechanical and Solar Equipment.

ANNEX TABLES 5-1 and Tables 5A-H – ALLOWABLE FORM STANDARDS

9.6.5.2 Development Standards – Concept Plans Developed without

Reference to Illustrative Plans. This Section sets forth standards and requirements for development or redevelopment if an applicant does not prepare a Concept Plan with reference to an Illustrative Plan.

1. Buffers. The function of buffer areas is to provide attractive visual and spatial separation between adjacent land uses and public streets, as well as to soften potentially incompatible land uses and development from adjacent properties and public streets.

A. Perimeter Buffers. A perimeter buffer of 100 feet shall be maintained around the entire property and must remain untouched except to allow access to the site. The buffer shall consist of multi-layered vertical and horizontal plantings to achieve a consistent and dense visual buffer and structural buffering also may be required.

B. Landscape Buffers. Where the perimeter buffer consists of trees and native shrubs, their preservation is required. If the buffer needs to be enhanced to soften the visual impact of structures or parking spaces from adjacent properties, the existing vegetation must be maintained and supplemented with trees and shrubs of a variety and species appropriate to the area.

C. Structural Elements. Structural elements such as fences or privacy walls no taller than six feet in height or berms or other elements approved by the Planning Board may be required as buffers depending upon adjacent land uses. When fences or privacy walls are used as structural elements, adequate distance shall be maintained between the structure and the property line for plant material in order to create a softening effect on the structure.

2. Open Space. The intent of this Section is to define and require open space types that are appropriate within a range of contexts on the Brown's Hill site.

A. Open Space Requirement. A development must include an open space component and must provide that the open space is permanently protected, and functional as common open space for the purposes set forth in Table 1. The common open space shall have no structures, parking, private yards, patios, or gardens that are restricted for the exclusive or principal use by occupants. Any common open space within a development shall be:

1. Conveyed to the Town and accepted for park or open space use; and/or
2. Conveyed to a non-profit organization, the principal purpose of which is the conservation of open space; and/or
3. Conveyed to a corporation or trust owned or to be owned by the owners of lots or residential units within the plan, as provided by Mass. Gen Laws Ch. 40A, §8. In any case where the common open space is not conveyed

to the Town, a perpetual restriction enforceable by the Town or the Conservation Commission shall be recorded providing that such land shall be kept in an open or natural state and not be built for residential use or developed for accessory uses such as parking or roadway.

B. Open Space Amount. For any development or redevelopment activities, regardless of the use, a minimum of fifteen percent (15%) of the gross acreage shall be specifically identified as common open space and accessible to the residents or general public through deed restrictions, covenants, public dedication, or other method acceptable to the Planning Board, unless the required open space is reduced or waived by the Planning Board.

C. Use Shape, Location of Common Open Space. The common open space shall be undisturbed, unaltered, and left in its natural condition or existing condition. It shall be appropriate in size, shape, dimension, location, and character to assure its use as a conservation area, or where appropriate, a recreational area, and serve as a visual and natural amenity for the development and the Town.

1. The common open space shall be contiguous open space to the maximum extent possible.
2. Common open space shall be for passive recreation, resource preservation, or equestrian uses.
3. The location(s) and configuration of the common open space shall be subject to approval by the Planning Board.
4. Each parcel of common open space shall be accessible to property owners or tenants of property owners on the site.
5. Land used for wastewater or stormwater treatment or disposal and any reserve areas shall not be counted toward the minimum common open space requirement, unless authorized by the Planning Board upon a showing that the land used provides an attractive vegetated area on the site consistent with §9.6.2.2.D.4 below.
6. Not more than fifty (50) percent of the common open space shall consist of areas subject to the Wetlands Protection Act, Mass. Gen. Laws Ch. 131, §40 or Hamilton's Conservation Bylaw (Chapter XVII) of the General Bylaw and regulations promulgated thereunder, for reasons other than being subject to flooding.
7. Up to five (5) percent of the minimum required open space may be used for gravel roadways, pavement or structures accessory to the dedicated use or uses of the common open space.

D. Types of Land Included. Lands included as open space may include the following:

1. Active recreation areas such as playfields or tennis courts;
2. Central greens or neighborhood commons;

3. Parks, open fields, forested lands, and wetland resources, subject to the limitations set forth in §9.6.5.2.2.C.6; or
4. Stormwater detention areas designed and available for use as an integral part of the greenway trails and footpaths.

3. Lighting.

A. General Lighting Standards. Lighting within all portions of the BHOD site shall follow Dark Sky provisions as established by the International Dark-Sky Association (IDA) to the extent practicable, as well as the following requirements.

1. Lighting fixtures shall be appropriately chosen for the entirety of the BHOD. There shall be consistency in creating a unifying scheme of illumination that is appropriate to the scale of the street and the level of evening activity.
2. Lamp styles shall be compatible throughout the site and should not be mixed along any street.
3. Light fixtures shall be downcast or low cut-off fixtures to prevent glare and light pollution.
4. In order to conserve energy and reduce long-term costs, energy-efficient lamps shall be used for all lighting.

B. Light Levels. All outdoor lighting should be IDA-Approved fixtures.

C. Street Lighting.

1. A combination of pedestrian-scaled street light fixtures and intersection street light fixtures may be required to ensure a well-lit street and to establish a unifying element along the street. Pedestrian-scaled fixtures shall be used on all streets, except alleys. Intersection-scaled lighting may be used in addition to pedestrian-scaled lights where necessary.
2. Street lights shall be aligned with street tree placement (generally between 2.5 feet and 4 feet from curb face). Placement of fixtures shall be coordinated with the organization of sidewalks, landscaping, street trees, building entries, curb cuts, and signage,
3. Light fixtures shall be closely spaced to provide appropriate levels of illumination.
4. The height of light fixtures shall be kept low (generally not taller than 14 feet) to promote a pedestrian scale and to minimize light spill to adjoining properties.

5. Light poles may include armature that allows for the hanging of banners or other amenities (e.g., hanging flower baskets, artwork).

6. All street lighting fixtures shall be full cutoff.

D. Parking Lot Lighting.

1. All fixtures shall be full cutoff, downward facing.

2. Light fixtures located within the interior area of a parking lot shall not exceed 30 feet in height. Light fixtures located along the perimeter edge of a parking area within 50 feet of a property line shall not exceed 16 feet.

E. Pedestrian Walkway Lighting.

1. Light fixtures located along pedestrian walkways adjacent to parking lots shall not exceed 16 feet in height.

2. Light fixtures located along internal pedestrian walkways or paths not adjacent to a parking area shall not exceed 10 feet in height.

F. Building and Security Lighting.

1. All exterior building or security lighting must be full cutoff, shielded, and/or angled downward to focus the light only on the intended doorway or walkway as necessary.

2. Security lighting is encouraged to be provided with regular pedestrian light fixtures where visible from the street or public realm to match others used on site. 3. Building mounted architectural “accent lights” are encouraged to emphasize architectural character and signage.

4. Thoroughfares. The Select Board Policy on converting private streets into public ways shall apply to all existing streets and any newly constructed streets, roadways, or alleys. The design of new streets, roadways, or alleys and modifications to existing streets shall adhere to the requirements set forth in Tables 6-1 and 6-2, annexed to this Bylaw and made a part of it. Table 6-1 summarizes metrics for thoroughfares in the BHOD; Table 6-2 sets forth the amount of parking required for different uses.

ANNEX TABLE 6 - 1 THOROUGHFARE METRICS

5. Parking Requirements. Parking shall be provided for each permitted use based upon the minimum requirements outlined by use in Table 6-2 Required Vehicle Parking. The required vehicle parking requirements may be waived or modified by the Planning Board if it determines that sufficient parking exists. All parking areas shall comply with applicable state laws and regulations regarding size and accessibility.

ANNEX TABLE 6-2 REQUIRED VEHICLE PARKING SPACE AMOUNTS

6. Sidewalks. All streets shall have sidewalks which are a minimum width of 5 feet, and have a continuous unobstructed path of a width no less than 60 inches. At-grade pedestrian crossings should be used where possible, eliminating the need for curb ramps. Bollards should be used at such crossings for pedestrian and vehicle separation.

7. Signage. The provisions of §6.3 shall apply for all building specific signage (e.g., tenants' identification, directory, parking) within the BHOD, subject to the following:

A. Site signage at entrances. For developments with multiple structures within the BHOD, site signage at the main entrance(s) to the entire project for identification of the project is permitted, to be located on a free-standing structure. Such sign shall not exceed thirty-six (36) square feet in size and shall be mounted a maximum of two (2) feet to the underside of the sign and a maximum of ten (10) feet to the top of the sign measured from the average of the locus of the sign.

B. Directories. A single project tenant directory sign is permitted, to be located on a free-standing structure. Such directory sign shall for each of the BHOD's commercial buildings' main tenants not exceed thirty-six (36) square feet in size and shall be mounted a maximum of two (2) feet to the underside of the sign and maximum of ten (10) feet to the top of the sign measured from the average grade of the locus of the sign.

C. Site directional signage. Site directional signage is allowed provided each such sign may be no larger than three (3) square feet in size. Such signs may be posted not closer than twenty (25) feet on center.

D. Additional Signage. No other additional signs or increases in sign dimensions are allowed except by Special Permit from the Planning Board.

8. Tree Preservation and Landscaping. A landscape plan shall be required and approved.

A. General Standards.

1. Landscape design shall enhance the quality and character of the BHOD by coordinating public and private space, providing spatial definition to the public realm, screening undesirable places/sounds/odors, and increasing health and safety.
2. Landscape design should maximize use of green infrastructure stormwater best management practices (BMPs) such as pervious paving, bioretention systems, rain gardens, bioswales, terraces, and stormwater planters to slow and treat stormwater runoff while providing multiple additional community benefits.

3. Existing healthy trees and shrubs must be preserved to the maximum extent feasible. Unless waived by the Planning Board, the removal of trees with a diameter of six inches or more must be mitigated by providing one or more replacement trees with a diameter at least equal to the trees that are removed.
4. The use of turf shall be minimized and shall not be planted in strips less than 5 feet wide. Lawn seed mixes shall be drought resistant.
5. In order to promote sustainable landscape practices, plant varieties shall be selected for resistance to drought, moisture, salt, or insects and other pests. Plants shall be selected so that landscaping can be maintained with minimal care, and the need for watering, and the use of pesticides, or fertilizers minimized or eliminated.

B. Parking Lot Landscape Standards.

1. Developments with proposed parking areas of 6 spaces or more shall provide a minimum of 10 percent of landscaped open space within the area designated for parking inclusive of any landscaped borders surrounding the parking lot. Use of the provided landscaped open space for vegetated stormwater quality management is allowed and encouraged.
2. Surface parking lot entrances shall be landscaped with a combination of trees, shrubs, walls, and other landscape features. No trees, shrubs, fences, walls, or other landscape feature shall be planted in a manner to obstruct sight lines of motorists.
3. The ends of parking aisles in surface lots that are more than 15 spaces in length shall incorporate landscape islands at either end of the row. Each island shall include at least one tree. Where the length of a parking aisle exceeds 25 spaces, additional landscaped islands shall be installed at regular intervals. This interval shall not be more than every 13 spaces. The width of landscaped islands perpendicular to adjacent spaces shall be no less than 6 feet.

- D. Street Trees.** Street trees shall consist of shade trees with a minimum 3-inch caliper at time of planting. Other accent plants and trees shall be permitted in addition to the required street trees. When planting street trees, all surrounding infrastructure, utilities, and pavements shall be protected.

9. Stormwater Management. A stormwater management and erosion control system, if required by Chapter XXIX of the Hamilton General Bylaw, shall comply with Chapter XXXIX and the Stormwater Permit Rules and Regulations. General soil erosion of the proposed development site shall be minimized by integrating the development into the existing terrain and by reasonably retaining natural grades and soil cover. During grading and construction of all improvements, including all structures and infrastructure improvements, erosion of soil shall be minimized using BMPs.

10. Service Areas, Loading Docks, and Mechanical and Solar Equipment.

- A. Trash.** Trash and recycling dumpsters or similar collection areas shall be in the rear or to the side of buildings and screened from view from adjacent public rights-of-way, properties, and pedestrian walkways. Enclosure and/or screened areas must have

adequate storage space for landfill, compostable, and recyclable materials collection dumpsters and/or compactors.

- C. Mechanical Equipment. Mechanical Equipment includes any heating, ventilation, air and conditioning equipment (HVAC) or electrical machinery, as well as air compressors, hoods, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, generators, electric vehicle (EV) chargers, geothermal wells, and similar elements. If mechanical equipment is located at-grade, and is visible from an adjacent street or sidewalk, it shall be screened by a fence or landscape material. All mechanical equipment or penthouse screening placed on a roof shall be set back from the roof line by a distance at least equivalent to the height of the screening in order to minimize visibility from surrounding streets.
- D. Mounted Solar Energy Systems. A mounted system on or integrated into the construction of a structure, such as, but not limited to, a roof mounted solar energy system shall be permitted provided:
 - 1. They shall be mounted as flush as possible to the roof; and
 - 2. Buildings must be physically and structurally designed to support rooftop solar energy systems.
- E. Ground-Mounted Solar Systems. A ground mounted system on a rack or poles that rests on or is attached to the ground shall be permitted, subject to site plan review.

11. Dimensional Standards The following dimensional and other standards set forth in Table 7, annexed to this Bylaw and made a part of it, shall apply.

ANNEX TABLE 7 – DIMENSIONAL AND OTHER STANDARDS APPLICABLE TO CONCEPT PLANS NOT UTILIZING ILLUSTRATIVE PLANS

9.6.6 PROCEDURES

9.6.6.1 Pre-Application Conference. An applicant shall request and attend one or more Pre-Application Conferences at a regular business meeting of the Planning Board. Meetings may be held by mutual agreement of the Planning Board and the applicant. The Planning Board shall invite the Board of Health, Board of Selectmen, Building Commissioner, Department of Public Works, Fire Chief, Police Chief, and Zoning Board of Appeals to attend and to submit written statements about the proposed Concept Plan. The primary purpose of the Pre-Application Conference is to:

- 1. Inform the applicant of existing Illustrative Plans prepared by the Planning Board;
- 2. Provide the applicant with an information and feedback regarding the applicant's proposed Concept Plan; and
- 3. Set a timetable for submittal of a finalized Concept Plan.

9.6.6.2 Application Process. Every plan submitted for approval, regardless of whether it is using a Concept Plan is based upon an Illustrative Plan, must be prepared by a Registered Professional Landscape Architect, Civil Engineer, or Architect, or by a multi-disciplinary team of which one (1) member must be a Registered Professional Landscape Architect, Architect, or Engineer, and shall include the information listed below. For Concept Plans that are not based on Illustrative Plans, the Concept Plan shall be produced using the through the five-step BHOD Special Design Process set forth in §9.6.4.5 and shall incorporate the development standards set forth in §9.6.5.2 and adhere to the Dimensional and Other Standards set forth in Table 7.

For an applicant utilizing an Illustrative Plan to develop a Concept Plan, the requirements of §9.6.4.5 regarding the Special Design Process are presumptively satisfied, and the applicant need not produce the information set forth in numbers 4, 5, and 8 below.

1. Title Block including the name of the Owner of record, name of applicant, address of the property, and the Assessors' Map and Lot Number; name of the company preparing the plan, address and phone number, signature and stamp of professional(s) preparing the plan, date of plan, scale;
2. The location of the proposed development;
3. The size of the site in acres;
4. An existing condition inventory;
5. A map identifying and delineating regulated and unregulated conservation areas and other resources as set forth in §9.6.4.5, as well as the location of the proposed development areas, and the total number and approximate locations of the proposed buildings, dwelling units, and the approximate size of each in square feet;
6. The acreage and proposed use(s) of permanently protected common open space;
7. A statement on the disposition or manner of ownership of the proposed open space;
8. The areas or approximate delineation of lots that will be used as building areas, and the areas or approximate delineation of lots that are to remain as permanently protected common open space;
9. An acknowledgement of the applicable provisions of Chapter XXIX of the Stormwater Management General Bylaw and a general description of how drainage will be handled, including a soils statement (a soil conservation survey is acceptable) and the general area of the site to be used for stormwater management facilities;
10. An assessment of water usage and evidence that drainage system will be adequate for any necessary treatment.

11. A preliminary traffic impact analysis that includes an estimated analysis of the full buildout of the BHOD based upon uses permitted by right and based upon an estimated range of Special Permits;

12. If the applicant proposes to demolish all or part of an existing building, the applicant shall be required to propose a plan for demolition and removal of all waste by a licensed and insured professional entity;

13. A written proposal from the applicant that addresses, but is not limited to, the following:

A. Payment for consultant review of plans and documents accompanying the Concept Plan;

B. Payment for project impacts to municipal infrastructure, including but not limited to roadway, stormwater, and public safety;

C. The public's historic and permitted access via walkways and trails to portions of districts shown on the Brown's Hill Planned District Plan.

9.6.7 GENERAL PROVISIONS

9.6.7.1 Prohibition. Once an application has been submitted, the following activities are prohibited on any part of the site until the application has been reviewed and decided as provided by under this Section: tree removal, utility installation, ditching, grading or construction of roads, grading of land or lots, excavation, except for purposes of soil testing, dredging, or filling, and construction of buildings or structures.

9.6.7.2 Employment of Outside Consultants. The Planning Board may employ outside consultants, at the applicant's expense, under the terms of Gen. Law. Ch.§44, to assist it in its decision making with respect to drainage, stormwater analysis, and other matters it deems material to its findings for site plan review or the issuance of a special permit, including but not limited to construction, inspections, traffic analysis and the like.

9.6.7.3 Applicability of §8.3 (Inclusionary Housing) of the Zoning Bylaw to the BHOD. The provisions of §8.3 of the Zoning Bylaw shall not apply to residential uses permitted in the BHOD by right, as set forth in §9.6.7, but shall apply to residential uses permitted in the BHOD by Special Permit.

9.6.7.4 Applicability of §8.2 (Senior Housing) to the BHOD. Where applicable, the provisions of §8.2 shall be superseded by the provisions of this Bylaw. Specifically, the following sections of §8.2 shall apply: §8.2.5, §8.2.7.2-11, §8.2.13, §8.2.14, §8.2.16.1-5, §8.2.19, and §8.2.21, unless waived by the Planning Board.

9.6.7.5 Planning Board Findings for Special Permits. The Planning Board must make written findings on the following standards for the proposed use, buildings, and structures.

1. The proposed development is compatible with adjacent land uses;
2. The proposed development mitigates impact to abutting land and natural resources by reason of the location of buildings or dwelling units in relation to one another and to abutters;
3. The proposed development mitigates impact to abutting land and natural resources by reason of air or water pollution, noise, dust, vibrations, or stormwater runoff;
4. The proposed development provides safe and convenient *access to* the site from existing or proposed roads, and to proposed structures thereon, with reference to pedestrian and vehicular safety, traffic flow and control, and access in case of fire or emergency;
5. The proposed development provides safe and convenient *access within* the site and to proposed structures thereon, with reference to pedestrian and vehicular safety, traffic flow and control, and access in case of fire or emergency;
6. The proposed development provides for adequate capacity for public services, facilities, and utilities to service the proposed development such as water pressure and sewer capacity;
7. The proposed development provides for visual and noise buffering of the development to minimize impact to abutting properties;
8. The proposed development provides for the perpetual preservation and maintenance of open space, trails, and recreation areas;
9. The applicant has demonstrated compliance with §9.6.4.5 regarding the Special Design Process; and
10. The proposed development, to the extent feasible, incorporates energy saving and environmentally friendly building techniques.

9.6.7.6 Conditions of Approval. The Planning Board may impose conditions, safeguards, requirements, and other standards as part of its approval

9.6.7.7 Annual Reporting.

1. Waste Water Treatment. In the event an organization of property owners is formed for the management of the development, or, in the case of a development of 55+ housing, a condominium association is established for the management of the 55+ community, the management of any organization or association, or the property owners individually, shall

annually file a written report with the Board of Health regarding the compliance of the waste water treatment facility or facilities with all applicable state and local regulations.

2. Compliance with §8.2.33. Senior Housing developments pursuant to §8.2, shall comply with the annual reporting requirements of §8.2.33.

9.6.7.8 Definitions

Accessory Use or Building: An accessory structure is an above-ground structure that is clearly and customarily subordinate to a principal use or principal structure. An accessory structure is smaller in area, extent, or purpose to the principal use or principal structure served.

Building: A structure having a roof or cover and forming a shelter for persons, animals, or property. Building Height: Except as otherwise provided herein, building height shall be measured as the vertical distance from the average elevation of the finished lot grade at the front of the building to the highest point of the top story in the case of a flat roof, and to the mean height between the plate and the ridge in the case of a pitched roof. 1

Business or Professional Office: A business establishment, which does not offer a product or merchandise for sale to the public but, offers a professional service to the public. Personal service establishments are not to be included in the definition of business offices.

Building Height: The height of a Building shall be the vertical distance measured from the mean finished grade of the ground adjoining the front of the building, as determined by the Building Commissioner, to the top of the structure of the highest occupied floor in the case of a flat roof, to the deck line of a mansard roof, and to the top of the plate of a gable, hip, or gambrel roof.

Commercial/Institutional: Institutional buildings are used for public or semi-public purposes. They have a sense of prominence within their respective neighborhoods.

Dwelling: A building or part thereof designed, erected, and used for continuous and permanent habitation for one family or individual, excluding trailers or commercial accommodations offered for periodic occupancy.

Dwelling unit: One or more rooms designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

Dwelling Unit, Attached House (e.g., Duplex): Duplex houses are two dwellings that may be either stacked vertically or spread horizontally having the appearance of a large, detached house. They are suited for small lot sizes.

Dwelling Unit, Attached House (e.g., Triplex, Quadplex): Triplex and Quadplex houses have the outward appearance of detached estate houses but accommodate three or four separate dwelling units within one building. They are appropriate for a wide variety of lot sizes.

Dwelling Unit, Multi-Family (Multi-plex, Apartments, Condominiums): Multi-family buildings incorporate five or more dwelling units in a vertical arrangement within one building. Common entrances and interior corridors serve multiple units. These buildings are a minimum of two stories with parking typically located behind the buildings.

Dwelling, Townhouse: A building containing three or more dwelling units in a row, in which each dwelling unit has its own front and rear access to the ground, no dwelling unit is located over another dwelling unit, each dwelling unit is separated from any other dwelling unit by one or more party walls, and each dwelling unit is occupied by not more than one household. Townhouses are residential buildings with three or more dwelling units that share a common wall. Each unit is a minimum of two stories. Units are typically aligned close to the public sidewalk, although sometimes there are small variations in setback to provide landscaping or diversity in the streetscape.

Dwelling, Multi-Family (e.g., Apartments, Condominiums): Multi-family buildings incorporate five or more dwelling units in a vertical arrangement within one building. Common entrances and interior corridors serve multiple units. These buildings are a minimum of two stories with parking typically located behind the buildings. Student Housing is considered as Multi-Family.

Existing Student Housing: Student housing is contained within six (6) individual, 3-story structures (Units A & B, C & D, and E & F) at three different locations on the site. There are dormitory rooms and larger living spaces or apartments.

Existing Business / Commercial: Existing Business / Commercial buildings include Kerr Hall, the Retreat House and Pilgrim Hall.

Existing Institutional / Commercial: Existing Institutional buildings fit within the existing campus as integral and functional parts of the community. Their uses on the Upper Campus include the Chapel, Library, Academic Building, learning centers, and offices. Institutional buildings serve as landmarks and places of assembly.

Live / Work: Live/work buildings are designed to combine commercial and residential uses within a single building of two or more stories. They are like a townhouse, with a storefront on the ground floor and a residential unit above. Storefront space may be a home-based business or may be leased independently.

Lot: An area of land in one ownership with definite boundaries, used, or available for use, as site for one or more buildings.

Lot Frontage: Shall be measured along the property line of (I) a public way or a way which the Town Clerk certifies is maintained and used as a public way, or (ii) a way not less than fifteen feet (15) from the center line shown on a plan approved and endorsed in accordance with the subdivision control law, which shall thereafter be considered a street for the purpose of this Bylaw or (iii) a way in existence when the subdivision control law became effective in Hamilton (1955) having in the opinion of the Planning Board, sufficient width, suitable grades, and

adequate construction to provide for the needs of vehicular traffic and to provide adequate access for fire, police, and emergency vehicle.

Institutional: Institutional buildings are used for public or semi-public purposes. They have a sense of prominence within their respective neighborhoods.

Medical Clinic: A facility as defined in 105 CMR 145.020, including a mobile clinic.





Medical Office: A building designed and used as an office by physicians, dentists, or psychotherapists for the diagnosis and treatment of human patients that does not include overnight care facilities or licensing as a clinic.

Mixed Use: Two or more uses on a single parcel as a part of a single development plan.

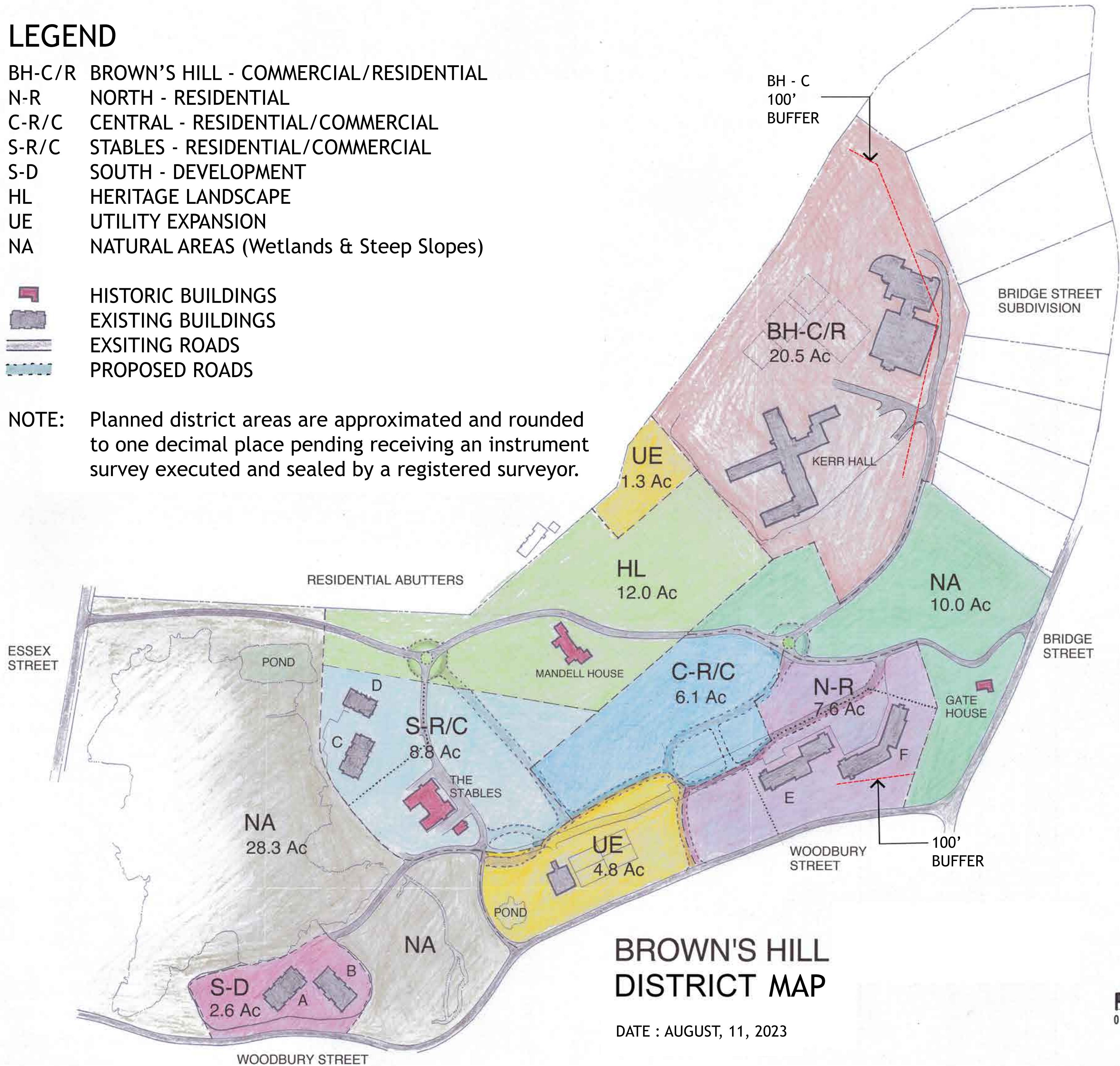
Steep Slopes: For purposes of this Bylaw, steep slopes shall be defined and governed by the provisions of the Stormwater Management Bylaw, Chapter XXIX, of the General Town Bylaw.

LEGEND

- BH-C/R BROWN'S HILL - COMMERCIAL/RESIDENTIAL
- N-R NORTH - RESIDENTIAL
- C-R/C CENTRAL - RESIDENTIAL/COMMERCIAL
- S-R/C STABLES - RESIDENTIAL/COMMERCIAL
- S-D SOUTH - DEVELOPMENT
- HL HERITAGE LANDSCAPE
- UE UTILITY EXPANSION
- NA NATURAL AREAS (Wetlands & Steep Slopes)

-  HISTORIC BUILDINGS
-  EXISTING BUILDINGS
-  EXSITING ROADS
-  PROPOSED ROADS

NOTE: Planned district areas are approximated and rounded to one decimal place pending receiving an instrument survey executed and sealed by a registered surveyor.



BROWN'S HILL DISTRICT MAP

DATE : AUGUST, 11, 2023

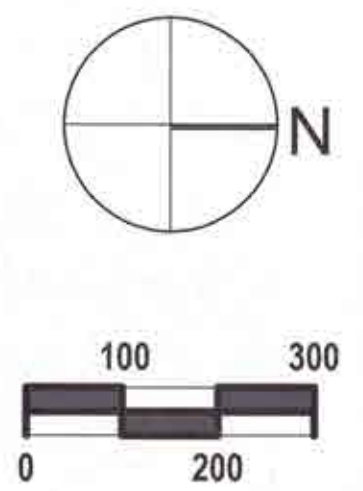


Table 1 - Descriptions of Planned Districts

Planned District	District Character	Maximum Buildout Requirements
<p>BH-C/R Brown's Hill - Residential / Commercial</p>	<p>The existing institutional/office part of the property has two multi-story structures, four buried water tanks, and substantial surface parking. Re-purposing existing structures or additions for commercial/life sciences or other new uses such as 55+ senior housing development may be options.</p>	<p><i>Existing Office/Institutional Buildings:</i> Kerr Hall, Goddard Library, Academic Building & Chapel (164,612-Gross SF): Reuse of existing structures is permitted by-right.</p> <p><i>New Uses and Additions:</i> Special Permit for additions exceeding 10% of each existing floor SF</p>
<p>N-R North - Residential</p>	<p>High-intensity residential development area including two, existing three story Student Housing Units E & F (109-Units) and new multi-plex housing units on surrounding land are options for building.</p>	<p><i>Existing Student Housing Conversion:</i> Reuse of existing Student Housing (102,387-Gross SF): Permitted by-right.</p> <p><i>Additions to existing Student Housing:</i> Special Permit for additions exceeding 10% of each existing floor SF</p> <p><i>New Residential Multiplex:</i> 16-Dwelling Units; 32,000-Gross SF</p>
<p>C-R/C Central - Residential / Commercial</p>	<p>Moderate-density multi-plex homes organized around a civic green in one concept or a limited alternative of senior-serviced use in proximity to residences.</p>	<p><i>New Residential Multiplex (C-R District):</i> 34-Dwelling Units; 68,000-Gross SF</p> <p><i>New Residential Multiplex & Senior Serviced Housing (C-C District):</i> 14-Dwelling Units; 80-Beds;</p>
<p>S-R/C The Stables - Residential / Commercial</p>	<p>Moderate-density garden townhouses supplement two existing Student Houses C & D (40-Units). The Stables (existing Pilgrim Hall, 15,351 Gross SF) an existing historic building may be developed with commercial/retail on the ground floor and residential on the second floor.</p>	<p><i>Existing Student Housing Conversion:</i> Reuse of existing 41,316-Gross SF: Permitted by-right.</p> <p><i>Additions to existing Student Housing:</i> Special Permit for additions exceeding 10% of each existing floor SF</p> <p><i>New Townhouses/1-Duplex Housing:</i> 18-Dwelling Units; 46,000-Gross SF</p>
<p>S-D South - Development</p>	<p>High-density development with two-three story Student Housing complexes A & B (60-Housing Units)being the sole structures occupying the site.</p>	<p><i>Existing Student Housing Conversion:</i> Reuse of existing 50,688-Gross SF: Permitted by-right.</p> <p><i>Additions to existing Student Housing:</i> In excess of 15% is by Special Permit.</p>
<p>HL Heritage Landscape</p>	<p>Preserved open space with sloping lawn as a defining landscape surrounding a single historic residence with summit trail. No additional residential or other use is permitted.</p>	<p>Development of the district is limited to minor renovations to repurpose the historic building (per uses in Section ???) and to trails, educational signs, and similar improvements.</p>
<p>UE Utility Expansion</p>	<p>Land set aside for utility use such as wastewater treatment expansion or existing underground water reservoirs.</p>	<p>Special Permit for ancillary structures for the use of the zone.</p>
<p>NA Natural Area</p>	<p>Permanently protected and/or preserved natural lands including wetlands, steep slopes, and mature trees.</p>	<p>N/A</p>

Table 2 - Allowable Uses in Districts

Land Use Types	Planned Districts	BH-R/C	N-R	C-R/C	S-R/C	S-D	HL	UE	NA
RECREATION, EDUCATION & PUBLIC ASSEMBLY									
Conference/Convention Facility		SP							
Library, Museum, Art Gallery		SP							
Studio: Art, Dance, Martial Arts, Music		SP							
Trail		P	P	P	P	P	P	P	P
RESIDENTIAL									
Two-Family Dwelling		SP	SP	SP	SP				
Three-Family Dwelling		SP	SP	SP	SP				
Four-Family Dwelling		SP	SP	SP	SP				
Multi-Family Dwelling (5 or more DU)		SP	SP	SP	SP				
Townhouse Dwelling		SP	SP	SP	SP				
Student Housing Conversion			P		SP	P			
Live/Work Unit				SP	SP				
Mixed-Use with Residential Component		SP			SP				
Senior Serviced Care, 7 or More Clients		SP		SP					
Second Unit or Carriage House					SP				
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL									
Reuse: Existing Office/Business Space ¹		P			P		P	P	
Expansion: Existing Office/Business ²		SP			SP		SP	SP	
Business Support Services		SP		SP	SP				
Medical Services: Clinic		SP		SP					
Medical Services: Doctor office		SP		SP					
Medical Services: Extended care		SP		SP					
New Office: Business, Service		SP		SP	SP				
New Office: Professional, Administrative		SP		SP	SP				
INDUSTRY & PROCESSING									
Laboratory - Medical, Analytical		SP		SP					
ACCESSORY USES									
Day Care Center : Child or Adult		SP	SP	SP	SP	SP			
Fitness/Health Facility		SP	SP	SP	SP	SP			
Meeting Facility		SP	SP	SP	SP	SP			
Home Occupation		SP	SP	SP	SP	SP			
Park, Playground		SP	SP	SP	SP	SP	SP	SP	SP
Restaurant, Café & Coffee Shop		SP	SP	SP	SP	SP			

Key to Table of Allowable Uses

P = By-Right

SP = Special Permit

NOTE:

1. Reuse of existing occupancies and uses in Kerr Hall, Library, Academic Center & Chapel, The Retreat, Pilgrim Hall, Gate House, Wastewater Treatment Facility & Dormitories: By Right
2. Expansion of usable space in existing facilities as noted in Note 1 by Special Permit (SP).

TABLE 3A

AS OF RIGHT
Reuse of Existing Dormitories plus 10% additional square footage; Reuse of Existing Institutional/Office/ Residential Space plus 10% additional square footage; Reuse of the Retreat House; Reuse of Pilgrim Hall; Reuse of the Gate House.

TABLE 3B

ABBREVIATED SPECIAL PERMIT
Concept Plans using one or more Illustrative Plans 1-4.

TABLE 3C

SPECIAL PERMIT
Concept Plans (non-use of Illustrative Plans) for New Construction plus Reuse of Dormitories and Reuse of Existing Institutional/Office/Residential Space in excess of 10% additional square footage.

Table 4 - Building Type Standards

Building Types	Permitted in Districts	Building Floor Area (min. / max.)	Lot Size Width / Depth	Lot Coverage (max)	Height Stories (min. / max.)
Attached House (Duplex)	BH-R; C-R/C; S-R/C	2600 / 2800 SF	100' max./110' max.	60% max.	2
Attached House (Triplex, Fourplex)	N-R; C-R/C	1600 / 2200 SF	75' max./150' max.	60% max.	2
Multi-Plex (6 / 8 DU)	N-R; C-R/C; S-R/C	5400 / 6600 SF or 7200 / 8800 SF	110' max./150' max.	60% max.	2 / 2-1/2
Multi-Family (Townhouse)	S-R/C	2800 / 3000 SF	30' max./140' max.	60%	2
Live/Work	C-R/C	1800 / 2200 SF	75' max./150' max.	60%	2
Existing Student Housing	N-R; S-R/C; S-D	110,000+/- SF	N/A	N/A	3
New Student Housing	N-R; S-R/C; S-D	Match existing dormitory location and individual floor areas if being replaced.		by permit	3
Existing Business / Commercial	BH-C	76,000+/- SF	N/A	N/A	2 / 3
Existing Institutional	BH-C	89,000+/- SF	N/A	N/A	3
New Commercial / Institutional	C-C	50,000 SF max.	by permit	75%	2-3
Utilities Infrastructure	UE	by permit	by permit	10% max.	1
Accessory	by permit	by permit	by permit	10% max.	1
Civic Lot	BH-C/R; N-R; C-R/C; S-R/C	N/A	50' min./no max.	80%	1

Existing Historic Buildings

The Retreat	HL	14,723 gross SF	N/A	N/A	3
Pilgrim Hall & Accessory Garage	S-R/C	15,351 gross SF	N/A	N/A	2
Gate House	NA	2,226 gross SF	N/A	N/A	2

Table 5 - Allowable Form Standards

Form Standards	Planned Districts	BH-C	BH-R	N-R	C-R	C-C Residential
Allowable Density						
New Dwelling Units(DU) - Density		N/A	3-DU/Acre	2-DU/Acre	6.2-DU/Acre	2.5-DU/Acre
No. DU-DU Area (max/min)		N/A	46-DU - 2600/2800 SF	10-DU - 1800/2200 SF	34-DU - 1800/2200 SF	14-DU - 1800/3000 SF
Total New Gross Square Footage		N/A	120,000 SF	20,000 SF	68,000	28,000 SF
Existing Business/Institutional		165,000+/- SF	N/A	N/A	N/A	N/A
Additions to Business/Institutional		See Table 1	N/A	N/A	N/A	N/A
Senior Serviced Housing (Beds)		N/A	N/A	N/A	N/A	See Table 5-2 C-C Commercial
Total Gross Square Footage		N/A	N/A	N/A	N/A	
Building Placement						
BTL, or Setback (min./max.)		15' min.	20' /40'	20'/48'	6'/12'	6'/12'
Front Street Frontage Buildout		N/A	40% min.	40% min.	60% min.	60% min.
Side Street frontage Buildout		40% min.	N/A	N/A	30% min.	30% min.
Side Street BTL (min./max.)		15' max. for 20% of lot width	6'/40'	12'/0'	3'/10'	3'/10'
Interior Side Property Line Setback		10' abutting a residential lot	10' min.	8' min.	0' (Attached) 8' (Detached)	0' (Attached) 8' (Detached)
Rear Setback (Lot or Alley)		10' abutting a residential lot	15' min.	12' min.	5' min.	5' min.
Lot and Block Standards						
Lot Width		None Required	100' min.	50' min.	20' min., 100' max.	20' min., 100' max.
Lot Depth		None Required	150' min.	110' min.	80' min.	150' min.
Lot Coverage			60% max.	60%	70% max.	70% max.
Building Heights						
Principal Building (Stories/Height)		3/45' max.	2-1/2/35' max.	2-1/2/35' max.	2-1/2/35' max.	2-1/2/35' max.
Ground Floor Elevation Above Sidewalk		6" max.	2' min.	1'6" min.	1'6" min.	1'6" min.
Ground Floor Ceiling Height (min.)		14'	9'	9'	9'	9'
Upper Floors Ceiling Height (min.)		9'	8'	8'	9'	8'
Parking Locations						
Front Setback (min.)		30'	30'	30'	30'	30'
Side Street Setback (min.)		5'	12'	5'	6'	5'
Interior Side Property Line Setback (min.)		0'	8'	0'	0'	0'
Rear Setback (Lot or Alley)		5'	5'	5'	5'	5'
Allowed Frontages and Encroachments						
Allowed Frontage Types		Shopfront, Gallery	Porch & Fence	Common Yard, Forecourt, Gallery, Porch		
Other Allowed Frontages		Balconies, Bay Windows, Awnings & Other Frontage Elements				
Front Setback		12' max.				
Side Street Setback		8' max.				
Rear Setback (Lot or Alley)		0' max.				

Table 5 - Allowable Form Standards

Form Standards	Planned Districts	C-C Commercial	S-R/C	S-D	UE	HL/NA
Allowable Density						
New Dwelling Units - Density	See Table 5-1 C-C Residential	2-DU / Acre	N/A	N/A	N/A	N/A
No. Dwelling Units						
DU Area - max./min.						
Total New Gross Square Footage						
Senior Serviced Housing (Beds)	80 Beds	N/A	N/A	N/A	N/A	N/A
Total Gross Square Footage	50,000 SF					
Building Placement						
Front Build-to-Line, or Setback	15' min.	15'	20' min., 48' max.	20' min.	by permit	
Front Street Frontage Buildout	N/A	60% min.	40% min.	n/a	by permit	
Side Street frontage Buildout	N/A	30% min.	n/a	n/a	by permit	
Side Street Build-to-Line	15' min.	10' max.	12' min.	20' min.	by permit	
Interior Side Property Line Setback	10' abutting Residential	0' min.	8' min.	30' min.	by permit	
Rear Setback (Lot or Alley)	10' abutting Residential	5' min.	12' min.	30' min.	by permit	
Lot and Block Standards						
Lot Width	None Required	100' max.	50' min.	by permit	n/a	
Lot Depth	None Required	150' max.	110' min.	by permit	n/a	
Lot Coverage		60%	60%	by permit	by permit	
Building Heights						
Principal Building	2-1/2 stories; 35' max.	2-1/2 stories, 35' max.	2-1/2 stories, 35' max.	1 Story max.	by permit	
Ground Floor Elevation Above Sidewalk	6" min.	1'6" Min.	1'6" min. (Res.) 6" min. (Non-Res.)	0' min.	by permit	
Ground Floor Ceiling Height	14' max.	9' min. (Res.)	9' min. (Res.)	9' min.	by permit	
Upper Floors Ceiling Height	10' max.	8' min. (Res.)	8' min. clear	9' min.	by permit	
Parking Locations						
Front Setback	30'	20' min.	30' min.	12' min.	by permit	
Side Street Setback	5'	0' min.	5' min.	12' min.	by permit	
Interior Side Property Line Setback	0'	0' min.	0' min.	5' min.	by permit	
Rear Setback (Lot or Alley)	5'	5' min.	5' min.	5' min.	by permit	
Allowed Frontages and Encroachments						
Allowed Frontage Types	Gallery	Forecourt, Gallery, Porch, Stoop		N/A	N/A	
Other Allowed Frontages	Balconies, Bay Windows, Awnings, and Other Elements			N/A	N/A	
Front Setback	12' max.	3' max.	12' max.	N/A	N/A	
Side Street Setback	3' max.	3' max.	8' max.	N/A	N/A	
Rear Setback (Lot or Alley)	0' max.	3' max.	0' max.	N/A	N/A	

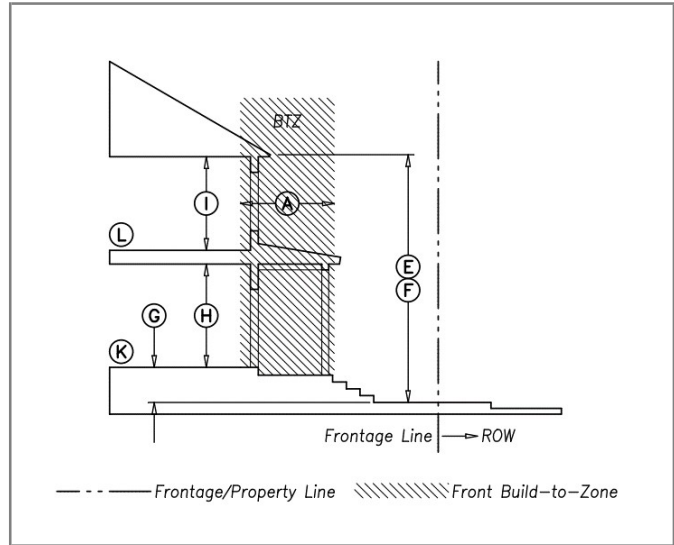
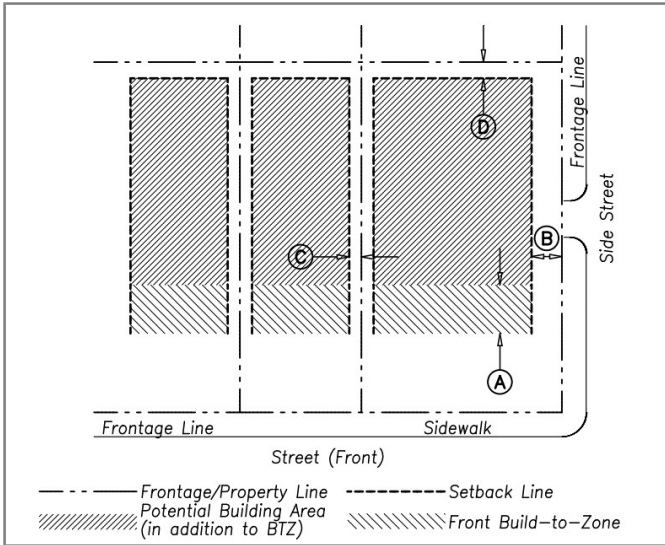
Table 5 - Allowable Form Standards

District Specific Parking Requirements
a. Parking shall be as established in Section ???
b. Parking locations applies to location of garage or parking lot
c. Parking shall be located behind the Front Façade of buildings and accessed from the Rear Alleys or Side Streets
d. Garden Walls, Fences, or Hedges are required along unbuilt Street Rights-of-Ways adjacent to to parking
e. Parking / Driveway Curb Cut Width 12' max.

Miscellaneous
1. All buildings must have a Principal Entrance along the Front Façade

Table 5B - Building Form Standards

Brown's Hill - Residential District



A. Building Placement

Setbacks		
A	Front Build-to-Zone (min./max.)	20'/40'
B	Side Street, BTL (min./max.)	6'/40'
C	Interior Side Property Line Setback	10' min.
D	Rear Setback	15' min.

Frontage Type Buildout (e.g. Porch)

Building Façade within Build-to-Zone	
Front Street Frontage	40% min.
Side Street Frontage	N/A

Street façades must be built to BTL within 30' of every corner

B. Lot and Block Standards

Lot Width	100'
Lot Depth	150' max.
Lot Coverage	60% max.

C. Building Forms

Height		
F	Main Building Minimum	2-1/2 Stories
F	Main Building Maximum	2-1/2 Stories/35'
G	Ground Floor Elevation Above Sidewalk	2' min.
H	Ground Floor Ceiling Height	9'
I	Upper Floor(s) Ceiling Height	8'

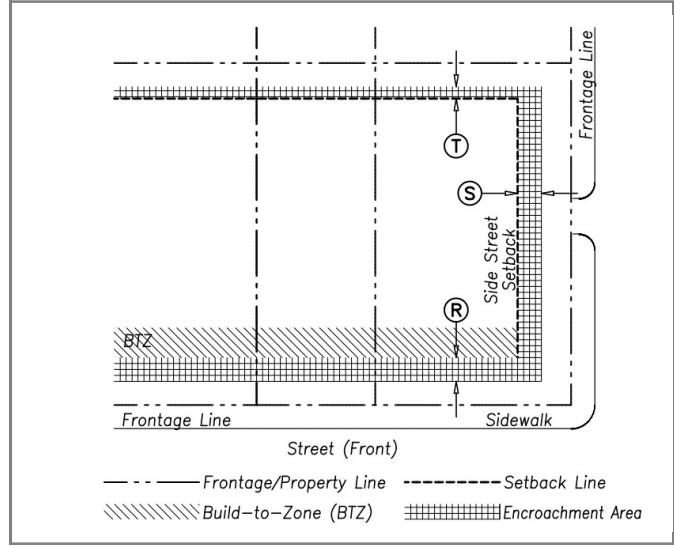
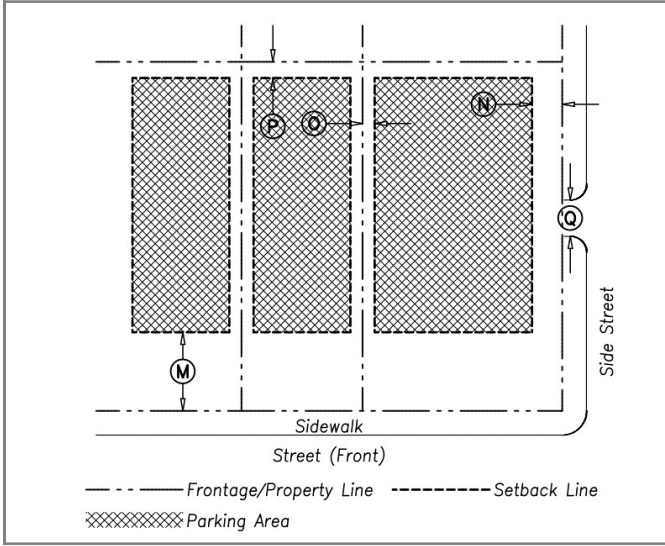
D. Allowed Frontage Types

Common Yard
Porch
Forecourt

E. Allowed Use Types

K	Ground Floor	All Permitted Uses Allowed
L	All Floors Otherwise	All Permitted Uses Allowed

Table 5B - Building Form Standards



F. Parking		
M	Front Setback	30' (min.)
N	Side Street Setback	12' (min.)
O	Side Setback	0' (min.)
P	Rear Setback	5' (min.)
	Parking/Driveway Curb Cut Width	12' max.

A minimum 24' Front Setback shall apply when no Rear Alley or Side Street access are present and garage doors are perpendicular to the Primary Street Frontage Line

G. District Specific Parking Requirements	
	Parking shall be provided as established in Section ???
	Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible
	Streetscreens, Garden Walls, fences, or hedges are required along unbuilt Street Right-of-Ways adjacent to parking

H. Allowed Encroachments		
Balconies, Bay Windows, Awnings, Galleries, and Other Frontage Elements		
R	Front	12' max.
S	Side Street	5' max.
T	Rear	3' max.

Stairs may encroach beyond this maximum an additional 4 feet. Frontage Elements shall not Encroach into the right-of-way

I. Miscellaneous	
	All buildings must have a Principal Entrance along the Front Façade

LEGEND

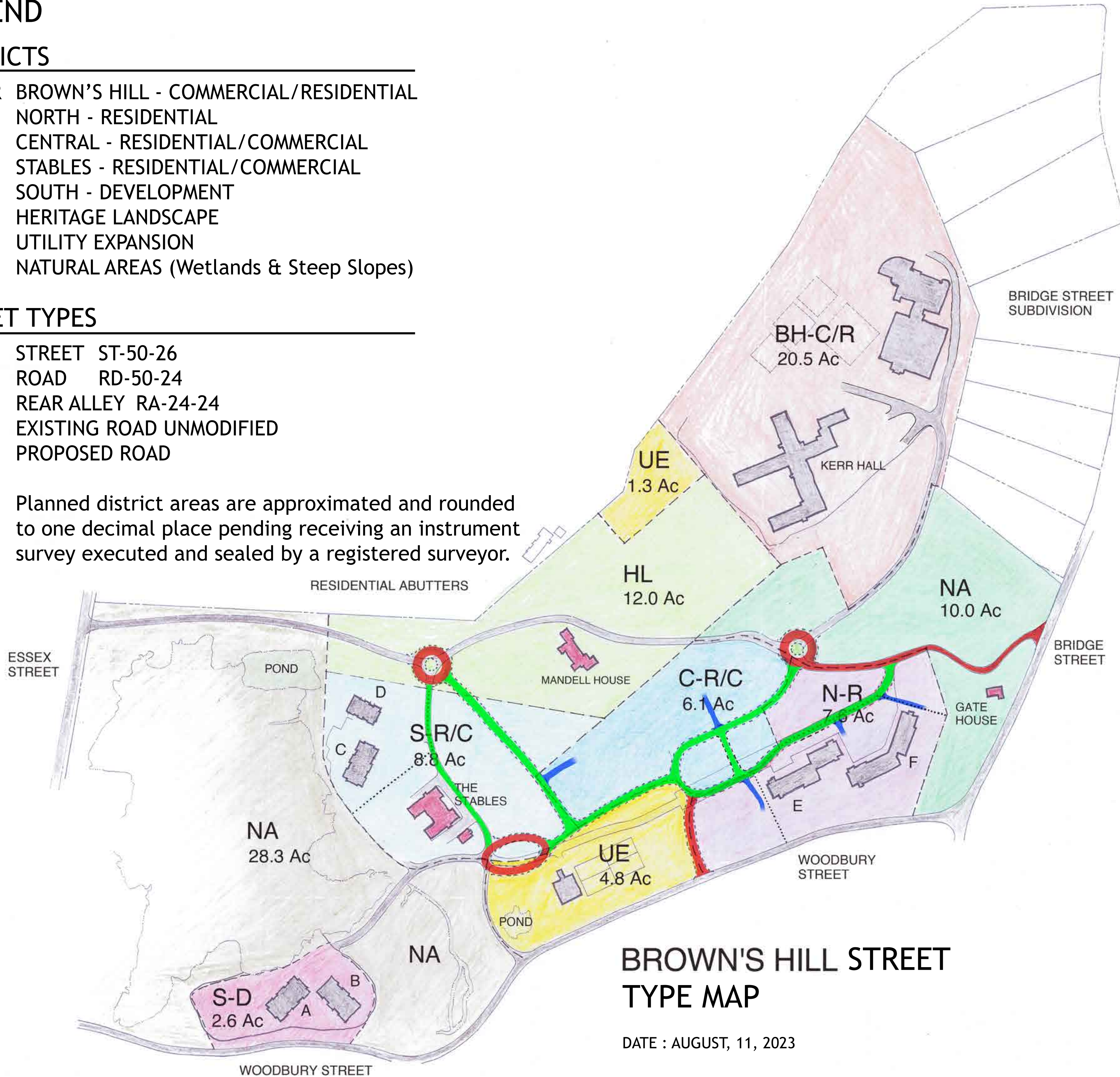
DISTRICTS

- BH-C/R BROWN'S HILL - COMMERCIAL/RESIDENTIAL
- N-R NORTH - RESIDENTIAL
- C-R/C CENTRAL - RESIDENTIAL/COMMERCIAL
- S-R/C STABLES - RESIDENTIAL/COMMERCIAL
- S-D SOUTH - DEVELOPMENT
- HL HERITAGE LANDSCAPE
- UE UTILITY EXPANSION
- NA NATURAL AREAS (Wetlands & Steep Slopes)

STREET TYPES

- █ STREET ST-50-26
- █ ROAD RD-50-24
- █ REAR ALLEY RA-24-24
- EXISTING ROAD UNMODIFIED
- PROPOSED ROAD

NOTE: Planned district areas are approximated and rounded to one decimal place pending receiving an instrument survey executed and sealed by a registered surveyor.

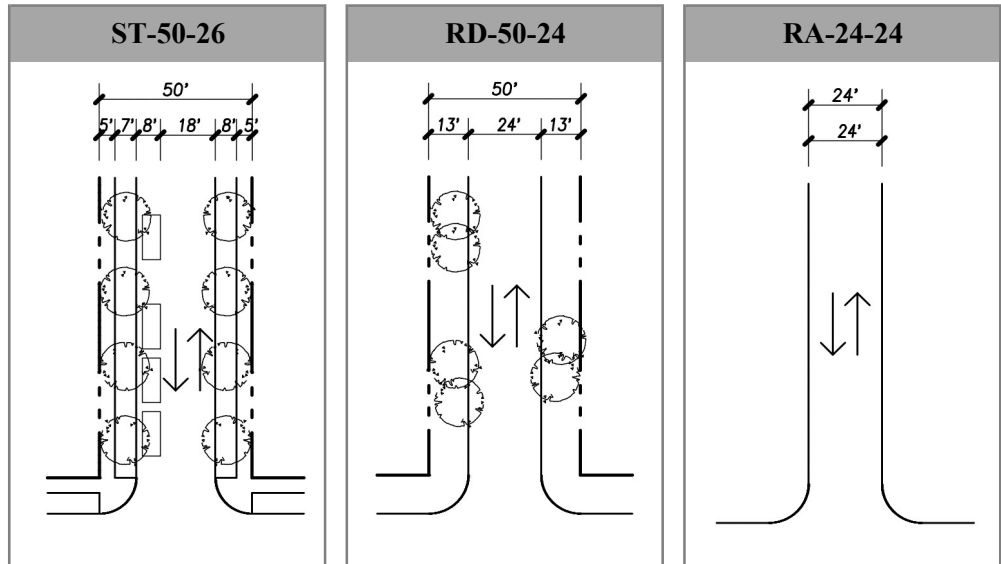


BROWN'S HILL STREET TYPE MAP

DATE : AUGUST, 11, 2023

Table 6-1 Streets and Sidewalks

Thoroughfares



Roadway Type	Street	Road	Rear Alley
Planned Districts	BH-C/R; N-R; C-R/C; S-R/C	BH-C/R; NA; N-R; HL; S-D	BH-C/R; N-R; C-R/C; S-R/C; S-D; NA
Right-of-Way width	50 ft.	50 ft.	24 ft.
Pavement Width	26 ft.	24 ft.	24 ft.
Min. Design Speed	25 mph	30 mph	10 mph
Traffic Lanes	2 lanes	2 lanes	2 lanes
Parking Lanes	One side @ 8' marked	None	None
Curb Radius	30'	30'	Taper
Walkway Type	5' sidewalk	Path optional	None
Planter Type	7' continuous planter	Continuous swale	None
Curb Type	Curb	Swale	Inverted crown

TABLE 6-2 REQUIRED VEHICLE PARKING SPACE AMOUNTS¹

USE	NUMBER OF PARKING SPACES
Residential - Studio/one bedroom/Second Unit or Carriage House	1.0 per dwelling unit
Residential – Two + bedrooms	2.0 per dwelling unit
Residential – Visiting Guests	0.2 per dwelling unit
Senior Serviced Housing/ Medical Services Extended Care	1.0 per 4 beds
Lodging (Small hotel, Bed and Breakfast)	1.0 per guest room
Conference/Convention Facility	5.0 units per 1,000 gross floor area ²
Library, Museum, Art Gallery	2 per 1,000 gross floor area
Studio, Art, Dance, Martial Arts, Music	1.0 per 500 gross floor area
Live/Work	1.0 per live/work unit
Mixed Use with Residential Component	2.0 per unit
Business/Professional Offices, Business Support Services, Medical Services/Clinics,	2.0 per 1,000 gross floor area
Laboratory – Medical Analytical	2.0 per 1,000 gross floor area
All Accessory uses listed in Table 2	2.0 per each accessory use

¹ Parking space amounts are derived from the Smart Parking Model Bylaw, part of the Smart Growth Energy Toolkit Bylaw produced by the Commonwealth of Massachusetts.

² Gross Floor Area refers to the total space a building takes up and includes all the space inside a building including unusable space between walls.

Table 7 - Table of Dimensional Standards

Planned Districts	BH-C	BH-R	N-R	C-R	C-C
Minimum Parcel Size (sq. ft.)					
Minimum Frontage (sq. ft.)					
Front Setback (ft. min.)	15 ft.	20 ft.	20 ft.	6 ft.	30 ft.
Side / Rear Setback (ft.)	15 ft. / 10 ft.	10 ft. / 15 ft.	10 ft. / 15 ft.	10 ft. / 15 ft.	10 ft. / 15 ft.
Minimum Open Space per Total Acreage (%)	15%	15%	15%	15%	15%
Maximum Building Gross Square Footage per Acre (SF/Acre)					
Building Height (stories/feet)	3 / 45 ft. max.	2-1/2 / 35 ft. max.	2-1/2 / 35 ft. max.	2-1/2 / 35 ft. max.	2-1/2 / 35 ft. max.

Planned Districts	S-R/C	S-D	HL	UE	NA
Minimum Parcel Size (sq. ft.)					
Minimum Frontage (sq. ft.)					
Front Setback (ft.)	20 ft.	30 ft.	by permit	12 ft.	by permit
Side / Rear Setback (ft.)	12 ft. / 12 ft.	12 ft. / 12 ft.	by permit	20 ft. / 30 ft.	by permit
Minimum Open Space per Total Acreage (%)	15%	15%	15%	15%	15%
Maximum Building Gross Square Footage per Acre (sq. ft./Acre)					
Building Height (stories/feet)	2-1/2 / 35 ft. max.	2-1/2 / 35 ft. max.	by permit	1 / 20 ft. max.	N/A

Table - Lower Campus Buildout Options

ILLUSTRATIVE PLAN 1										
District	SOUTH 2.6 Acres		STABLES 8.8 Acres		CENTRAL 6.1 Acres		NORTH 7.6 Acres		TOTALS 25.1 Acres	
New Construction	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft
Residential	0	0	18	46,000	34	68,000	16	32,000	68	146,000
Subtotals:	0	0	18	46,000	34	68,000	16	32,000	68	146,000
Dwelling Units/Acre	0		2.0		5.6		2.1		2.7	
Square Footage/Acre	0		5,230		11,150		4,200		5,820	

ILLUSTRATIVE PLAN 2										
District	SOUTH 2.6 Acres		STABLES 8.8 Acres		CENTRAL 6.1 Acres		NORTH 7.6 Acres		TOTALS 25.1 Acres	
New Construction	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft
Residential	0	0	18	46,000	14	28,000	10	20,000	42	94,000
Senior Serviced Hs'g	0	0			80	50,000			80	50,000
Subtotals:	0	0	18	46,000	94	78,000	10	20,000	122	144,000
Dwelling Units/Acre	0		2.0		15.4		1.3		4.9	
Square Footage/Acre	0		5,230		12,800		2,632		5,740	

ILLUSTRATIVE PLAN 3										
District	SOUTH 2.6 Acres		STABLES 8.8 Acres		CENTRAL 6.1 Acres		NORTH 7.6 Acres		TOTALS 25.1 Acres	
New Construction	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft
Residential	0	0	18	46,000	34	68,000	16	32,000	68	146,000
Subtotals:	0	0	18	46,000	34	68,000	16	32,000	68	146,000
Dwelling Units/Acre	0		2.0		5.6		2.1		2.7	
Square Footage/Acre	0		5,230		11,150		4,200		5,820	

ILLUSTRATIVE PLAN 4										
District	SOUTH 2.6 Acres		STABLES 8.8 Acres		CENTRAL 6.1 Acres		NORTH 7.6 Acres		TOTALS 25.1 Acres	
New Construction	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft
Residential	0	0	18	46,000	14	28,000	10	20,000	42	94,000
Senior Serviced Hs'g	0	0	0	0	80	50,000			80	50,000
Subtotals:	0	0	18	46,000	94	78,000	10	20,000	122	144,000
Dwelling Units/Acre	0		2.0		15.4		1.3		4.9	
Square Footage/Acre	0.00		5,230		12,800		2,630		5,740	

Table - Lower Campus Buildout Options

SUMMARY										
District	SOUTH 2.6 Acres		STABLES 8.8 Acres		CENTRAL 6.1 Acres		NORTH 7.6 Acres		TOTALS 25.1 Acres	
Scenarios	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft
Illustrative Plan 1	0	0	18	46,000	34	68,000	16	32,000	68	146,000
Illustrative Plan 2	0	0	18	46,000	94	78,000	10	20,000	122	144,000
Illustrative Plan 3	0	0	18	46,000	34	68,000	16	32,000	68	146,000
Illustrative Plan 4	0	0	18	46,000	94	78,000	10	20,000	122	144,000

NOTE: Brown's Hill District and existing Dormitories are not included in the calculations noted in this table.

Dorms	No. of Units	Gross Sq. Ft.
A & B	60 Units	50,688 SF
C & D	40 Units	41,316 SF
E & F	109 Units	102,387 SF
Total:	209 Units	194,391 SF