

3700. FLEXIBLE DEVELOPMENT

3710. Purpose.

The purpose of this Section 3700, Flexible Development, is to preserve open space, forested, and other scenic views along the public ways in the Town of Carver; to protect the natural environment; to protect the value of real property; to promote more sensitive siting of buildings and better overall site planning; to preserve Carver's traditional New England landscape; and to allow landowners a reasonable return on their investment.

3720. Applicability.

Any creation of five (5) or more lots in a residence district, whether a subdivision or not, from a parcel or set of contiguous parcels held in common ownership may proceed under this Section 3720, Flexible Development, pursuant to issuance of a Special Permit by the Planning Board, as indicated in Section 2230, the Use Regulation Schedule. Such Special Permits shall be acted upon in accordance with the following provisions:

3730. Procedures.

Applicants for Flexible Development shall file with the Planning Board six (6) copies of a Development Plan conforming to the requirements for a preliminary subdivision plan under the Subdivision Regulations of the Planning Board. The Planning Board may also require as part of the Development Plan any additional information necessary to make the determinations and assessments cited herein.

3740. Modification of Lots - Requirements.

The Planning Board may authorize modification of lot size, shape, and other bulk requirements for lots within a Flexible Development, subject to the following limitations:

3741. Lots having reduced area or frontage shall not have frontage on a street other than a street created by a subdivision involved.

3742. Lots may be reduced in area to a minimum of 1.0 acres, provided that all lots located within the Flexible Development shall average 50,000 sq. ft. in size.

3743. Lot frontage may be reduced to a minimum of 100 feet, provided that all lots located within the Flexible Development shall average in frontage 125 feet.

3744. Each lot shall have at least 75% of the required yards for the district.

3750. Visual Buffer Requirements.

A buffer area, not less than 200 feet in width, shall be provided between any public way adjacent to the Flexible Development and any home constructed therein. The buffer may be constituted as a "no build" zone within the site, and may serve as area for individual lots contained therein. No indigenous vegetation shall be removed from this buffer zone before or after the development of the residential compound (except for removal necessary for the construction of subdivision

roadways and services), nor shall any building or structure be placed therein.

3760. Relation to Other Requirements.

The submittals and permits of this Section shall be in addition to any other requirements of the Subdivision Control Law or any other provisions of this Zoning By-Law