

Shutesbury Open Space Design Worksheet

Dwelling Units

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| #1. Determine acreage of the entire project. | |
| #2. Determine the combined acreages in the RR, TC, and/or LW zones. | |
| #3. Determine the acreage of constrained lands in the three zones: 1/2 of slopes >20%; and <u>all</u> freshwater wetlands, flood plain, lakes, ponds, or restricted areas. | |
| #4. Subtract, as indicated above, either one-half or all of the acreages in #3 from the total area of the RR, TC, and/or LW zone in #2. | |
| #5. Divide the remainder acreage in the RR, TC, and/or LW zones by three (3). | |
| #6. Determine the acreage in the FC zone. | |
| #7. Determine the acreage of constrained lands in the FC zone: 1/2 of slopes >20%; and <u>all</u> freshwater wetlands, flood plain, lakes, ponds, or restricted areas. | |
| #8. Subtract, as indicated above, either all or one-half of the acreages in #7 from the total area of the FC zone in #6. | |
| #9. Divide the remainder acreage in the FC zone by five (5). | |
| #10. Combine the results of #5 and #9 and round down to equal the base number of dwelling units . | |
| #11. Additional dwelling units from density bonuses and/or TDR, if any. | |
| #12. Add #10 and #11 for maximum dwelling units (may not exceed 1.25 x #10). | |

Open Space

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| #12. Multiply the total RR, TC, and/or LW acreage (from #2) by 0.65. | |
| #13. Multiply the total FC acreage (from #6) by 0.80. | |
| #14. Add #12 and #13 for the base acreage of open space . | |
| #15. Additional open space from density bonuses, if any. | |
| #16. Add #14 and #15 for total acreage of open space to be preserved. | |

Developable Land

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| #17. Subtract #16 from #1 to arrive at the acreage remaining for development as streets, shared driveways, and house lots. | |
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Design

The location of and relationship between developed areas and open space, as well as neighborhood layout, roadway and driveway access, and trails, are addressed by the applicant and Planning Board through a process called "Conservation Analysis," which is administered either through the subdivision regulations or through special permit review (if the project is not a subdivision).

Note: Estimates based on the zoning in effect on the date of analysis and the information provided by the landowner. Actual results may vary with more accurate information, the design process, and requirements of other local boards or state agencies.