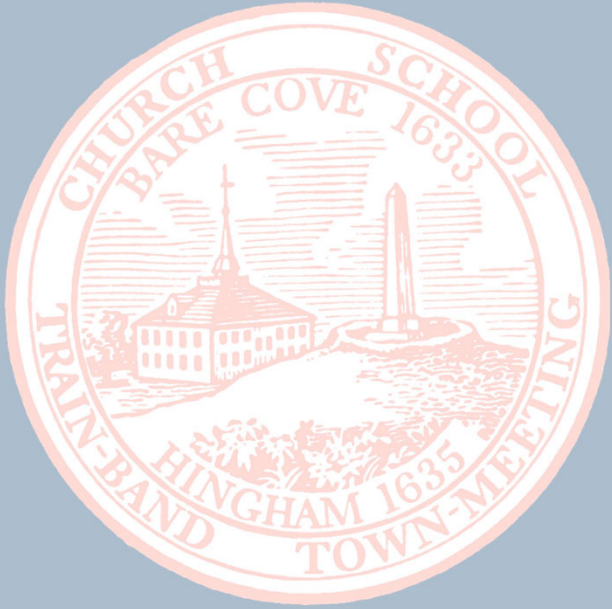




Residential Compatibility Standards Subcommittee

Meeting 06
September 4, 2025

Possible Zoning Changes:

1. Site Plan Review required for any raze/rebuild, regardless of land disturbance.
 - Define raze/rebuild
 - Site plan review notifies abutters

Possible Zoning Changes:

2. Require additional Site Plan Review Application Criteria/Materials:

Possible Examples:

- Require current aerial photo showing (300'?) radius
- Require neighborhood analysis with Site/Gross/Living/FAR, year constructed
- Require documented building heights of all adjacent properties
- Photos of adjacent properties to demonstrate massing

Neighborhood Analysis Example:

Example of recently requested “Neighborhood Analysis”

LOT SIZE	LOT SIZE SF	FRONTAGE	GROSS (SF)	LIVING AREA (SF)	FAR
1.377	59,982	170'	11,808	8,158	0.197

EXISTING RESIDENCES WITHIN 300' RADIUS

ADDRESS	LOT SIZE	LOT SIZE SF	FRONTAGE	GROSS (SF)	LIVING AREA (SF)	FAR
	0.988	43,037	83'	8,809	4,053	0.205
	0.918	39,988	147'	7,357	4,042	0.184
	0.962	41,905	193'	5,834	3,168	0.139
	1.1	47,916	149'	7,722	3,256	0.161
	0.937	40,816	148'	5,041	2,756	0.124
	1.377	59,982	170'	5,995	3,209	0.100
	0.938	40,859	188'	5,183	2,899	0.127
	0.938	61,463	153'	6,710	2,846	0.109
	1.593	69,391	150'	5,408	2,885	0.078
	1.01	43,996	corner	5,976	2,830	0.136
	0.921	40,119	corner	8,732	5,119	0.218
EXISTING AVERAGES		48,134		6,615		0.144

Possible Zoning Changes:

3. Make Edits/Additions to language of Design and Performance Standard “c” to make it less subjective:

Character and Scale of Buildings:

The design of the project shall minimize unreasonable departure from the character and scale of buildings in the vicinity or as previously existing on, or approved for, the site.

Possible Zoning Changes:

4. Better define III-I Nonconforming Conditions:

Also known as the Hatfield Amendment

Possible examples:

- Limit to pre-existing non-conforming footprint
- Require pre-existing building/foundation to remain
- Other?