

GARDNER PLANNING BOARD

**APPLICATION FOR SPECIAL PERMIT
FOR OPEN SPACE RESIDENTIAL DEVELOPMENT**

(Section 810 of the Gardner Zoning Code)

Applicants for a Special Permit for OSRD are strongly encouraged to contact the Planning Director to request a pre-application review, refer to Section 810 in the Zoning Code.

APPLICATION MUST BE COMPLETE

(Please type or print clearly)

Application is hereby made for a Special Permit for Open Space Residential Development (OSRD) pursuant to Section 810 of the Zoning Code and for approval of a Preliminary Subdivision Plan under Section 5.2 of the Rules and Regulations Governing the Subdivision of Land. OSRD applications and Preliminary Plans shall follow the Four Step Design Process contained in Section 810 B (5) in the Zoning Code and reproduced on page 4 of this application.

1. Applicant(s) Name _____
Mailing Address _____ Telephone _____

2. Record Owner(s) _____
Mailing Address _____ Telephone _____

3. Name of Development _____

4. Name(s) of Engineer and Surveyor _____
Mailing Address _____ Telephone _____
Mailing Address _____ Telephone _____

5. Parcel Information:

Deed recorded in Worcester District Registry of Deeds, Book _____ Page _____

Plan recorded in Worcester District Registry of Deeds, Plan Book _____ Page _____

Assessors Map/Block/Lot _____

Zoning District _____

Location: _____

Describe status of any prior or outstanding applications for Special Permits and Site Plan Review.

6. Certified statement as to encumbrances on the land _____

7. **Density and Open Space Requirements (use square feet):**

Total area of parcel _____

Minus areas prohibited from development
by legally enforceable restrictions
such as wetlands and road layouts _____

Equals developable area _____

Divide developable area by 40,000 S.F.

Equals maximum number of lots allowable
by means of OSRD _____

Proposed number of lots in this OSRD _____

Required Open Land exclusive of wetlands,
road layouts, building lots, stormwater
facilities and parking areas _____
(must equal at least 50% of total area of parcel)

8. Describe any previous Special Permit Applications for these premises

9. **List accompanying application materials (plans, reports, etc.)**

<u>Description</u>	<u>Latest Revision Date</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Attach hereto a list of all abutters, owners of land directly opposite on any public or private street or way, and owners of land within 300 feet of the property perimeter, all as they appear on the most recent tax list, even if across a City line.

I understand and agree to comply with the requirements of the Gardner Planning Board's Rules Governing Special Permits. I also understand and agree to pay for advertising, recording fees and such other expenses as are required.

Signature of Record Owner

Signature of Applicant

Print Name

Print Name

Date

Date

OFFICE USE ONLY:

Date of Submission _____

DRC Meeting Date _____

Planning Board
Meeting Date _____

FOUR STEP DESIGN PROCESS

Applicants are required to demonstrate to the Planning Board that the following design process was performed by a certified Landscape Architect and considered in determining the layout of proposed streets, house lots, and common open space.

✓ **Step One: Identifying Conservation Areas.**

Identify preservation land by two steps. First, Primary Conservation Areas (such as wetlands, riverfront areas, and floodplains regulated by state or federal law) and Secondary Conservation Areas (including unprotected elements of the natural landscape such as steep slopes, mature woodlands, prime farmland, meadows, wildlife habitats and cultural features such as historic and archeological sites and scenic views) shall be identified and delineated. Second, the Potentially Developable Area will be identified and delineated. To the maximum extent feasible, the Potentially Developable Area shall consist of land outside identified Primary and Secondary Conservation Areas.

✓ **Step Two: Locating House Sites.**

Locate the approximate sites of individual houses within the Potentially Developable Area and include the delineation of private yards and shared amenities, so as to reflect an integrated community, with emphasis on consistency with the City's historical development patterns. The number of homes enjoying the amenities of the development should be maximized.

✓ **Step Three: Aligning the Streets and Trails.**

Align streets in order to access the house lots. Additionally, new trails should be laid out to create internal and external connections to existing and/or potential future streets, sidewalks, and trails.

✓ **Step Four: Lot lines.**

Draw in the lot lines.

Signature of Certified Landscape Architect

Date