NO ONE SIZE FITS ALL...
WHAT HAS FRAMINGHAM DONE?

- **Master Land Use Plan**
- **Preservation of Land**
- **Cluster Developments**
- **Transfer of Development Rights (TDR)**
- **Recodification of the Zoning By-Law**
- **Land Disturbance & Stormwater Management**
- **Subdivision Rules & Regulations**
- **Zoning Districts (CMU and Village)**
- **Stormwater By-Law (In Progress)**
MASTER LAND USE PLAN

- 1988 -> 2012/2014
- Serves as policy guide and a framework for future land use
- Incorporation of BMP and LID
- Preservation of land

Task 4 – Best Management Practices:
Incorporate Low Impact Development (LID) Techniques and Complete Streets features into town-wide design standards to reduce the impact of the Town’s roadways and provide access for all roadway users.

5.2.1.3 Build Green
Include requirements for green infrastructure in the land use regulations:
- Incorporate Low Impact Design (LID) standards into subdivision and site plan regulations;

5.2.2.2 Reinforce Low Impact Development (LID) Program Standards
Provide additional standards beyond State Best Management Practices (BMP) in the Subdivision Rules and Regulations:
- Add program goals for LID;
- Expand grading design recommendations; and
- Update annual rainfall data and design software programs for calculating stormwater events.
PRESERVATION OF LAND

- Partnership with State and Non-Profits
- Grant Opportunities
- Land Management
- Conservation Restrictions (CR) and Agricultural Preservation Restrictions (APR)
RESIDENTIAL CLUSTER DEVELOPMENTS

CLUSTER OPTIONS

• Neighborhood Cluster Development (Section V.K)
• Open Space Cluster Development (Section V.L)
• Agricultural Preservation Development (Section V.M)
• Adult Housing – Under Development (Section V.I)

GOALS OF CLUSTERS

• Decrease development foot print = increase in open space
• Stormwater Drainage System/ Low Impact Development
• Increase options for sustainability
• Preservation of Land (CR or APR)
TRANSFER OF DEVELOPMENT RIGHTS (TDR)

• Giving and Receiving Parcels
• TDR Yield Plan – Lot Deamination
• Site Plan Review – for Use of Development Rights
• Increase in Commercial Development
• Conservation Restriction (CR) or Agricultural Preservation Restriction (APR)
RECODIFICATION OF THE ZONING BY-LAW

Site Plan Review

- Urban Design Objectives
- BMP, LID, Alternative Energy
- Water & Sewer Service Infrastructure
- Environmental Impact Report
RECODIFICATION OF THE ZONING BY-LAW

Off-Street Parking Regulations

- METHODS TO REDUCE PARKING SPACE REQUIREMENTS = DECREASE IN PERVIOUS PAVEMENT
- LID AND BMPs
- LANDBANKING
- POCKET PARKS
- PERVIOUS PAVEMENT FOR OVERFLOW
- INCREASED NUMBER OF TREES
LAND DISTURBANCE & STORMWATER MANAGEMENT (SECTION V.F)

- Special Permit to By-Right
- Regulations of
  - Stormwater Management
  - Topographical Alterations
  - Tree Removal
  - Earth Removal and Fill
- Required vs. Exempt
- Long Term LDSM Plan
- Construction Maintenance Bond
- Construction Procedure
- Post-Conformance Review
- LDSM Performance Bond
SUBDIVISION RULES AND REGULATIONS

Implementation and utilization of Best Management Practice (BMP), Low Impact Development (LID), stormwater management, and energy efficient techniques to ensure sustainability and best land use practices. These BMPs, LIDS techniques, and/or energy efficiency technologies shall be considered for application to water and sewer infrastructure, stormwater, drainage, utility services, roadways, energy sources, and sidewalks/trails within all subdivisions in Framingham.
ZONING DISTRICTS

Corporate Mixed-Use (CMU)  Village (B-3) Zoning District
NEXT STEPS

• Stormwater By-Law
• Comprehensive Review of the Zoning By-Law/Ordinance
• Update of the Master Land Use Plan
• Continued efforts to preserve land
• Urban Street Tree Database