

Section 10.5.9 Open Space Design

The site design for Development Projects may include ~~common-Open Sspace and facilities~~. Where proposed, the plans and any necessary supporting documents submitted with an application for Plan Approval within the DSGD shall show the general location, size, character, and general area within which ~~common-Open Sspace or facilities~~ will be located. A landscaping plan and plant schedule shall be submitted that demonstrate that the plantings within the Open Space are a minimum of 75% of a variety of native species, and to the maximum extent practicable, the planting of native shade trees shall be preferred over or in addition to native shrubbery, herbaceous or wildflower cover. The plans and documentation submitted to the Approving Authority shall also include a description of proposed ownership and maintenance provisions of all ~~common-Open Sspace and facilities~~ and, if requested by the Approving Authority, any necessary restrictions or easements designed to preserve the ~~Open Sspace and recreational areas~~ from future development **and, when applicable, to ensure they are available for public use.**

Section 10.5.12 Waivers

- 1. Additional open space and connectivity between sites and to existing open space areas;**
- 2. Commercial space of a quality and size characteristic of a downtown business district;**
- 3. Long-term shared parking agreements or other mechanisms to creatively and efficiently utilize or add to existing parking supply;**
- 4. High performance building design that increases energy efficiency and minimizes utility and maintenance costs to end users, and that provides for building resiliency to adopt future technologies and sustainable strategies as they become available;**
- 5. Preservation or rehabilitation of historic properties or other buildings considered significant to the Town; and**
- 6. Deeper or broader affordability (i.e., units affordable to households earning at or below 50% Area Median Income, or additional units available to households earning at or below 80% Area Median Income).**
- 6-7. Installation and implementation of green infrastructure or other innovative nature-based solutions or methods for stormwater management.**