



*Town of Lexington*  
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**Site Plan Review Design Regulation Checklist**  
**Dated October 13, 2021, updated on October 2, 2023**

Project Information	
<b>Project Address</b>	
<b>Project Contact</b>	
<b>Applications</b>	<input type="checkbox"/> Major Site Plan Review
<b>Waivers Requested</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No

The Lexington Planning Board and Planning Office will review each project according to Section 176 – 12.00 – Site Plan Review Design Regulations, where applicable. Such Site Plan Review Design Regulations have been established to set minimum standards for development projects in Lexington to meet. Below are the goals established by the Planning Board for projects to consider when developing plans.

**Goals** of the Site Plan Review Design Regulations are to:

1. Ensure the site is designed holistically for all users and contributes to the neighborhood and Lexington;
2. Ensure that new development is planned, designed, and constructed in a manner that integrates sustainable design from the very beginning so that efforts to generate energy on-site, promote energy efficiency, and eliminate harmful materials are considered along with the functional design to achieve high levels of health, energy, and resilience performance;
3. Ensure that projects prioritize pedestrians, cyclists, and public transit before the automobile;
4. Establish best practices through the implementation of low-impact development (LID), SITES, and other measures to create a site that contributes to rather than degrades the functioning of surrounding natural systems and the environment;
5. Establish concepts for projects to incorporate as minimum standards that will guide a project through the permitting process while allowing for flexibility in design;
6. Minimize new impervious surface and encourage restoration of previous development to natural conditions in sensitive areas, and direct new development towards disturbed land and brownfields;
7. Prioritize the use of reclaimed and recycled materials, in addition to high efficiency and high-quality materials;
8. Reduce the heat island effect on site by incorporating canopies, shade trees, light-colored materials, and other sustainable methods;
9. Preserve natural features such as mature trees, stonewalls, and natural resources;
10. Provide visual compatibility with buildings in the vicinity, including site arrangement, and streetscape patterns;

11. Facilitate site layout, building design, screening, and outdoor public amenity space to meet the purposes of the Zoning Bylaw;
12. Create vibrant walkable public and private spaces with complete streets that give pedestrians, bicyclist, and transit users equal opportunities to motor vehicles; and
13. Include design standards to be used by the Planning Board in their review and consideration of development proposals to create a visually pleasing design image for the development as a whole.

**Evaluation** of Site Plan Review projects will use the following guidance:

1. Each Site Plan Review project will be evaluated on the following criteria, where applicable.
2. Criteria using ‘shall’ are minimum requirements, which the Planning Board expects Applicants to exceed. When compliance is not proposed, the Applicant shall provide a written statement to request a waiver under §176-3.4 and §176-9.1.6 with an explanation as to why compliance is not proposed
3. Criteria not using ‘shall’ are desirable.

**Checklist** instructions for submittal

This Lexington Site Plan Review Design Regulation Checklist (Checklist) has been developed to guide Applicants when preparing a project, in addition to aiding the Planning Office and the Planning Board evaluate projects for compliance with Lexington expectations for development projects. When submitting a project please complete this Checklist for submittal with an application. Instructions to follow when completing this Checklist, please

- Review this Checklist which includes all sections of the Section 176 – 12.0 of the Planning Board Zoning Regulations;
- Check off whether the information is required/provided or not required/waiver requested
- Provide a state in the box below each subsection providing compliance with, where such information is located, or the reason for the waiver.

**Waivers** request for exceeding expectations or subsection is not applicable to the project

Projects submitted to the Planning Board or the Planning Office for review and permitting are permitted to request waivers per Section 176-9.1.6, Waiver. Applicants shall identify which provisions of Section 176-12 a waiver is being requested for and provide justification for such waiver request to allow the Planning Board or the Planning Office to made an educational decision on such requested relief.

**Meeting** requests for clarification

A meeting with the Planning Office can be made any time by contacting staff at [planning@lexingtonma.gov](mailto:planning@lexingtonma.gov).

**12.3 Construction Standards**

Regulation Section	Provided (Y)	Waiver Requested (W)	Planning Board Zoning Regulations
			Description from Applicant relative to compliance or project (outline or location of information for compliance or reason for requested waiver)
§12.3.1	<u>Land Disturbance.</u>		
			The site and building design shall preserve natural topography outside the development footprint to reduce unnecessary land disturbance and preserve natural drainage.

Regulation Section	Provided (Y)	Waiver Requested (W)	Planning Board Zoning Regulations
			Description from Applicant relative to compliance or project (outline or location of information for compliance or reason for requested waiver)
§12.3.2	<b>Utility Trenching.</b>		
			1. Clearing for utility trenching shall be limited to the minimum area necessary to maneuver a backhoe or other construction equipment.
			2. Tunneling for utility installation shall be used wherever it is necessary and feasible to protect the root systems of mature trees.
			3. Tree roots shall be cut cleanly rather than pulled or ripped out during utility trenching.
§12.3.3	<b>Preservation of Existing Vegetation.</b>		
			1. All vegetation to be retained shall be surrounded by temporary protective fencing or other measures during clearing and construction activities before any clearing or grading occurs and maintained until all construction work is completed and the site is cleaned up.
			2. No construction work shall begin until tree protection fencing is in place.
			3. Priority shall be given to preserving existing stands of mature trees, trees at the site perimeter, vegetation contiguous with adjacent sites (particularly existing sites protected through conservation restrictions or public ownership), and exemplary mature and specimen native trees in good health and true to species habit and form
			4. Vegetation barriers shall be large enough to encompass the essential root zone of all vegetation to be protected.

Regulation Section	Provided (Y)	Waiver Requested (W)	Planning Board Zoning Regulations
			Description from Applicant relative to compliance or project (outline or location of information for compliance or reason for requested waiver)
§12.3.4	<b>Location of Construction Activities.</b>		
			1. Construction staging areas shall not be located near buildings, porous surfaces, mature or specimen trees, and sensitive areas.
			2. To minimize the clearing and grading on a site associated with construction activities, such as parking of construction vehicles, offices, trailers, and stockpiling of equipment and materials, such activities shall be limited to areas already planned for permanent structures. Topsoil may not be stockpiled in areas of protected trees and wetlands or their vegetated buffers.
§12.3.5	<b>Limit of Clearing.</b>		
			1. Development envelopes for structures, driveways, wastewater disposal, lawn areas, and utility work shall be designated in order to limit clearing and grading.
			2. The clearing of vegetation and alteration of topography is strongly discouraged. Where required, the disturbed area shall be revegetated with a stratified planting of native plant material.
§12.3.6	<b>Finished Grade.</b>		
			Finished grades in disturbed areas shall be limited to no greater than a 3:1 slope (rise over run) while preserving, matching, or blending with the natural contours and undulations of the land to the greatest extent possible. The finished grade shall be no higher than the trunk flares of trees to be retained unless tree wells are used.
§12.3.7	<b>Phasing of Development.</b>		
			The extent of a site exposed at any one time through phasing of construction operations shall be minimized.

Regulation Section	Provided (Y)	Waiver Requested (W)	Planning Board Zoning Regulations
			Description from Applicant relative to compliance or project (outline or location of information for compliance or reason for requested waiver)
§12.3.8	<b>Revegetation.</b>		
			1. Proper revegetation techniques shall be employed during construction using native plant species, proper seedbed preparation, fertilizer, and mulching to protect germinating plants.
			2. Proposed temporary (during construction, such as seeding of loam piles) landscaping shall include native and drought-tolerant species and not include invasive or non-native plants.
§12.3.9	<b>Soil.</b>		
			1. All disturbed areas shall be appropriately conditioned to improve soil water retention, where necessary.
			2. Soil stripped from the property shall be stockpiled and reused on-site where possible. Temporary stockpiles shall be seeded or covered and protected with erosion controls around the pile base until such soils are needed.
			3. When new fill is required to be brought onto the site, only clean fill shall be used. Before fill is brought onto site, the Applicant shall provide a written notice to the Planning Office, Department of Public Works (DPW), and the Conservation Commission that includes the name of the company, the specific location where the fill is coming from, the type of fill, and any additional information to certify that all fill is clean.
§12.3.10	<b>Sensitive Areas.</b>		
			When any work is located within a wetland buffer or wetland area, the Conservation Commission will review construction staging and all associated construction work.

Regulation Section	Provided (Y)	Waiver Requested (W)	Planning Board Zoning Regulations
			Description from Applicant relative to compliance or project (outline or location of information for compliance or reason for requested waiver)
§12.3.11	<b>Best Management Practices (BMP).</b>		
			1. Construction sites shall be secured at the end of each day of construction.
			2. Erosion control and construction Best Management Practices (BMP) installations shall be checked before the start of construction and at the end of construction daily. Such controls, when damaged, shall be repaired within 24 hours.
			3. Streets along the property's frontage and within 200 feet in both directions shall be kept clear of plant litter, construction debris, etc.
§12.3.12	<b>Noise.</b>		
			Where a project is located within or adjacent to a residential neighborhood or directly abuts a property with residential use, the Planning Board may impose limited construction hours.

**12.4 Access, Parking, Transportation**

Regulation Section	Provided (Y)	Not Required (NR)	Planning Board Zoning Regulations
			Description from Applicant relative to compliance or project
§12.4.1	<b>Site Access.</b>		
			<ol style="list-style-type: none"> <li>1. Pedestrian, Bicycle, and Vehicular Access. <ol style="list-style-type: none"> <li>a. Access to the site from a public way shall be clearly visible and easily accessible for all modes of transportation, without visual interferences (overgrown landscaping, signage, etc.).</li> <li>b. Adequate sight lines shall be provided and maintained for pedestrians, bicyclists, and motorists at all entrance and exit locations. At a minimum, sight distances shall meet the Massachusetts Department of Transportation standards for safe stopping and intersection sight distances.</li> <li>c. The number of vehicular access points shall be minimized to decrease disruptions in the flow of traffic in streets.</li> </ol> </li> </ol>

			<ul style="list-style-type: none"> <li>d. All projects adjacent to existing sidewalks and walking paths shall provide pedestrian connections on the property for the benefit of the users of the property; when a bikeway adjoins the property, adequate connections for bicyclists shall also be provided.</li> <li>e. Where vehicular access drives cross pedestrian routes or sidewalks, the pedestrian crossings shall be marked and differentiated with variations in paving materials (for example, by using stamped concrete or asphalt).</li> <li>f. Where appropriate, projects should be designed to consider future public access and possible future connections with adjoining properties to develop Lexington’s pedestrian and bicycle network consistent with but not limited to the Town-wide Bicycle and Pedestrian Plan and the 2022 Lexington NEXT Comprehensive Plan.</li> <li>g. Where owners agree, sites should connect to abutting properties to allow vehicular, bicycle, and pedestrian flow outside the public roadway system. <ul style="list-style-type: none"> <li>i. Commercial and mixed-use residential developments and residential developments with over 40 dwelling units shall provide multimodal directional signs or markings to guide pedestrians and bicyclists safely to, from, and through the site.</li> </ul> </li> </ul>
			<p>2. Service, Delivery, and Loading Access.</p> <ul style="list-style-type: none"> <li>a. If separate service, delivery, or loading access is required for site operations, it shall be distinct and distinguished from other forms of site access. Access from side streets is preferred.</li> <li>b. The number of service, delivery, or loading bays shall be designed to meet current demands. Where expansion may be necessary, the site shall be designed with reserved space rather than constructing additional service, delivery, or loading platforms/bays or areas that are not presently needed.</li> <li>c. Loading docks shall be fully screened and not visible from a public way.</li> <li>d. Dumpsters shall be located in low visibility areas such as within or behind buildings. All dumpsters shall have a lid, be located on an impervious surface with proper drainage, and be screened with a gated solid enclosure. Chain-link fencing is prohibited. All dumpster areas shall include separate trash and recycling receptacles.</li> </ul>

<b>§12.4.2</b>	<b>Bicycle and other Device Parking.</b>	
		1. Bicycle parking intended for long-term use by employees and residents shall be protected from the elements and in a secure location.
		2. In addition to bicycle parking, residential developments shall have both short-term parking areas and covered long-term parking areas for devices such as scooters and strollers.
		3. Where there are residential units, there shall be space for 1.5 long-term bicycle spaces per dwelling unit and 0.1 short-term bicycle spaces per dwelling unit, with a minimum of two spaces.
		4. Bicycle racks shall be easily accessible for both long-term and short-term use.
		5. Bicycle parking shall be separated by at least three (3) feet from any motor vehicle parking spaces to minimize possible damage to bicycles and vehicles.
		6. Short-term bicycle racks shall be located near main entrances and be visible (where possible) from a public way, and at least two (2) feet from any wall or other obstruction
		7. Each bicycle parking space shall be at least six (6) feet by two (2) feet.
		8. Where there are multiple rows of bicycle parking there shall be a pedestrian aisle for clearance of a minimum of five (5) feet between bicycle racks.



			9. Parking shall not require lifting bicycles off the floor or carrying bicycles up or down stairs, whether indoor or outdoor. Accessibility standards must be met including maximum slope of ramps and access widths leading to bicycle parking areas.
<b>§12.4.3</b>	<b><u>Interior Drives, Driveways, and Roads.</u></b>		
			1. Interior drives, driveways, and roads shall be easily navigable and remove traffic from streets quickly.
			2. Internal circulation shall be planned to accommodate existing or planned transportation demand management services, such as public transit, ride-sharing, and shuttle services.
			3. The site shall be designed to assure safe interior circulation. Pedestrian ways, bikeways, and vehicular traffic shall be separated physically and visually with paint or the use of different materials.
<b>§12.4.4</b>	<b><u>Public Transportation.</u></b>		
			Projects shall be accessible for shuttles and public transportation to promote alternative transportation options. Projects near a bus stop are encouraged to provide a bench and shelter.
<b>§12.4.5</b>	<b><u>Sidewalks and Pathways.</u></b>		
			Pedestrian ways and shared-use paths that are accessible, inviting, safe, and efficiently connect public sidewalks and other pathways, building entries, parking areas, and outdoor amenity spaces shall be provided. Pedestrian ways shall be at least four feet in width. The Board may impose a width greater than five feet for shared use paths.
			2. Outdoor spaces, sidewalks, and pathways should be shaded with trees, umbrellas, awnings or other similar features. Shading with canopy solar energy systems is encouraged.

			3. Footpaths and trails. The Board encourages the creation of footpaths and trails to offer public access to open land and common open space with the development and to connect to other nearby open space, recreational areas, streets, bicycle paths, or other recreation areas at adjoining land for passive recreation. The applicant may provide a public easement if the trail network can benefit the neighborhood and surrounding area.
<b>§12.4.6</b>	<b><u>Parking.</u></b>		
			<p>1. General Parking.</p> <ul style="list-style-type: none"> <li>a. Car-sharing programs and vehicle charging stations shall be prioritized near locations where accessible parking is provided.</li> <li>b. Except where lack of agreement, physical constraints, site configuration, or safety considerations preclude strict compliance, off-street parking shall be accessible by driveways to the parking lots of similar adjacent uses.</li> <li>c. Shared parking opportunities (surface and structured) with adjacent property owners should be considered.</li> <li>d. The site should be designed to provide no more off-street parking than the minimum number needed to support the reasonably intended uses.</li> </ul>
			<p>2. Surface Parking.</p> <ul style="list-style-type: none"> <li>a. Canopy solar energy systems and water retention devices are encouraged in surface parking areas.</li> <li>b. Surface parking shall be buffered from a street or public way with street trees, natural features such as boulders, or landscaping.</li> <li>c. Surface parking shall be conveniently located near the entries of structures while maintaining the pedestrian safety, attractiveness, and aesthetics of the site.</li> <li>d. The placement of surface parking shall consider existing or potential shared parking opportunities with adjacent properties and parking agreements.</li> <li>e. Open grid pavement or like material shall be used in vehicular areas that will see minimal use or areas that serve as overflow parking.</li> <li>f. Parking shall be subordinate in design and location to the principal building façade. Surface parking should be located to the side or rear of a site or occupiable structure. Parking in front of principal buildings and near streets should be limited to accessible spaces or short-term parking.</li> </ul>

			<p>3. Structured Parking.</p> <p>a. Where the top level of a structured parking garage is unroofed, Canopy Solar Energy Systems and water retention (green, blue, greywater) devices are encouraged.</p> <p>b. Architectural forms, screening, or materials shall blend the parking structure with other on-site buildings.</p> <p>c. If visible from a street, the ground floor of parking structures shall create visual interest using landscaping, architectural screening, and pedestrian entrances.</p> <p>d. Internal support columns shall be located outside the critical area of an off-street parking space.</p> <p>e. Pedestrian access to structured parking shall be made directly through a building, pedestrian bridge, or other pedestrian connection.</p>

**12.5 Building Plan and Design**

Regulation Section	Provided (Y)	Not Required (NR)	Planning Board Zoning Regulations
			Description from Applicant relative to compliance or project
<b>§12.5.1</b>	<b><u>General.</u></b>		
			1. Residential developments under §135-7.5 are encouraged to meet the town’s housing needs by containing a mix of unit sizes and units for families.
			2. Mixed-use buildings shall include separate storage areas for residential and nonresidential uses inside or under cover.
			3. Nonresidential uses shall be ready for occupancy and have complete core and shell ready for tenant fit out prior to occupancy of the residential portion of a mixed-use development. The Board prefers occupancy of commercial and retail space prior to or concurrent with the residential portion.

<b>§12.5.2</b>	<b><u>Building Height.</u></b>	
		1. Any utility penthouses shall be designed to be compatible with the aesthetic and material design of the building, minimize interference with any solar and green roofs, and be centered on the building.
		2. New structures and additions shall minimize the negative impacts of shadows on adjacent properties or public spaces.
		3. Any rooftop mechanical equipment shall be screened from view on all sides.
<b>§12.5.3</b>	<b><u>Building Massing.</u></b>	
		1. Building massing shall be designed to reduce the overall perceived scale and provide simple and evocative forms that reinforce the theme of the area and a sense of a human-scaled environment.
		2. Buildings are encouraged to utilize architectural design, terraces, balconies, varying roof height, fenestration as a function space.
		3. New buildings shall reveal different aspects of themselves from different distances and vantage points through articulation and modulation of vertical and horizontal components.
		4. Structures located closer to established residential areas shall consider tapering down the mass of a structure to provide a more compatible character transition.
	5. Street facing facades at ground level should be located at the minimum setback to reinforce the street line. When buildings are set back, the area between the façade and the street should be designed for pedestrian use such as outdoor seating, dining, public art, or other similar gathering space.	

<b>§12.5.4</b>	<b><u>Façade Treatment.</u></b>	
		1. Envelopes of structures should be physically durable and utilize high-quality, energy-efficient, easily repaired, and sustainable materials. The use of natural materials such as wood, glass, and stone is recommended for the first floors of public-facing façades.
		2. When a structure is intended for general public use, portions facing a street should be designed to promote street activation.
		3. All facades visible from a public pedestrian way, such as the Minuteman Bikeway, shall be given the same architectural detail as the front façade in terms of entries, fenestration, and materials.
		4. New buildings should be positioned to have their principal façade and entrance facing the principal street. Multiple buildings on a lot in a campus-style development may be oriented around an internal street network or around community courtyard area to create private and public space.
		5. Structures awnings and canopies should be designed for solar and other energy systems.
		6. Where publicly-oriented ground floor commercial uses are present, retractable storefront windows and moveable facades that open shall be considered to allow internal uses to visually “spill out” onto the sidewalks, activating them and enhancing the pedestrian experience.
		7. A majority of a commercial ground floor’s front façade a public way should be transparent glass with views into the space to help activate street fronts for mixed-use developments with first floor nonresidential utes.

			8. Projecting bays, recesses, cornices, canopies, set-backs, and window detailing, balconies, and other similar façade elements are encouraged to add depth. Blank facades along a public way are not permitted.
			9. Entries should be clearly articulated with canopies or recesses and situated to activate the street front and pedestrian spaces. Nonresidential entries shall be visible from a public way, or the interior courtyard or primary access point.
			10. New buildings should break up vertical and horizontal building lines to reduce the overall massing appearance. This can be achieved through variations in depth, materials, and architectural elements.
			11. Awnings, canopies, goose-neck lighting, and project blade signs giving priority to pedestrians are encouraged.
			12. Variations in exterior materials are encouraged to articulate the building's uses.

### 12.6 Landscaping

Regulation Section	Provided (Y)	Not Required (NR)	Planning Board Zoning Regulations
			Description from Applicant relative to compliance or project
§12.6.1	<u>Site Design.</u>		
			1. All projects should demonstrate to the greatest extent feasible the utilization of the Low Impact Development (LID) and SITES, best management landscape design, and green site design features to reduce adverse impacts to the environment and public while aiding in the mitigation and management of stormwater, site design that manages and protects natural constraints, thermal pollution, and non-point and point source pollution.

		2. Create sensory landscapes that focus on views, fragrant plants, and the sound of water, colorful and texturally rich vegetation, and art.
		3. Design a variety of smaller, restorative spaces located throughout a site rather than one large space.
		4. At the time of planting, proposed deciduous trees shall be a minimum of three-inch caliper, measured four feet from ground level, and non-deciduous trees should be six to eight feet in height when planted.
		5. Gardens of all types, such as community gardens, contemplative gardens, roof gardens, courtyard gardens, vertical gardens, edible gardens, rain gardens, etc., are encouraged to promote community engagement, health and well-being, physical activity, and mental restoration.
		6. Projects shall provide ample space for canopy trees to grow to mature size and specify sufficient space for water penetration and root growth.
		4. Projects that involve disturbance of more than one-half acre of land area should be designed to be certifiable at the Gold level under SITES v2, as amended.
<b>§12.6.2</b>	<b><u>Connectivity.</u></b>	
		1. Retain or establish habitat corridor connectivity through the site, along natural circulation routes, and to adjacent sites where possible.

			2. Support social connections by creating gathering and seating spaces for eating, working, and recreation opportunities.
<b>§12.6.3</b>	<b><u>Preservation and Conservation</u></b>		
			1. Projects should locate buildings, impervious surfaces, and general development To retain specimen trees and mature trees with a DBH of 12 inches or greater measured 4 ½ feet from the base.
			2. Design projects that encourage preserving native, historical, aesthetic, or culturally significant vegetation.
			3. Invasive species shall be removed except when their removal will cause environmental damage than the harm posed by the species.
			4. Sites should be designed to maintain contiguous forested areas.
			5. Projects should provide a buffer (vegetated with native plants) between un-vegetated areas or lawns and wetlands.
<b>§12.6.4</b>	<b><u>Plant Selection</u></b>		
			1. Plants listed as ‘invasive’ by the Massachusetts Invasive Plant Advisory Group and plants on the Massachusetts Prohibited Plan list are strictly prohibited.
			2. Plant and tree selection should consider possible pollutants, water management, habitat for pollinator species and other wildlife, and aesthetics while improving biodiversity and water conservation, limiting pesticide and fertilizer use, and reducing energy use. See the Lexington Preferred Planting List, or genotypes found in EPA Eco Region III for planting trees and shrubs.



			3. In order to minimize watering needs, turf grass seed mix must use region-appropriate drought-tolerant species (primarily fescues, some clover). Avoid a monoculture grass with only one species of grass used. The use of lawn alternatives (“No Mow”) should be considered for areas to be left un-mowed.
			4. Shrubs and herbaceous vegetation planted in non-turf areas must include native species on the Lexington Preferred Planting List, or genotypes found in EPA Eco Region III sufficient to achieve seventy (70) percent aerial coverage in ten years. The sum of the DBHs of native trees on the Lexington Preferred Planting List, or genotypes found in EPA Eco Region III for newly planted trees must also comprise at least seventy (70) percent of the total DBHs of all newly planted trees.
<b>§12.6.5</b>	<b><u>Parking Perimeter Buffers, Transition Areas, and Screening.</u></b>		
			1. Plantings shall not be planted or maintained to create a visual hazard for either pedestrians or drivers.
			2. If there is no street trees and room exists, trees shall be planted along the frontage and spaced so that the trees can grow. Tree spacing should be approximately 30 feet.
			3. In transition areas, the Board may require vegetation and fences or walls to provide an effective year-round visual screen six to eight feet in height.
<b>§12.6.6</b>	<b><u>Parking Area Interior Landscaping.</u></b>		
			1. Incorporate trees that are native species or cultivars of native species, drought, shade, and salt-tolerant plants of varying heights and species at parking islands and edges to diminish the heat island effect.

			2. Provide curb extensions where pedestrians are required to cross driveways and parking aisles.
§12.6.7	<b><u>Natural Features and Preserved Space.</u></b>		
			1. Maximize the use of excavated boulders in site landscaping.
			2. Preserve natural meadows and native trees and shrubs or cultivars of native species that are in good health.
			3. Rehabilitate lost or degraded stream channels, wetlands, and associated native plant communities. Protect riparian and shoreline buffers where required by law or, where otherwise feasible, exceed requirements.
			4. Strive to create an ecological “sense of place” based on the plants and rocks conspicuously identifiable as endemic to the local region.
§12.6.8	<b><u>Irrigation and Soils.</u></b>		
			1. Conserve water resources and minimize energy use by reducing or eliminating the use of potable water for landscape irrigation after the establishment period. Rainwater irrigation systems are encouraged, such as the use of cisterns. In order to reduce evaporation, the use of non-sprinkler irrigation is preferred. Hand watering during the establishment of new plantings is preferred.
			2. Maintain healthy soil ecosystems by preventing soil compaction, chemical contamination, avoiding excessively steep slopes, and preventing the loss of organic matter and biological activity in the soil.
			3. Plant during the optimal planting season to minimize the use of excess water for irrigating plants.

		4. Promote site design that reduces or eliminates the need for water, pesticide, and herbicide use.
		5. Support healthy plants, biological communities, and water storage and infiltration by restoring damaged soils, protecting healthy soils, and limiting soil disturbance during construction.
<b>§12.6.9</b>	<b><u>Outdoor Gathering and Amenity Space.</u></b>	
		1. Multi-family developments shall provide private outdoor social, recreational, or leisure space for residents in a development. Such space may be a balcony, deck, or porch for individual dwelling units.
		2. Residential amenity spaces are shared between residents of a building or residential development. Residential amenity space may include the following: a courtyard, rooftop, pool area, play area, playground, terrace or similar gathering space. The residential amenity space and required play area (where applicable) shall be at least 24 square feet per dwelling unit for projects with greater than 20 dwelling units. The residential amenity space shall be contiguous.
		3. In addition to the residential amenity space, mixed-use developments shall include a shared amenity space available to nonresidential users. Shared amenity space may include features such as pedestrian walks, benches, landscaped areas, plazas, additional sidewalk circulation, or seating areas. In the case of a mixed-use development the total amenity space shall be at least 5% of the developable site area.

			4. Streetscapes in front of buildings should enhance the public realm by contributing to the area’s walkability and providing opportunities for pedestrian engagement with streetscape furniture and plantings.

**12.7 Signage and Wayfinding**

Regulation Section	Provided (Y)	Not Required (NR)	Planning Board Zoning Regulations
			Description from Applicant relative to compliance or project
§12.7.1			In natural areas or areas of recreation, create interpretive signage and selective use of individual plant labels to identify the genus and species of plants.
§12.7.2			Maximize the use and placement of wayfinding signage and interpretive signage to inform and direct visitors around the site.
§12.7.3			Provide wayfinding signage that directs users and visitors to pedestrian and transportation nodes, landscapes, buildings, historical and cultural locations, and other destinations.
§12.7.4			Signage shall be provided to guide bicyclists through the site.

**12.8 Outdoor Lighting**

Regulation Section	Provided (Y)	Not Required (NR)	Planning Board Zoning Regulations
			Description from Applicant relative to compliance or project
§12.8.1			Downward-directed, dark-sky compliant, energy-efficient lighting is required to provide a minimum lighting level for evening activities, particularly near-site and building entries, pedestrian ways, and within parking lots.

§12.8.2			Outdoor lighting should be no brighter than necessary. Lighting shall use 3,000K or warmer fixtures and ≤ 2700 Kelvin is preferred as it is more wildlife friendly.
§12.8.3			Lighting fixtures shall contribute to the overall character of the building and be consistent with the overall design of the site development.
§12.8.4			Minimize unnecessary nighttime lighting by using motion-activated controls or timers that dim or turn off exterior lights beyond regular hours of operation. Other than what is necessary for security purposes, exterior lighting shall be shut off one (1) hour after the last employee leaves.
§12.8.5			Use top-mounted sign lighting with shields so that the light falls entirely on the sign and is positioned so that the light source (bulb) is not visible from any point of the property or the roadway.
§12.8.6			Use 'full cut-off' or 'fully shielded' designated luminaires with an Internal Dark Sky Seal or equivalent.
§12.8.7			Exterior lighting for surface parking lots shall not exceed an average of 4 foot candles.

**12.9 Utilities**

Regulation Section	Provided (Y)	Not Required (NR)	Planning Board Zoning Regulations
			Description from Applicant relative to compliance or project
§12.9.1	<u>Wastewater.</u>		
			There shall be adequate capacity to meet the flow demands of the proposed use under the standards of the Department of Public Works, the Board of Health, and the Massachusetts Department of Environmental Protection.

§12.9.2	<b><u>Water.</u></b>	
		The Department of Public Works shall confirm that there is adequate water capacity to meet the flow demands of the proposed use.
§12.9.3	<b><u>Other Utilities.</u></b>	
		All electrical, cable, and telecommunications services shall be installed underground.
§12.9.4		
		Utility meters and other infrastructure elements shall be located in low visibility areas, screened from view, and designed to blend in with the design. The Board may require plantings, fencing, or other similar visual mitigation to assure an attractive visual environment.
§12.9.5	<b><u>Drainage and Stormwater Management</u></b>	
		1. Projects shall meet the erosion control performance standards of §181-75C.
		2. Projects disturbing more than 10,000 square feet of land area shall meet the performance standards of §181-73 for Above-Threshold Projects.
		3. All basement floors and slabs shall be at least two (2) feet above the estimated seasonal high groundwater table.
		4. Country drainage is preferred along roadways, sidewalks, pathways, and other compacted surfaces where soils permit.

			5. Pocket parks, plazas, terraces, and other civic gathering spaces shall incorporate low impact development techniques consistent with Appendix VI-B of Chapter 181 that address stormwater on-site quantity and quality.
			6. Reduce impervious surfaces and consider opportunities for permeable pavement where applicable. Drain impervious surfaces into on-site landscape areas (examples include rain gardens and vegetated retention ponds). Reduce stormwater collection and removal from site. Avoid creating chutes off impervious surfaces that will cause erosion in the landscape areas.
			7. Strive to replicate natural hydrologic conditions and manage precipitation on-site by exceeding the LID and conservation design requirements.
			8. Use stormwater harvesting systems, such as cisterns and ponds, for plant irrigation.