

Community	Special Permit or Site Plan	Minimum Tract and Housing Types	Density and Dimensional Requirement	Yield Plan	Bonuses	Review Process	Open Space	Comments
Beverly	Site Plan Review by PB with Subdivision Approval concurrent with Site Plan approval;	Any development that includes: 2-acre or >, minimum for 4 lots or > subdivision, or 4 or > dwelling units; (check housing types)	Reduced lot or street frontage only on OSRD street; no setback reductions to project exterior boundaries; 6000 SF minimum lot with 20-foot front, 10-foot side, 25 foot rear setbacks; 35 foot max. height	Yield (Basic Maximum Number) = number of lots or units under conventional subdivision or development without waiver or variance	None offered	Preferred Plan is developed in conjunction with PB, CC, BOH and public during Initial Review, followed by Site Plan Review	50% of Buildable Area: no wetlands resource area or slopes >20%; may be waived by PB	Site Plan process does not offer same flexibility of Special Permit and no standing under MGL 40 A but does offer some assurance to applicant; adopted in 2005.
Essex	Special Permit by PB for subdivisions or ANRs only with concurrent Subdivision approval process; Applicant must submit Conventional Plan at same time as OSRD	5-acres parcel or contiguous parcels; Single-family and two-family dwellings allowed	Reduced lots or frontage only on OSRD streets; maintain at least 50% setbacks, but can be waived; Minimum lot size of 10,000 SF but can be waived; 25% maximum impermeable per lot but can be waived	Yield= Same as conventional subdivision plan	One dwelling unit of AH = 1 extra market dwelling unit up to 20 % beyond Basic Maximum Number; Each 10% Open Space beyond 50% = 10% of Basic Maximum Number dwelling units bonus	Pre-application conference required with OSRD Sketch Plan and Conventional Sketch Plan PB indicates preference but applicant chooses OSRD or Conventional Plan prior to close of Public Hearing	Must be at least 50% of tract; at least 50% of the uplands shall be included in open space set aside and shall not include wetlands or Riverfront areas; must be contiguous open space	Postponed for adoption at 2006 town meeting.
Ipswich	Special Permit by Planning Board;	Any development which creates more than 6 single-family attached or detached dwelling units on a minimum of 4 acres; subdivisions of 5 lots or < with at least 5 acres may use OSRD as well; community, religious, club uses allowed; may use Conventional plan as well.	No lot or setback requirements except: no building within 40 feet of a public way or boundary; developed area shall not exceed 25%; minimum lot width of 75 feet, frontage of 50 feet, 20 foot front setback, 10 foot side setbacks and 25 foot rear setbacks; no minimum lot size required	Yield (Base Density) = Conventional subdivision without alteration of land and with no floodplains or slopes >25 %	If used in conjunction with Inclusionary Zoning Bylaw: 1-acre minimum lot size instead of two acres if 10% affordable housing provided. Less than 10 units: 1 unit affordable housing or \$10,000/unit to housing trust fund	PB informs applicant if it prefers OSRD or conventional plan; applicant chooses OSRD or Conventional before close of SP public hearing.	No more than 50% of open space may be wetlands, have slopes greater than 25% and must be open to the public unless compelling reason can be shown not to.	Ipswich has not had a conventional subdivision since this was adopted in 2001. It is used successfully in conjunction with the Inclusionary Zoning Bylaw as builders use the density bonus offered. Changed zoning in 2001 in RRA, RRB and RRC districts from 1 to 2 acres. Special Permit process avoids need for variances at ZBA. Bylaw allows for maximum PB and designer flexibility.

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Newbury	Special Permit by the PB	Applicant must file an OSRD plan for any development that will create more than four lots or dwelling units. May file Conventional plan as well. Subdivision review follows SP process. Single family attached and single family detached allowed.	Encourages modification and all may be waived but following are guidelines: reduced lots have frontage only on OSRD street; maintain at least 50% setbacks; maintain at least 50 foot lot frontage; minimum 20 foot setback from roadways and 10 feet from rear or side lot line.	Yield = same number of lots that would be allowed under a conventional subdivision.	None listed but comments indicate that bonuses have been given for historic preservation .	Pre-application conference with PB, CC, BOH and Historic Commission strongly suggested, with Site Context Map and Existing Conditions. For OSRD: Sketch Plan, Yield Plan, Narratives, Relation of Sketch Plan to Conventional Subdivision.	Must be at least 50% of the upland area of the tract ; must be contiguous; small area may be paved for pedestrian use or bike paths; wastewater and stormwater management systems may be located there.	Adopted in 2001. Has worked well in general and is now being clarified by Newbury PB. Five developments built using it; one over 60-units used, which won state award for Smart Growth. Average development size is about 12 lots. Special Permit is the way to go for small towns without a planner. Keeps developers out of buffer zones and avoids need for NOI to CC; maintaining neutral density was important in getting adopted;