

ZONING

TOWN OF FALMOUTH CONSERVATION ZONING CHECKLIST

PROJECT NAME _____ DATE _____

(✓)

____ 1. Maximum Density Allowed [Section 3.13.5.B & Section 5.31.1] * :

- (a) Total land area of parcel _____ acres
- (b) 10% deduction for roads & parking _____ acres
- (c) Land cut off from main parcel & unavailable for building _____ acres
- (d) Land in flood way or coastal high hazard per FEMA maps _____ acres
- (e) Land unsuitable for development per topography or soil conditions:
 - 1. Slopes > 25% or unstable soils _____ acres
 - 2. Wetlands _____ acres
 - 3. Coastal wetlands _____ acres
- (f) Land in rights of ways or easements _____ acres
- (g) Land in Resource Protection Districts (of Shoreland Zone) _____ acres
- (h) Total non-buildable land (sum of b through g) _____ acres
- (i) Net Residential Area of parcel (h subtracted from a) _____ acres
- (j) Maximum Density (i divided by district minimum lot size) _____ lots or living units

____ 2. Minimum Open Space Required [Section 3.13.5.C.1]:

- (a) Total non-buildable land (from 1.h. above) _____ acres
- (b) 50% of buildable land (from 1.i. above) _____ acres
- (c) Total open space (sum of 2.a. and 2.b.) _____ acres

____ 3. Priorities for land to be placed in open space [Section 3.13.5.C.2]:

(Continue through list until total acreage in 2.c is reached)

- (a) Priority #1:
 - 1. Streams w/ required buffers _____ acres
 - 2. Wetlands w/ required buffers _____ acres
 - 3. Vernal pools w/ required buffers _____ acres
 - 4. Areas of sustained slopes > 25% _____ acres
 - 5. Floodplains _____ acres
- (b) Priority #2:
 - 1. Habitat of rare species _____ acres
 - 2. Upland habitat of vernal pools _____ acres
 - 3. Archaeological or historic sites _____ acres

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- 4. Cemeteries _____ acres
- (c) Priority #3:
 - 1. River or stream corridors (2X width of required buffers) _____ acres
 - 2. Wildlife corridors (300 ft.) _____ acres
 - 3. Trail corridors (50 ft.) _____ acres
 - 4. Unfragmented wildlife habitat (150 acres min) _____ acres
- (d) Priority #4:
 - Areas adjacent to other open space _____ acres
- (e) Priority #5:
 - Roadsides with rural character _____ acres
- (f) Priority #6:
 - View sheds & agricultural fields (include forest edge) _____ acres
- (g) Priority #7:
 - Groups of small forested wetlands _____ acres
- (h) Priority #8:
 - 1. Non-scenic fields _____ acres
 - 2. Aquifer recharge areas _____ acres
 - 3. Deer yard habitat _____ acres
 - 4. Other identified habitats _____ acres
- ___ 4. Proposed uses of common open space [Section 3.13.5 C. 3]:
 - (a) Conservation & natural resource protection
 - (b) Outdoor recreation:
 - 1. Improved areas % of open space _____ acres
 - 2. Buildings number _____ sq. ft.
 - (c) Indoor recreation:
 - Buildings number _____ sq. ft.
 - (d) Forest management, agriculture, and animal husbandry:
 - Uses _____ acres
 - (e) Support facilities for subdivision:
 - 1. Individual wells number _____
 - 2. Community wells number _____
 - 3. Individual septic systems number _____
 - 4. Common septic systems (<2000 gpd) number _____
 - (f) Other uses compatible with overall scale & character of project:
 - Uses _____

* Falmouth Zoning & Site Plan Review Ordinance reference

___5. Standards for individual lots [Section 3.13.5 D.].

(a) Minimum lot size:

- 1. Public Sewer _____ () 10,000 sq. ft.
- 2. Private septic systems _____ () 20,000 sq. ft.

(b) Minimum lot width:

- 1. General design _____ () 125 ft.
- 2. With master plan design _____ () 62.5 ft.

(c) Minimum front setback: 15-25 ft.

(d) Minimum side & rear building separation/setback:

- 1. To buildings & property lines within project (Per building codes & Planning Board review)
- 2. To buildings & property lines outside project (Same as underlying zoning district)

___6. Streetscape buffers adjacent to existing streets [Section 3.13.5 F.]:

(a) Buffer width:

- 1. Existing home _____ () 25 ft.
- 2. Proposed homes _____ () 100 ft.

(b) Buffer treatment:

- 1. Existing mature vegetation _____ ()
- 2. Landscaping proposed _____ ()
- 3. Protection mechanism proposed _____ ()

___7. Perimeter buffers to adjacent properties [Section 3.13.5 G.]

(a) Buffer width: 50 ft.

(b) Buffer treatment:

- 1. Existing mature vegetation _____ ()
- 2. Landscaping proposed _____ ()
- 3. Protection mechanism proposed _____ ()

___8. Conceptual long range development plan [Section 3.13.5 H.]

(a) Portion of parcel to be developed _____ acres

(b) Portion of parcel to be retained _____ acres

(c) Potential for future conservation and development:

- 1. Potential Primary conservation areas _____ ()
- 2. Potential Secondary conservation areas _____ ()
- 3. Potential development areas _____ ()
- 4. Potential access routes _____ ()