

Zoning Regulations Bolton

SECTION 7 - OPEN SPACE CONSERVATION DEVELOPMENT (OSCD)

7A. Purpose:

1. The preservation or provision of open space with special character that will benefit the present and future generations of Bolton residents including active or passive recreation areas, important wetlands systems, steep slopes, farmland, and/or areas containing significant natural features such as unusual terrain, vegetation, wildlife and scenic vistas.
2. To promote development of land in a way which is sensitive to the environment.
3. To promote a development that is compatible with surrounding residential areas.
4. To preserve or provide a recreation use, active or passive, which is compatible with open space preservation and which will directly or indirectly promote the general welfare of the residents of the Town of Bolton.
5. To give to the Commission the ability to determine whether a parcel of land is better suited for development under traditional subdivision and zoning requirements, under the Open Space Conservation Development (OSCD) requirements or under the fee in lieu of open space requirements.

(See Section 2 – Definitions for the definitions of terms, words, etc. that are applicable to this section, such as open space and wetlands.)

7B. Location of Development

To the extent feasible, any earth moving, excavation, filling and subsequent construction associated with an Open Space Conservation Development shall take place:

1. on the most suitable soils for sub-surface septic disposal;
2. away from legally designated inland wetlands soils, watercourses, and 100-year floodplain areas;
3. on the least fertile soils for agricultural uses;
4. on land of less than 25% slope;
5. in locations least likely to block or interrupt scenic vistas, as seen from the public road or roads abutting the parcel in question;
6. in locations having the greatest advantage in terms of solar access for proposed residences.

Where conflicts exist among the above preferred locations, the Planning and Zoning Commission will make the ultimate determination.