

Proposed Amendment

12.9.1 PRCD DENSITY INCENTIVE (New)

The intent of this incentive is to promote the conservation of significant and contiguous tracts of open space, the preservation of environmentally sensitive areas and the use of renewable energy resources in the Town of Old Lyme.

(a) As an incentive to meet the goal of this Section, applicants who can demonstrate that the PRCD meets the following:

1. suitable access and proximity to a Public roadway classified as an Arterial or Collector as defined in the Old Lyme Subdivision Regulations. Any new roads created shall be privately maintained.
2. suitable access so that it will connect to an adequate potable public water supply
3. suitable soil conditions for Connecticut Department of Public Health Code and/or Connecticut DEP compliant subsurface sewage disposal system(s)
4. planned conservation of desirable , contiguous land in the Town of Old Lyme
5. implementation of alternative, renewable energy source(s) for all proposed dwellings
6. compliance with the common Interest Ownership Act (Conn. Gen. Stat 47-200 et seq.)(8/1/97)
7. the spirit and intent of the Old Lyme Plan of Conservation and Development
8. that the planned development is more than 1500 feet from Long Island Sound.
9. that the property is not within the gateway conservation area

may obtain a credit of one additional dwelling unit per acre of contiguous open space, of which a minimum of 50% must meet the requirements of "Net Buildable Area" (Section 12.8.2), that the applicant dedicates for conservation purposes. The dedication of Open Space would be in addition to the requirements of Section 12.14 "Open Space". The additional number of units derived from this section shall be in addition to the number of dwelling units derived from section 12.9. In no instance shall the incentive add more than 20 additional units.

(b) All PRCD Density Incentive proposals shall be reviewed by the Old Lyme Open Space Committee and the Old Lyme Conservation Commission. In evaluating the suitability of the proposed Open Space, The Planning Commission shall give due consideration to the recommendations of the Old Lyme Open Space Committee and the Old Lyme Conservation Commission.

(c) To maximize the amount of contiguous open space that may be preserved, applicants who are eligible for this incentive may obtain the following relief:

- **SECTION 12.8.2 Area Requirements Subsection ii:** That all planned and existing paved and graveled areas be eliminated as a required exclusion in determining the "Net Buildable Area".
- **SECTION 12.11.1 Table No. 2:**
 - a) Reduction of "Minimum Setback from Interior Property Line" from 100 feet to 35 feet. An adequate landscape buffer including a blend of deciduous and coniferous plantings

Exhibit "M"

Reviewed at P.#. 5-11-09

shall be provided for all areas where a proposed dwelling is less than 100 feet to any property line.

- b) Reduction of "Minimum Distance Between Buildings from 40 feet to 25 feet.
- c) Reduction of "Minimum Building Area of Cluster" from 5 acres to 2.5 acres.

- **SECTION 12.11.3 Other Design Requirements:**

12.11.3a – Reduction of the distance from a proposed structure to a single-family dwelling outside of the PRCD tract from 200 feet to 100 feet.

12.11.3b – Reduction of the minimum distance between detached Dwelling Buildings from 40 feet to 25 feet.

12.11.3c – Reduce the distance between clusters from 200 feet to 100 feet.

12.11.3d – Reduction of the required width strip of land around cluster of Dwelling Buildings from 100 feet to be consistent with 12.11.3c.