APPENDIX A

DEVELOPMENT GUIDELINES BY LANDSCAPE TYPE

The following provides criteria for categorizing land into four landscape types, based on land form, vegetation, and existing development. For each landscape type, guidelines are provided for development consistent with town goals and character. The layout and construction of ways within subdivisions shall be so designed as to comply with these guidelines and so as to facilitate vegetative cover and building development consistent with them. Included in these guidelines are considerations beyond subdivision control, such as suggested building materials. These are included here as a reference, for possible implementation at the developer's option.

Developers who believe that alternative guidelines would better meet the general goals being sought are encouraged to state those alternative guidelines as a part of their plan submittal.

OPEN PLAIN

Identification: flat land generally cleared of trees, now cropland or fields.

Objectives: maintain the open sweep of the land, avoid shapeless suburbia.

Building Siting: cluster tightly, avoid scattered structures, repetitive yard dimensions.

Road Location: lanes in clusters possibly rectilinear, others curing in response to minor land features.

Vegetative Cover: protect any existing tree belts, plant street trees within clusters. Mow, plow, graze.

Building Design: strong colors and textures, wood preferred. Variation in basic building designs encouraged.

Other Considerations: agriculture encouraged.

WOODED PLAIN

Identification: flat land generally wooded.

Objectives: avoid "suburban" development character, protect forest ecology.

Building Siting: cluster preferred; scattered buildings sway from or on edges of clearings, screened from roads.

Road Location: frequent curves, staggered intersections.

Vegetative Cover: clear underwood, only selectively clear trees.

Building Design: less critical than in other areas.

Other Considerations: better suited to development than most landscape types.

MOUNTAIN

Identification: predominantly steep and wooded.

Objectives: to protect the fragile mountain ecology, protect the visual quality of the town's "backdrop".

Building Siting: cluster on less steep portions and in land fold, away from crests.

Road Location: follow contours, minimizing cuts and fills.

Vegetative Cover: preserve existing cover to degree possible.

Building Design: low structures, slope-following. No large, light surfaces, bright paint, or exposed metal. Muted color, soft form. Wood, earth, weathered silvers, grays, browns.

Other Considerations: extraordinary care necessary to avoid erosion. Development generally undesirable.

VILLAGE

Identification: land in the vicinity of concentrated development, whose character is established by and impinges upon that existing development.

Objectives: to continue and provide transition from the pattern and character of existing development.

Building Siting: compact clustering. Avoid scattered structures.

Road Location: short rectilinear segments in clusters, others curving in response to land features.

Vegetative Cover: retain or plant street trees, preserve other trees where feasible.

Building Design: anything consistent with scale, texture, and colors nearby structures. Wood preferred. Variety in basic building designs encouraged.

Other Considerations: better suited to development than most landscape types.

WETLANDS

Identification: flat land showing wetland vegetation, ranging from grasses through swamp forests; also areas near streams or ponds or beaches.

Objectives: minimum impact on fragile ecology, protection of water quality and quantity, wild life, protection from onsite or offsite flooding.

Building Siting: cluster on higher areas and away from banks and beaches.

Road Location: avoid wetlands, build so as not to affect movement of surface or ground water.

Vegetative Cover: preserve natural wetland and bank vegetation, plant preserve barrier to screen building from surface waterbodies.

Building Design: minimize ground coverage, and height in unforested wetlands.

Other Considerations: development undersirable.