

**CHANGES FROM MARCH 19, 2018
CONTRACT ZONING AGREEMENT DRAFT**

1. Sec. 2 is revised to clarify that the Planning Board shall approve lot boundaries as part of its subdivision or site plan review and that such changes will not require an amendment to the Agreement.
2. Sec. 2. The list of items requiring an amendment to the Agreement requiring MRA hearing and Town Council approval is revised to reflect exemptions to the minimum and maximum number of units set forth in other parts of the Agreement.
3. Sec. 3.a.i makes plural the term “accessory use.”
4. Sec. 3.a.ii changes the word “will” to “shall” concerning the minimum and maximum number of two family dwellings.
5. Sec. 3.a.iii changes the term “Entry Level Housing” to “Entry Level Single Family Detached Dwelling” and reorders the wording concerning the minimum and maximum number of such dwellings allowed in each phase of Development Area 1. The language for the required deed restriction is revised to allow the owner of such a unit to recover sales costs during the period of the deed restriction, which is now 5 years rather than 3.
6. Sec. 3.d reduces the maximum allowed number of dwelling units for the entire project from 151 to 139.
7. Sec. 3.d.i. reduces the maximum number of dwelling units in Development Area 1 from 125 to 123.
8. Sec. 3.d.ii reduces the maximum number of dwelling units in Development Area 2 from 8 to 6.
9. Sec. 3.d.iii reduces the maximum number of dwelling units in Development Area 3 from 18 to 10.
10. Sec. 4.c clarifies that the easement to be granted to the Town includes both public access to “and over” the open space.
11. Sec. 4.f adds requirements for one tree for every lot and a requirement for street trees based on frontage in specified locations.
12. Sec. 4.m.iii specifies that the fee for wastewater connections established in that subsection shall apply rather than any applicable requirements of Section 18-233 of the Utilities Ordinance.
13. Sec. 4.n clarifies that the Town will accept wastewater from the development at the connection of the existing public sewer with any private sewer within the Project.

14. Section 4.o revises the caption of subsection. Sec. 4.o.i clarifies that Exhibit 7 illustrates the general architectural style to be followed in the development, while allowing other designs that comply with subsection iv of that section.

15. Sec. 4.o.ii establishes objectives for the Planning Board in reviewing the landscaping and site design. The prior language prohibiting more than 2 single-family houses in a row with the same house design has been deleted.

15. Sec. 4.o.iv establishes design guidelines for single and two-family dwellings. It also establishes that the Land Use Planner shall approve building elevations prior to the review of the building permit.

16. Sec. 4.r clarifies that the left-hand turn from Route 100 to the project has not yet been approved even though it is shown on the Town's plans for the Route 100 improvements and that if such a lane is built the Developer shall be responsible for its costs.

17. Sec. 5.a clarifies that sewers will be constructed in accordance with the applicable provisions of the Utilities Ordinance.

18. Sec. 6 has been revised to:

- a. Eliminate the 55-plus exemption from the rate of residential growth permit requirements.
- b. Limit to 35 the maximum annual number of building permits to be issued for the project.
- c. Limit to 10 the maximum annual number of exemptions from the rate of residential growth permit requirements.

19. Sec. 7 has been revised to require that the Developer apply for subdivision approval for all of the proposed lots in the Project at the same time. It also prohibits any changes to phasing that would impact street connectivity within the Project.