

TOWN OF BRENTWOOD CLUSTER SUBDIVISIONS



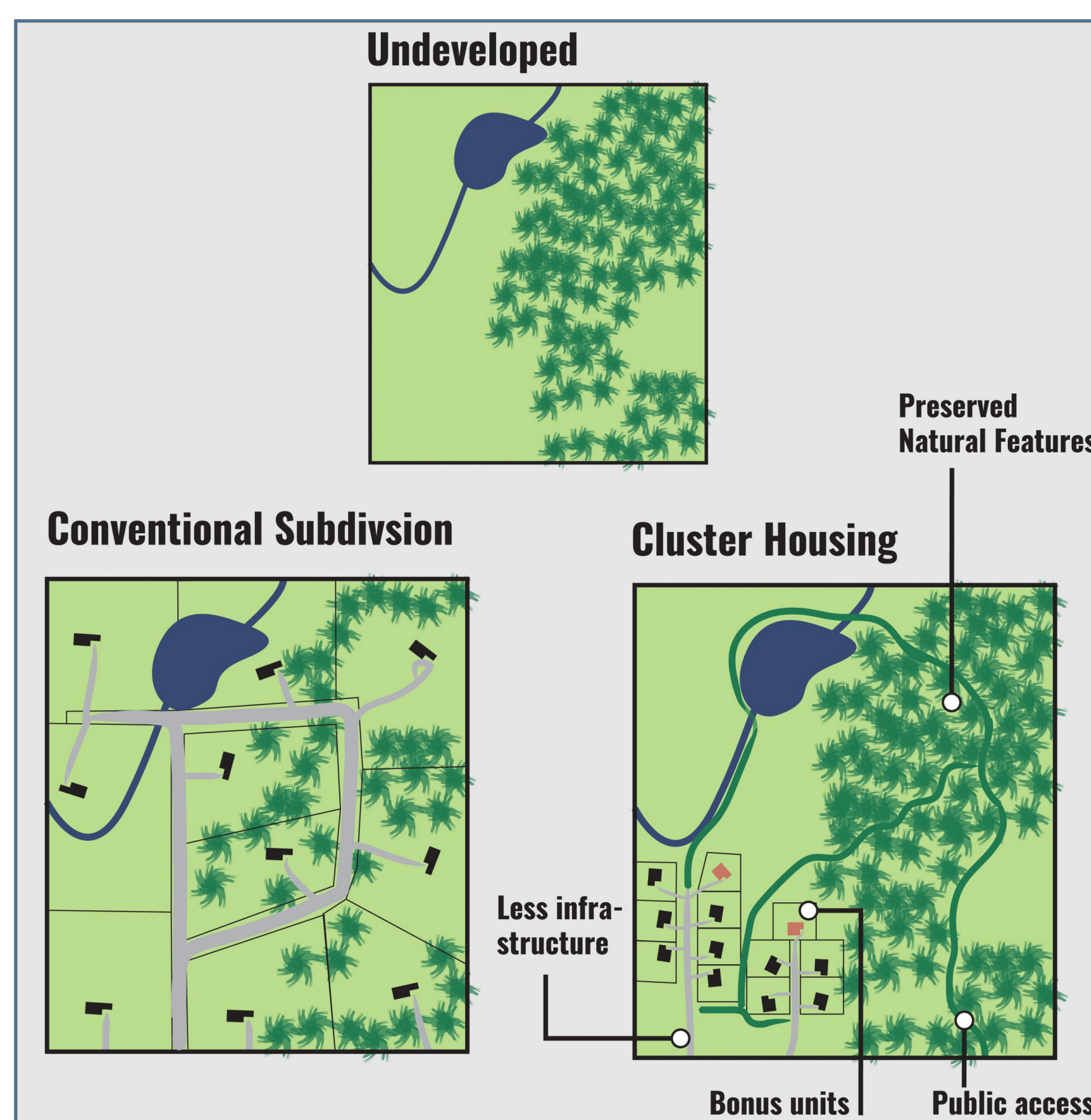
What are Cluster Subdivisions?

Cluster subdivisions **balance the need for additional residential development** and the desire to **protect sensitive natural resources** and **retain community character**. This is accomplished by grouping the homes on smaller portions of the property and retaining the remainder of the land as conservation land. This requires less infrastructure investment, and will reduce the visual impact of the new development.

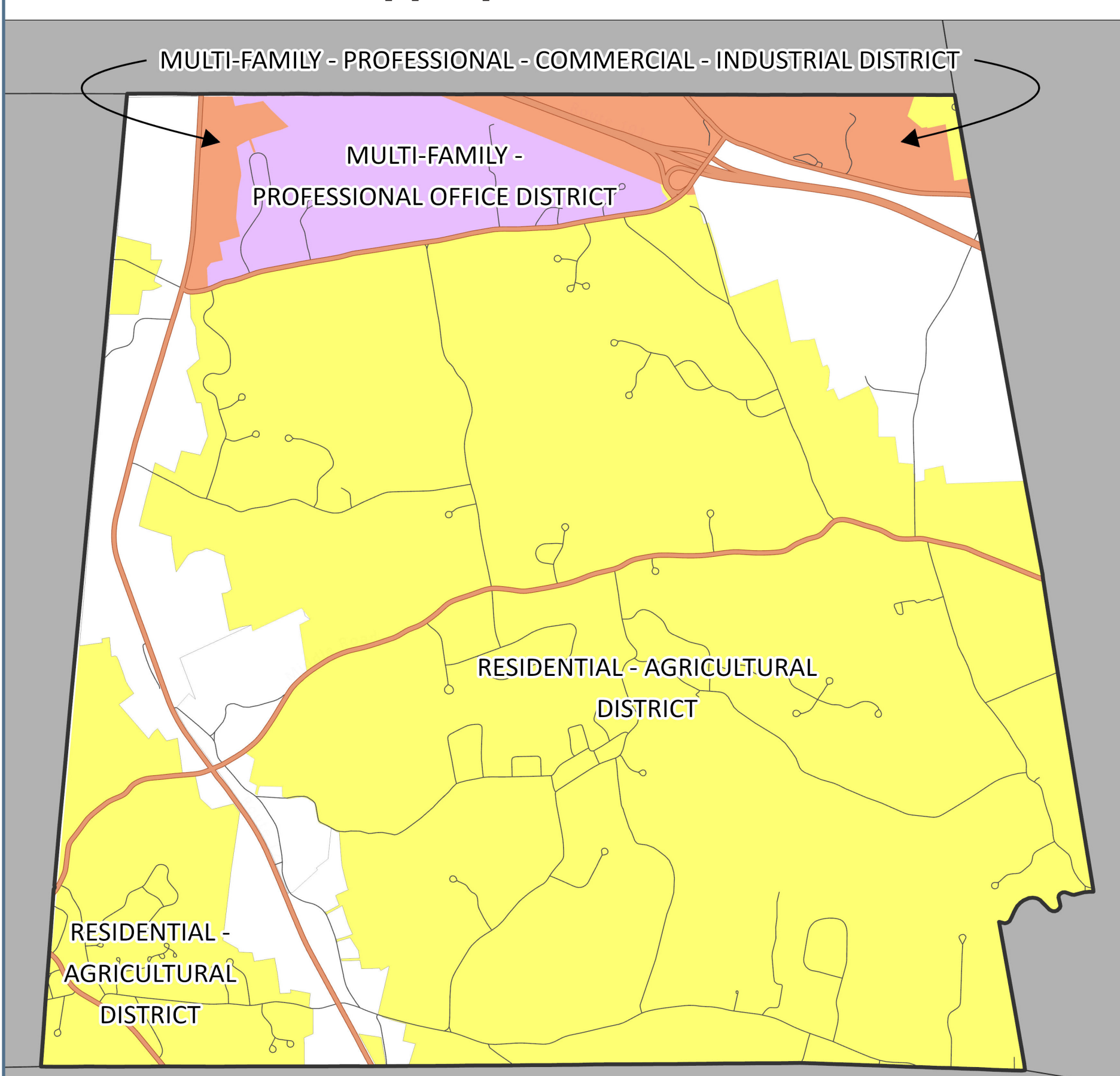
Brentwood has an existing Cluster Residential District in its zoning that could benefit from some updating. This could be a key strategy for guiding new development in the Residential Agricultural District and the Multi-family Districts.

How can Cluster Subdivisions Help?

- Provide flexibility to the Planning Board and developers for handling unique site characteristics, such as steep slopes, wetlands, and wildlife corridors.
- Facilitate the preservation of large tracts of open space, protecting farmland, natural features, and key resources like aquifers.
- Create smaller subdivision lots which can be also be more affordable.
- Reduce the footprint of new development and minimize the total area of impervious surfaces and site grading, and improve stormwater management.
- Reduce the cost of construction and maintenance of infrastructure while allowing those savings to be passed on to residents of the development.
- Protect important views and vistas for the community.
- Provide outdoor recreation opportunities, especially for seniors and young families living within or adjacent to these developments.



Areas that seem appropriate for Cluster Subdivisions:



Potential Regulatory Changes in Brentwood Include:

- Consider changing the name and description of this regulation to Conservation Subdivisions to better capture the objective.
- Consider incentivizing the use of this regulation with unit bonus opportunities for exceeding the regulatory requirements (% protected land, unit affordability, etc.), or require this approach for all new residential developments.
- Consider allowing a variety of residential uses in these developments – single-family homes, cottages, duplexes, triplexes, and townhomes.
- Revise the regulatory language to ensure that the setback and buffer requirements, the design process, internal design standards, and the unit bonuses will produce the desired results.