

PROPOSED CONSERVATION SUBDIVISION DESIGN
BY-LAW SUMMARY

This proposed conservation subdivision design by-law is **intended to preserve open space** and contribute to better overall site planning in residential developments. Conservation subdivisions, also known as cluster subdivisions, allow smaller house lots in exchange for protected open space. The key to understanding these types of subdivisions is that the **overall density of the proposed site is NOT increased**. For example, if a 10 acre parcel of land can support 10 lots by means of a conventional subdivision, a conservation subdivision can support no more than 10 lots, say on 6 acres, with the remaining 4 acres devoted to open space.

In addition to the benefits of having protected open space, cost benefits will result for applicants as well as the Town. Smaller lot sizes will in turn create reduced lot frontage, also known as lot width. By reducing the frontage, the length of a proposed subdivision road may also be reduced. Road construction is typically the highest cost for applicants when developing subdivisions, especially with today's asphalt prices. A **decrease in the roadway length** will translate into a size reduction of the drainage facilities required to handle the runoff from the streets, which will also save money. Since most subdivision roads become public streets, a reduction in length translates into a **cost-savings for the town**. Shorter roads will require less time and materials to plow, sand, and fix and less reduced drainage facilities will require less time to maintain.

The Planning Board is anticipating to have a public hearing on this proposal and to include it on a Town Meeting warrant in the fall. If you have any questions or comments on this, please feel free to contact John P. Hansen Jr., AICP, Town Planner at jhansen@seekonk-ma.gov or 508.336.2962.