

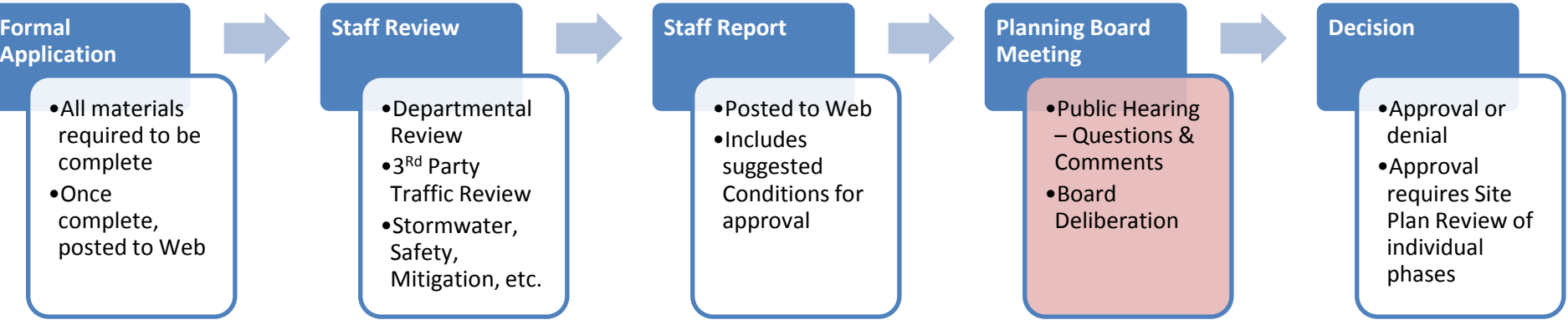
Indicates formal opportunities for public input

RMUD Master Plan Application Process

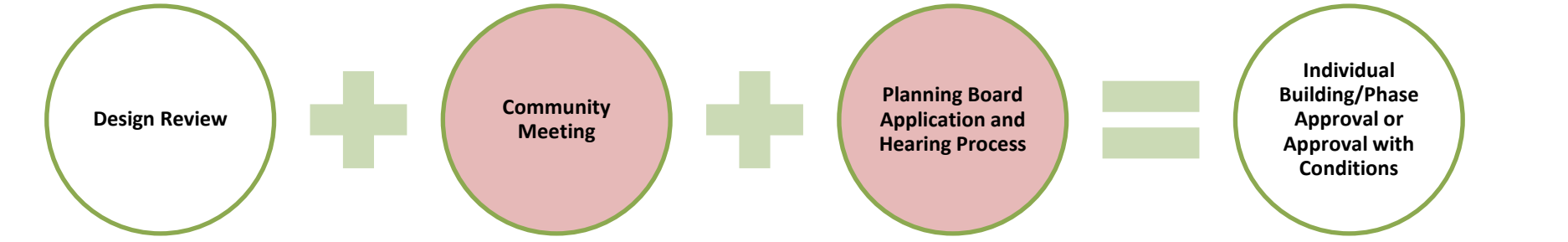
Phase One – Initial Community and Town Review



Phase Two – Master Plan Special Permit (MPSP) Hearing Process



Phase Three – MPSP Phased Site Plan Approval(s)



DESIGN GUIDELINES REVIEW:

1. PUBLIC REALM INTERFACE
 2. PARKING + ACCESS
 3. SUSTAINABLE DESIGN
 4. BUILDING MASSING
 5. BUILDING HEIGHT
 6. BUILDING SETBACKS
 7. FAÇADE TREATMENT
 8. MATERIAL SELECTION
 9. SIGNAGE
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MASTER PLAN SPECIAL PERMIT APPLICATION:

- a. SITE PLAN [location, footprint, height, GBA]
 - b. ELEVATIONS [3-D massing, rooflines, windows/doors]
 - c. SECTIONS [relationship to abutters, streets, open spaces]
 - d. USES [identify all uses + alterations/demo of existing]
 - e. PARKING [vehicle and bicycle]
 - f. DESIGN CRITERIA [materials; architectural & landscaping elements]
 - g. SHADOW ANALYSIS
 - h. TRAFFIC IMPACT ANALYSIS [generation & onsite/offsite impacts]
 - i. SEWER [capacity analysis]
 - j. STORM-WATER MANAGEMENT
 - k. OPEN SPACE PLAN [pervious/impervious; publically accessible space]
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MPSP: CONDITIONS FOR APPROVAL - Section 9.05 [also for Special Permits]

1. SITE IS APPROPRIATE LOCATION FOR USE
 2. USE WILL NOT ADVERSELY AFFECT THE NEIGHBORHOOD
 3. NO NUISANCE OR SERIOUS HAZARD TO VEHICLES OR PEDESTRIANS
 4. ADEQUATE & APPROPRIATE FACILITIES PROVIDED FOR THE PROPER OPERATION OF THE PROPOSED USE
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MPSP CRITERIA FOR DETERMINATION - Section 9.03

1. LANDSCAPE [existing and proposed]
2. RELATION OF BUILDING TO ENVIRONMENT [context / abutters]
3. OPEN SPACE [encourage public accessibility]
4. CIRCULATION [vehicular / bicycle / pedestrian]
5. SURFACE WATER DRAINAGE [storm water management]
6. UTILITY SERVICE [underground; sanitary sewage]
7. ENVIRONMENTAL SUSTAINABILITY [energy efficiency, renewable]
8. SCREENING [service and loading areas; mechanical]
9. SAFETY [building evacuation; emergency equipment access]
10. DESIGN [protect abutting properties from detrimental impacts]