



Town of Westport
Planning Board
856 Main Road
Westport, MA 02790

www.westport-ma.gov
planning@westport-ma.gov

Tel: (508) 636-1037
Fax: (508) 636-1031

**Application for Special Permit – Flexible Frontage for Reduced Density
(SP-FF)**

Application No. _____

Date _____

Article 23 of the Westport Zoning By-Laws
(approved at ATM 5/3/12)

The purpose of this Article is to reduce residential development density, reduce vehicular trips, road congestion, demand for public services and the number of curb cuts onto Town roadways; maintain the natural and cultural resources visible along these roadways; facilitate the movement of wildlife; protect traditional access to “backland” open space; and improve the design and site planning of smaller residential neighborhoods.

To achieve this, the Planning Board may issue a special permit to allow a reduction in the otherwise applicable frontage requirements on a public way or a private way that the Planning Board votes to determine has been in existence since prior to the effective date of the Subdivision Control Law in the Town of Westport and has adequate, width, grade and construction within the meaning of G.L. c. 41, §81L for the proposed development, for one or more of the lots proposed, in exchange for a corresponding reduction in development density and reliance upon common driveways, if applicable.

This application form shall be filed by the petitioner with the Town Clerk. A copy of said application form including date and time of filing certified by the Town Clerk shall be filed forthwith by the petitioner with the Planning Board along with all other plans, materials and required fees. The Planning Board is not responsible for delays due to incomplete deficient or incomplete submissions.

The following sections of the application describe supplementary information that must be submitted, and those aspects of the proposed site development that will be evaluated by the Planning Board.

1. Full name of owner(s) and address of land to which this application applies:

2. Full mailing address and telephone number of owner(s) of land to which this application applies or full name, mailing address and telephone number of the applicant if different from the above:

3. Location of Property: Map _____ Lot _____ Zoning District: _____

4. Please provide (as an attachment) a narrative describing compliance with each aspect of Article 23.3, Design Standards:

- Retain Existing Roads and Laneways
- Reduce Potential Number of Driveways
- Preserve Stone Walls and Edge-Of-Field Vegetation
- Site Buildings Carefully
- Use Existing Vegetation and Topography To Buffer And Screen New Buildings
- Minimize Clearing of Vegetation
- Minimize Slope Disturbance
- Keep Traditional Access Open

5. A special permit may be issued so that the required lot frontage is decreased as a function of average density decrease (average lot size and upland increase) in equal proportions, to a minimum of fifty (50) feet of frontage.

- Please list lot sizes, uplands, and frontage and explain your methodology.

State the full name, mailing address and telephone of any attorney or other person who is authorized by you to appear and represent you before the Board:

Date: _____

Signature of Owner: _____

Owner's Mailing Address: _____

Owner's Telephone No. _____

- ☐ \$ _____ Application fee
- ☐ \$ _____ Consultant Review Fee
- ☐ \$ _____ Town Counsel Review Fee
- ☐ Concurrent applications, as applicable:
 - Common Driveway Special Permit
 - Definitive Subdivision or Modification

Received by Town Clerk