



Town of Westport

Planning Board
856 Main Road
Westport, MA 02790

Received by Town Clerk

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

Tel: (508) 636-1037

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

Application No. _____

Date _____

Section 8.6 of the Westport Zoning By-Laws

(approved at ATM 5/3/12)

The purpose of this Section 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.

Site Information

1. **Address of property, Name of Property Owner(s)** to which this application applies:

Name of Property Owner(s) PRINTED

Number and Street Address (if applicable)

03/2024

2. Full **mailing address** and telephone number of **owner(s)** of land to which this application applies or **APPLICANT'S** full name, mailing address, telephone number, and E-mail if different than above:

Owner(s)/Applicant's printed full name

Signature of Owner/Applicant: _____

Telephone Number

E-mail

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

4. Please provide (as an attachment) a narrative describing compliance with each aspect of Section 8.6.3, 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, e-mail and telephone** of any attorney or other person who is authorized by you to appear and represent you before the Board:

- \$ 300 Application fee
- \$2500 Consultant Review Fee
- Blank check made out to East Bay Media Group
- Blank check made out to USPS
- \$_____ Town Counsel Review Fee
- Concurrent applications, as applicable:
 - Common Driveway Special Permit
 - Definitive Subdivision or Modification