

PROBLEM

Over 16,000 acres of open space is developed in Massachusetts each year, much of it as residential sprawl. Although the rate of residential and commercial growth has steadily increased, population density has decreased, indicating that *more and more land is being used by fewer and fewer people*. The increase in sprawl development has contributed to a variety of problems for Massachusetts communities including loss of community character, a lack of housing, social isolation of residents, and threats to natural resources and water quality.

WHAT SHOULD I KNOW?

Open Space Design is an approach to residential development that promotes open space preservation based on environmental priorities. It features partnership in development design between municipal officials and developers that provides innovative flexible incentives for highest marketability and land uses with minimal disturbance to the natural terrain.



Massachusetts Smart Growth

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TOWN OF REHOBOTH

OPEN SPACE DESIGN BYLAW



Future Solutions Now

TOWN OF REHOBOTH OSD

OSD provides one of the many tools that can help mitigate suburban sprawl impacts by focusing on open space preservation and a flexible design approach. This technique is an innovative form of subdivision design that maximizes both resource protection and economic profit. The process begins with determining how many lots could be developed under conventional zoning; this is the base yield of the property.

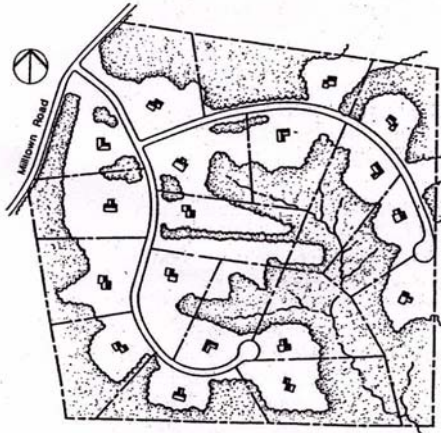
OSD approach begins with effective site planning which focuses on mapping of environmental resources to be preserved; identification of building areas which can support development economically and ecologically, and the use of design techniques to reduce impervious covering and the impacts to water quantity and quality, such as mass development, permeable surfaces, and reduced roadway widths.

BENEFITS

OSD brings developers and local planners to the table early in the design process as a collaborative approach to site planning. Developers can realize significant economic benefit from reduced infrastructure costs and increased property values.

CONVENTIONAL SUBDIVISION

- **18** Total House Lots
- Higher maintenance costs for Town because of greater street length
- More runoff because of greater street length
- Larger yard areas- more clearing
- **NO preserved open space**



"Conservation is a state of harmony between men and land"
Aldo Leopold

FOR MORE INFORMATION

Contact the Town of Rehoboth Planning Board for more information 508-252-6891

OSD

- **18** Total House Lots
- Lower maintenance costs for Town because of shorter street length
- Decreases site development costs by designing with the terrain
- Streamlines the plan review process
- Less runoff due to shorter street length
- Smaller yard areas- less clearing
- Resources preserved without spending \$
- **50% of parcel permanently protected by deed restrictions.**

