

8.6 WILDWOOD MIXED USE SPECIAL DISTRICT

8.6.1 Purpose. The Wildwood Mixed Use Special District in Ashland is established to:

1. Allow for a high aesthetic design standard for development that encourages interaction among activities located within this district, to enhance business vitality, and encourage residential uses in conjunction with commercial activities in a park like setting in order to create an active street life, and reduce vehicular traffic;
2. Encourage a blend of land uses that are compatible and create a livable community that includes multi-unit housing, senior housing, continuing care facilities, retail, offices, light industrial, commercial, and municipal uses;
3. Promote opportunities for a mixture of uses within buildings in this district;
4. Encourage a more pedestrian-friendly environment;
5. Promote the development of flexible space for small and emerging businesses within the buildings in this district;
6. Preserve the district's unique natural setting with its wetland, scenic, and historic assets by encouraging the development of open spaces and civic areas to accommodate workers, residents, student populace, pedestrians, shoppers, and others;
7. Advocate the originality, flexibility, and innovation in site design and development within the district;
8. Facilitate the integration of physical design and promote a high level of aesthetic design quality for architecture and landscaping within this district; and,
9. Ensure that the appearance and effects of buildings and uses are harmonious with the character of the area in which they are located.

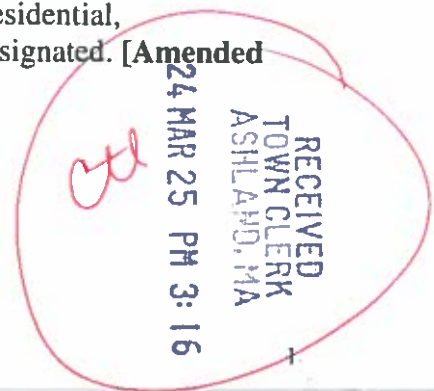
8.6.2 Location. This district is to be applied to the area referenced on the Zoning Map as the Wildwood Mixed Use Special District.

8.6.3 Area Requirements. The minimum land required for the Wildwood Mixed Use Special District shall be 50 acres.

8.6.4 Table of Uses. Within the Wildwood Mixed Use Special District (WMUSD), the following listed development types of light industrial, commercial, residential, municipal/recreational and miscellaneous uses shall be allowed as designated. **[Amended 11-28-2018 STM by Art. 8]**

Y = Permitted

SP = Conditionally Permitted



with Special Permit

N = Not Permitted

The location of each development component type shall be depicted on the Use Plan on file with the Town Clerk for the Wildwood Mixed Use Special District, which use plan provides for three (3) areas of development (hereinafter, such areas are referred to as "Area A," "Area B," "Area C" and "Area D" which designations correspond to the development areas noted on the aforementioned Use Plan). The Permitted Uses and the Area on the Use Plan where such uses shall be permitted are as follows:

WILDWOOD USE TABLE

Land Use Area Uses	Per Use Plan					<u>MBTA</u>
	A	B	C	D	E	
(1) Light Industrial Uses						
Research offices and laboratories, including testing, provided such testing complies with the performance standards set forth in this section. This section shall include chemical, electronics, photography & film, medical & dental, metallurgy, pharmaceutical & X-ray; limited to 10,000 sq. ft.	Y	Y	N	Y	Y	<u>N</u>
Research offices and laboratories, including testing, provided such testing complies with the performance standards set forth in this section. This section shall include chemical, electronics, photography & film, medical & dental, metallurgy, pharmaceutical & X-ray; greater than 10,000 sq. ft.	SP	Y	N	Y	Y	<u>N</u>
Services associated with permitted light industrial uses.	N	Y	N	Y	Y	<u>N</u>
Light manufacturing research; assembly, testing and repair of	SP	Y	N	Y	Y	<u>N</u>

components, including electronic components; communication equipment; guidance & control equipment; data processing equipment; computer hardware and/or software; and measuring instruments

Light manufacturing, processing and/or assembly of the following or similar products: food products; medical equipment; apparel; woodworking shops; furniture; fabricated metal products; stone, clay and glass products; optical devices; photographic equipment; and, filing and labeling machinery.	SP	Y	N	Y	Y	<u>N</u>
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Parking in compliance with the Zoning By-Law to service a use permitted herein, except that the Planning Board by Special Permit may permit modifications of the parking requirements on a case-by-case basis.	Y	Y	Y	Y	Y	<u>Y</u>
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Accessory scientific use	N	N	N	N	N	<u>N</u>
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Sewerage treatment facility	SP	SP	SP	SP	SP	<u>N</u>
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Uses and structures customarily accessory and incidental to primary use.	Y	Y	Y	Y	Y	<u>N</u>
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(2) Commercial Uses

Business or professional offices which are limited to offices for accountants, attorneys, engineers, architects, medical and dental offices, and general and corporate offices; limited to 3,000 sq. ft.	Y	Y	N	N	Y	<u>Y</u>
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Business or professional offices which are limited to offices for accountants, attorneys, engineers, architects, medical and dental offices and general and corporate offices; over 3,000 sq. ft.	SP	Y	N	Y	Y	<u>SP</u>
Service industries such as repair of appliances, tooling, printing, blueprinting and bookbinding.	SP	N	N	Y	Y	<u>SP</u>
Food preparation and eating facilities; limited to 3,000 sq. ft.	Y	Y	N	Y	Y	<u>Y</u>
Food preparation and eating facilities; over 3,000 sq. ft.	SP	Y	N	Y	Y	<u>SP</u>
Personal service establishments, such as hair care, laundry, photography studio; limited to 3,000 sq. ft.	Y	Y	N	Y	Y	<u>Y</u>
Parking in compliance with the Zoning By-law to service a use permitted herein, except the Planning Board by Special Permit may permit modifications of the parking requirements on a case-by-case basis.	Y	Y	Y	Y	Y	<u>Y</u>
Short term automobile rental.	SP	Y	N	Y	Y	<u>SP</u>
Retail sales, services and boutiques; limited to 3,000 sq. ft.	SP	SP	N	Y	Y	<u>SP</u>
Retail sales, services and boutiques; over to 3,000 sq. ft.	SP	SP	N	Y	Y	<u>SP</u>
Retail home furnishings, home improvement and miscellaneous material and equipment stores which operate totally within principal structures and require no outside storage or display of	Y	Y	N	Y	Y	<u>Y</u>

products or materials; limited to 3,000 sq. ft.

Restaurant; limited to 3,000 sq. ft.	Y	Y	N	Y	Y	<u>Y</u>
Restaurant; over 3,000 sq. ft.	SP	Y	N	Y	Y	<u>SP</u>
Restaurant, fast food	N	N	N	N	N	<u>N</u>
Catering service; limited to 3,000 sq.ft.	Y	Y	N	Y	Y	<u>Y</u>
Catering service; over 3,000 sq.ft.	SP	Y	N	Y	Y	<u>SP</u>
Hotel, motel	SP	SP	N	SP	SP	<u>SP</u>
Indoor commercial recreation facility	SP	Y	N	Y	Y	<u>SP</u>
Financial institutions without drive-up window.	Y	Y	N	Y	Y	<u>Y</u>
Financial institutions with drive-up window	N	SP	N	SP	N	<u>N</u>
Business schools	N	N	N	N	N	<u>N</u>
Cinema, theater, auditorium	N	Y	N	Y	Y	<u>N</u>
Continuing care residential community or components thereof	Y	Y	N	Y	Y	<u>Y</u>
Rest home or nursing home	Y	Y	N	Y	Y	<u>Y</u>
Accessory scientific use	N	N	N	N	N	<u>N</u>
Other drive-up services associated with any commercial or industrial use.	N	N	N	SP	N	<u>N</u>
Health club or clinic.	SP	SP	Y	Y	SP	<u>SP</u>

Outdoor commercial recreation other than campgrounds	N	SP	N	SP	SP	<u>N</u>
Uses and structures customarily accessory and incidental to the primary use.	Y	Y	Y	Y	Y	<u>Y</u>
Sewerage treatment facility	SP	SP	SP	SP	SP	<u>SP</u>
Day care facilities limited to 3,000 sq. ft.	Y	Y	Y	Y	Y	<u>Y</u>
Day care facilities over 3,000 sq. ft.	Y	Y	Y	Y	Y	<u>Y</u>
(3) Residential Uses						
Age restricted attached (as defined in § 8.4.3).	Y	Y	N	SP	SP	<u>N</u>
(3) Residential Uses						
Age restricted mixed use building — defined as including one, a portion of a building containing more than one (1) dwelling unit used for occupancy by individuals living independently of each other containing at least one (1) dwelling unit owned or occupied by at least one (1) person who is fifty-five (55) years of age, or older; and no more than one (1) additional occupant who may be under fifty-five (55) years of age, unless otherwise qualifying as a handicapped adult; two, a portion of the building for occupancy of commercial uses	Y	Y	N	SP	SP	<u>N</u>
Age restricted, multifamily (as defined in § 8.4.3).	Y	N	N	SP	SP	<u>N</u>
Dwelling, multifamily	Y	N	N	SP	SP	<u>Y</u>

Dwelling, multifamily in a mixed use building – defined as including one, a portion of a building containing more than one (1) dwelling unit; two, a portion of the building for occupancy of commercial uses.	Y	Y	N	SP	SP	<u>Y</u>
Public housing for the elderly.	Y	N	N	N	N	<u>Y</u>
Affordable housing (defined as housing meeting affordability standards of the Commonwealth of Massachusetts Department of Housing and Community Development).	Y	N	N	Y	Y	<u>Y</u>
Uses and structures customarily accessory and incidental to the primary use.	Y	Y	Y	Y	Y	<u>Y</u>
Sewerage treatment facility	SP	SP	SP	SP	SP	<u>SP</u>
Dwelling, single family [excluded in a CDA as defined in § 8.6.6.10(a)]	N	N	N	N	Y	<u>N</u>
(4) Municipal Uses						
Municipal school, other municipal buildings and 24-hour municipal use.	Y	Y	Y	Y	Y	<u>Y</u>
Municipal community center and recreation buildings.	Y	Y	Y	Y	Y	<u>Y</u>
Municipal fields	Y	Y	Y	Y	Y	<u>Y</u>
Municipal cemetery.	Y	Y	Y	N	N	<u>Y</u>
Municipal golf courses and related facilities.	Y	Y	Y	Y	Y	<u>Y</u>

Municipal tennis facilities and swimming pool.	Y	N	Y	Y	Y	<u>Y</u>
Civic area	Y	Y	Y	Y	Y	<u>Y</u>
Uses and structures customarily accessory and incidentals to the primary use.	Y	Y	Y	Y	Y	<u>Y</u>
Sewerage treatment facility.	SP	SP	SP	SP	SP	<u>SP</u>

(5) Miscellaneous Uses

Residential uses above the ground floor of commercial buildings.	Y	Y	N	Y	Y	<u>Y</u>
Uses exceeding 20,000 sq. ft. except where they are designed to be compatible with the intended pedestrian oriented character of the zone.	N	SP	N	SP	SP	<u>N</u>

8.6.5 Prohibited Uses. The following uses shall be prohibited in all land use areas:

1. Truck or trailer storage with the exception of storing and garaging company vehicles or allowable vehicles of residential units;
2. Commercial self-storage other than an accessory use;
3. Automobile or truck service or repair station;
4. Automobile or motor vehicle body restoration shops, painting, repair;
5. Automobile or motor vehicle car washing;
6. Animal hospital; animal sales;
7. Adult entertainment;
8. Drive-in theatres or racetracks (defined as a measured course where animals or machines [which include non-motorized vehicles and motorized vehicles] are entered in competition against one another or against time, including tracks used only in the training of animals and exclusive of educational facilities);
9. Mobile homes;

10. Recycling collection facilities;
11. Junkyards or wrecking yards;
12. Refining or storage of petroleum;
13. Stockyards, animal slaughterhouses or rendering plants;
14. Metal smelting;
15. New or used car or truck sales;
16. Earth recycling facilities, including the processing of contaminated soils and the processing of earth materials to produce asphalt or cement products;
17. The processing of soils or minerals, including, but not limited to, mining, importing and stockpiling of such materials;
18. No use shall be permitted that violates that performance standards set forth in this section.

8.6.6 Dimensional Requirements.

1. Lot Area. Individual lots within the Wildwood Mixed Use Special District shall require a minimum of forty thousand (40,000) square feet, except as hereinafter noted. In Area "D" and "Area E" individual single-family dwellings lots shall require a minimum of thirty thousand (30,000) square feet.
2. In "Area A" only, non-senior residential dwellings will require a minimum lot area not less than 5,000 square feet per dwelling unit, plus one thousand square feet per bedroom for a maximum of two (2) bedrooms under the following percentages of development area of that which is buildable in "Area A" only: maximum of 75% "multifamily dwelling" uses (just residential) and or open space and minimum of 25% mixed uses with commercial (nonresidential use on first floor of the mixed use buildings) and/or commercial. Computations for additional housing units in mixed use structures on the second floor or higher shall be calculated at 600 sq. ft. per unit with a maximum of two bedrooms.
3. At least 10% of all housing units in "Area A" shall be affordable as defined by the Commonwealth. ~~No single building shall contain more than 25% affordable housing.~~
4. **MBTA District Affordability Requirements:**
 - a. **As a condition of approval for a development subject to this section, a project shall contribute at least 10% of the total housing units in the development subject to this bylaw as Affordable Housing Units constructed or rehabilitated on the locus subject to the development under this Section 97-4. G. (6).**

- b. For purposes of this article, any calculation of required Affordable Housing Units that results in the fractional or decimal equivalent of one-half (0.50) or above shall be increased to the next highest whole number. Nothing in this bylaw shall preclude a developer from providing additional affordable units, or greater affordability, or both, than the minimum requirements.
 - c. As a condition for the approval of a project, all Affordable Housing Units shall be subject to an Affordable Housing Restriction. The Affordable Housing Restriction shall be approved by Town Counsel and HLC prior to the Permit Granting Authority issuing their decision hereunder. No building permit shall issue for the project prior to the Restriction being recorded at the Middlesex South Registry of Deeds and a copy provided to the Planning Board and the Building Commissioner.
 - d. Affordable Housing Units shall be sold or rented, as applicable, to Income Eligible Households at sales prices or rents that are affordable to Income Eligible Households pursuant to an Affordable Housing Restriction.
5. Senior residential dwellings require a lot area not less than four thousand square feet per dwelling, plus one thousand fifty square feet per bedroom for two bedrooms.
6. Frontage. The minimum frontage shall be one hundred fifty (150) feet.
7. Front Yard. Front yard shall be no less than (25) feet except as noted below.
- (a) In "Area A," "Area D" and "Area E" there will be no front yard setback for commercial and mixed-use buildings.
 - (b) In "Area B," for commercial or mixed-use projects, the front setback shall not exceed fifteen feet for fifty percent of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback shall not be used for parking.
 - (c) In residential only areas the front yard shall not be less than twenty-five feet. In areas where are two front yards on one lot, the permit granting authority may waive set back requirements.
7. Side Yards - shall not be less than twenty-five (25) feet. Multiple buildings on the same lot shall not be closer than twenty feet apart.
8. Rear yard. Shall not be less than twenty-five (25) feet except where the rear lot line is contiguous to a residential area, in which case the buffer zone shall apply as noted in Buffering and Landscaping.
9. Height. The height for buildings in the Wildwood Mixed Use Special District shall be as stated below. In no event shall any building exceed five stories in height.
- (a) For buildings containing only commercial uses or only residential units in "Area A," no building or structure shall exceed a height of three stories unless allowed under Special

Permit conditions of this section.

- (b) For buildings containing both commercial and residential uses in the same building, in "Area MBTA", "Area A, "Area D" and "Area E" no building or structure shall exceed a height of ~~five~~ four stories.
- (c) For buildings containing only residential uses in "Area D" and "Area E", no building or structure shall exceed a height of three stories unless allowed under the Special Permit conditions of this section.

10. Dwelling Unit Requirements Applicable to Multifamily Dwellings in Area "D".

- (a) Provisions for multifamily dwellings units— A multifamily project is limited to 115 units, except as noted hereinafter, and must have 15% of the units as affordable units. A multifamily project must set aside a minimum sized area of 80,000 square feet for commercial development (the "Commercial Development Area" or "CDA"). This CDA will have frontage along Waverly Street, can be a separate lot from the multifamily project or can be incorporated into the multifamily project. The CDA can be used for a mixed-use building (where the first floor is a commercial use and floors above include residential units). As part of the CDA an additional 25 multifamily units are permitted to be constructed. These units can be within the CDA in a mixed use building or outside of the CDA as part of the multifamily project that triggered the CDA. Waivers of dimensional requirements may be granted by the permit granting authority for the multifamily project and the CDA. Unit affordability will be determined by the standards of the Commonwealth of Massachusetts. Affordable units constructed will be spread among the market rate units in a project.
- (b) Bedroom Limitation — A maximum of 15% of the units in a multifamily development can be three bedroom units. The remaining units in a multifamily development must be either one or two bedroom units. The Applicant shall provide for the same proportion of one, two or three bedroom dwelling units for affordable housing units as for non-affordable units within the development.

11. Dwelling Unit Requirements Applicable to Multifamily Dwellings in Area "E".

- (a) Provisions for multifamily dwellings units - A multifamily project is limited to a maximum of eight (8) units .9 acres of land, and must have 15% of the units as affordable units. Waivers of dimensional requirements may be granted by the permit granting authority for the multifamily project. Unit affordability will be determined by the standards of the Commonwealth of Massachusetts. Affordable units constructed will be spread among the market rate units in a project.
- (b) Bedroom Limitations - A maximum of 15% of the units in a multifamily development can be three bedroom units. The remaining units in a multifamily development must be either one or two bedroom units. The Applicant shall provide for the same proportion of one, two or three bedroom dwelling units for affordable housing units as for non-affordable units within the development.

12. Dwelling Unit Requirements Applicable to Multifamily Dwellings in Area “MBTA”

(a) There shall be no restrictions or limits on the bedroom counts in any multifamily dwelling in Area “MBTA”.

- 8.6.7 **Buffering and Landscaping.** For the purposes of this section, the term "buffer zone" shall be defined as a no-disturb zone. No headstones or burial plots are to be allowed in the buffer zone. There shall be no cutting of vegetation in the buffer zone without the express written approval of the Planning Board. Underground public utilities shall be allowed in the buffer zone.
1. There shall be at least a one hundred foot buffer zone along the eastern and southern perimeter of the Wildwood Mixed Use Special District as depicted on the Design Concept Plan. There shall be a 50 foot buffer zone for any commercial, mixed use, or municipal use abutting a residential property along the south side of East Union Street. Only commercial and/or mixed uses with commercial and residential components shall be constructed within three hundred (300) feet from the easterly right-of-way line of Chestnut Street, except that multifamily dwelling buildings shall be allowed within the area between the southern boundary of the Property and the road shown as Great Bend Circle on the subdivision plans endorsed by the Planning Board on July 13, 2000 and recorded with the Middlesex County (Southern District) Registry of Deeds as Plan 1187 of 2000.
 2. Within the required setbacks set forth in this section with the exception of s. 8.6.7.1, above, there shall be no development, other than for access driveways essentially perpendicular to the street, and no removal of trees having trunk diameter of six (6) inches or greater, except as essential for access and safe visibility for exiting vehicles and to remove unhealthy trees and approved by the Planning Board.
 3. Required yards abutting a public way and required side and rear yards shall be maintained or landscaped so as to provide a dense planting of trees and shrubs with an effective height of at least six (6) feet.
 4. Landscaping shall be in conformance to the landscaping and screening requirements Section 5.0.
- 8.6.8 **Parking and Loading Requirements.** Parking and loading requirements shall be in conformance with Sections 5.1 and 5.2 and the noise bylaw (Chapter 204 of the Ashland Code). Modification in the reduction of the number of parking spaces shall be allowed by Special Permit of the Planning Board.
- 8.6.9 **Walkways.** For public convenience, a pedestrian and/or bicycle way shall connect various uses and otherwise provide appropriate circulation or continuity to an existing pedestrian or bicycle circulation system. These uses include, but are not limited to, residential, parking, transit, bicycling, recreation and commercial. All land uses shall be interconnected by walkways and paths within the Wildwood Mixed Use Special District.
- 8.6.10 **Lighting.**

1. All outdoor lighting shall be designed so as not to adversely impact surrounding uses while also providing sufficient level of illumination for access and security purposes. Such lighting shall not blink, flash, oscillate or be of unusually high intensity or brightness.
 2. Parking areas shall be illuminated to provide appropriate visibility and security during hours of darkness.
 3. Any outdoor lighting fixture shall be shielded so that it does not produce a strong, direct light beyond the property boundaries, and shall be directed toward the object to be illuminated. Light shall be directed away from residences.
 4. An exterior lighting plan is required including the following items plus any additional information required by the Planning Board if needed to determine compliance with these provisions.
 5. A lighting plan showing existing and proposed exterior lighting, including building and ground lighting; locations, supports, mounting heights and orientation of all luminaries.
 6. For all luminaries, descriptions and diagrams of physical configuration and photometric data, such as those available from manufacturers, indicating fixtures, lamps, reflectors and filter and showing the angle of light cut-off and light distribution patterns.
 7. To avoid lighting impacts, outdoor lighting fixtures excluding municipal school outdoor recreational facilities (which are also subject to review by the Planning Board) shall be mounted no higher than fifteen (15) feet except for taller fixtures as requested and approved in writing by the Planning Board which shall be directed inward to the extent feasible, or otherwise oriented and shielded to avoid glare on adjoining premises and planting or other screening used to block headlight glare from drives and parking lots onto adjacent properties and roadway.
- 8.6.11 Performance Standards. The performance standards set forth in Sections 8.6.12 to 8.6.15 are designed to encourage a high standard of development by providing assurance that uses within the Wildwood Mixed Use Special District shall be compatible with neighboring land uses in the vicinity.
- 8.6.12 Nuisance Standards.
1. Noise levels shall be in conformance with the noise bylaw. (Chapter **204** of the Ashland Code.)
 2. Commercial uses shall be prohibited from 24 hour operation. Said uses shall be designed to operate with limited hours of operation from 6:00 AM to midnight so that neighboring residents are not exposed to offensive noise, especially from traffic or late-night activity. No amplified music shall be audible to neighboring residents. [**Amended 11-28-2018 STM by Art. 8**]
 3. Common walls between residential and nonresidential uses shall be constructed to minimize the transmission of noise and vibration.

8.6.13 Vibration, Smoke, Heat, Glare, and Odor Standards.

1. Vibration shall not be discernible to any human's sense of feeling for three (3) minutes in any one (1) hour for a total of 15 minutes in any one day, or producing an acceleration of more than one-tenth (0.1) G.
2. Heat, glare or electrical disturbance shall not be discernible from the outside of any structure.
3. Smoke shall not be visible beyond a shade darker than No. 1 on the Ringelmann Smoke Chart.
4. Air pollution shall not be detectable for any emission of solid or liquid particles in concentrations exceeding three-tenths (0.3) grains per cubic foot of the conveying gas or air at any point.
5. Emissions shall not endanger human health, or cause damage to animals, vegetation or property, or cause spillage at any point beyond the boundaries of the lot.
6. Odor shall not be detectable by the human senses without the aid of instruments beyond the structure boundaries of the lot.

8.6.14 Security.

1. Residential units shall be designed to ensure the security of residents, including, but not limited to, the provisions of separate and secured entrances and exits.
2. Nonresidential and residential uses located on the same floor shall have common entrance hallways or common balconies.

8.6.15 Miscellaneous Standards.

1. The landscape shall be preserved in its natural state insofar as practicable by minimizing tree and soil removal.
2. Proposed buildings shall be related harmoniously to the terrain and to other buildings in the vicinity.
3. The distance between buildings shall be sufficient to provide adequate light and air in conformance with the State Building Code.
4. Special attention shall be given to location and number of access points to the streets, general interior circulation, separation of pedestrian and vehicular traffic and arrangement of parking areas that are safe and convenient and do not detract from the design of the proposed building or neighboring properties.

8.6.16 Requirements for Submission of a Site Development Plan. The submission of a Site Development Plan shall meet all criteria set forth in this section and for Site Plan Review in

Section 9.4 except that the Special Permit Granting Authority shall be the Planning Board within the Wildwood Mixed Use Special District. Application procedure for residential uses which is additional to other requirements set forth in this chapter. Applicants shall submit to the Planning Board at least five copies of the following:

1. An application.
2. A site plan prepared by a registered architect, landscape architect and civil engineer, showing existing and proposed topography, proposed structures, drives, parking, landscaping and screening, utilities, drainage and reserved open space.
3. A ground floor plan, sections and elevations of all proposed buildings.
4. Materials indicating the proposed number of dwelling units, distinguishing units by number of bedrooms and any special occupancies (elderly or handicapped); form of tenure and subsidies anticipated; rent or sales prices, including any commitments for price ceilings; methods of water supply and sewerage disposal; time schedule for construction of units and improvements; service improvements proposed at the developer's and those anticipated at the town's expense; and means, if any, of providing for design control.
5. Analysis of the consequences of the proposed development, evaluating the following impacts at a level of detail appropriate to the number of units proposed.
6. Natural environment: groundwater and surface water quality, groundwater level, stream flows, erosion and siltation, vegetation removal (especially unusual species and mature trees) and wildlife habitats.
7. Public services: traffic safety and congestion, need for water or sewer system improvements, need for additional public recreation facilities and need for additional school facilities.
8. Economics: municipal costs and revenues, local business activity and local jobs.
9. Social environment: rate of town population growth and range of available housing choice.
10. Visual environment: visibility of buildings and parking
11. A site analysis shall also be submitted, consisting of a series of site analysis the same scale as the site plan, each on a separate sheet, indicating analysis of hydrologic systems, vegetative cover, slope and land form, soils and geology and such other characteristics as the applicant deems advisable.
12. Architectural design of buildings and sign design.

8.6.17 Decision. The approval of the Site Development Plan shall include such conditions and findings as deemed necessary by the Planning Board which shall be consistent with this Section, any covenant granted by the property owner with respect to the property comprising the Wildwood Mixed Use Special District and the Site and Design Rules and

Regulations of the Planning Board. The approval by the Planning Board of any Site Development and Use Plan shall be binding upon the proponent, subject to the proponent's rights of appeal under state and local laws and regulations.

8.6.18 Security and Work Performed.

1. Before issuance of the permit, a security pursuant to state laws in the amount determined by the Planning Board shall have been posted in the name of the Town assuring construction of access, utilities and drainage and cleanup following such construction in compliance with this chapter.
2. Work covered under the above security shall be done under notification and inspection rules as established in the Ashland Planning Board's Subdivision Regulations (Chapter 344 of the Ashland Code) and the bond shall not be released until all work has been inspected and found to comply with all applicable laws and requirements.
3. The site shall be so designed that access ways, utilities and drainage serving each structure meet the standards of the Ashland Planning Board's Subdivision Regulations (Chapter 344 of the Ashland Code); visibility of parking areas shall be minimized from public ways or from adjacent premises; lighting of parking areas avoids glare on adjoining premises; major topographic changes and removal of existing trees is avoided; and effective use is made of topography, landscaping and building placement to protect, to the degree feasible, the character of the environs. The Planning Board may waive requirements of the Ashland Planning Board's Subdivision Regulations for a project.
4. Multifamily dwellings shall be so designed and located that egress does not create a hazard on any street or create substantial increase in traffic on any street other than a principal street.
5. Multifamily dwellings shall be allowed only if connected to a municipal sewer system.

8.6.19 Development Scheduling. Upon authorization of multifamily use, the Planning Board shall establish an annual limit for the number of dwelling units to be authorized taking into consideration the needs which the housing will serve, the ability of the Town to provide services in a timely manner, and the financial, fiscal, and social impacts, and feasibility consequences of the scheduling.