

Article _____

To see if the Town will vote to amend the Zoning By-laws by revising the current numbering of the second Section 6.3 entitled "Landscaping and Screening" and subsequent Sections and Sub-Sections so it shall read as follows:

6.4 LANDSCAPING AND SCREENING

6.4.1 Purpose. The purpose of this Section is to reduce soil erosion and storm water runoff; to improve the microclimate of parking lots; to provide visual buffers, and to enhance and preserve the visual character of the site and the community.

6.4.2 Applicability. Landscaping Areas for parking lots shall be provided in accordance with Section 6.1.11 and the Planning Board's current "Landscape Procedures and Standards". Applicants should strive to provide landscaped areas in excess of the standards specified in Section 6.1.11.

6.4.3 Maintenance of Landscape Area. To ensure the implementation and long-term maintenance of landscaping plans and requirements, the Town shall require one or more of the following:

1. Applicants watering schedule and maintenance schedule for the first year after project acceptance.
2. A 2-year guarantee on all new plant material. If any required tree or shrub dies within this period of item, it shall be replaced.
3. The applicant may be required to post surety in the form of either cash, bond of deposit, or covenant running with the land conditioned upon satisfactory implementation of the landscape work.

6.4.4 Landscape Procedures and Standards. The Planning Board shall adopt reasonable landscape procedures and standards for site landscaping. The procedures and standards shall be adopted by majority vote of the Planning Board after a duly constituted public hearing. The landscape procedures and standards will be in full force and effect upon adoption by the Planning Board.

6.4.5 Fencing. Fencing may be allowed in lieu or in conjunction with plantings. Design and height of such fencing, with accompanying landscaping, shall be subject to the approval of the Zoning Board of Appeals.

6.4.6 Retaining Walls. Retaining walls shall be constructed to a maximum height of six (6) feet. If site conditions require elevation changes of greater than six (6) feet, retaining walls shall be terraced and landscaped. Retaining walls facing residential districts shall be solid fieldstone or fieldstone veneer or other similar material. Unless used within the Industrial Districts, vertical cast in place concrete or concrete blocks shall not be permitted.

6.4.6 Berms. The Zoning Board of Appeals may require a berm or berms in appropriate circumstances to promote the goals of this section..

6.4.7 Unsightly Uses and Areas. Exposed storage areas, refuse disposal facilities, machinery, service areas, truck loading areas, utility buildings and structures and other unsightly uses shall be screened from view from neighboring properties and streets using dense, hardy evergreen plantings, or earthen berms, or wall or tight fence complemented by evergreen plantings.

6.4.8 Maintenance. All landscaping features, structures and areas shall be properly maintained. Dead shrubs or trees shall be replaced within one growing season as a condition of approval.

6.4.8 Special Permit. By special permit, the Zoning Board of Appeals may authorize a reduction in the requirements of this section, where such reduction will not result in substantial detriment.

6.5 ENCLOSURE

6.5.1 Business and Limited Industrial District. In a Business District and in a Limited Industrial District, all uses permitted as of right or permissible on special permit, and all uses accessory thereto, shall be conducted within a completely enclosed building, except the following:

1. Uses permitted as of right or permissible on special permit in any General Residence District.
2. The dispensing of food, beverages or goods at a drive-in or stand, where authorized.
3. Accessory outdoor dining area where authorized.
4. The dispensing of fuel, lubricants or fluids at a garage or service station, where authorized.
5. Plants growing in the soil.
6. Automobile parking lots.
7. Exterior signs, as hereinafter permitted.
8. Exterior lights, as hereinafter regulated.
9. The open display or storage of goods, products, materials or equipment, where accessory to a permitted main use conducted in a completely enclosed building on the same premises, subject to the condition that the total ground area devoted to such open

use does not exceed twenty-five (25) percent of the ground area covered by said building. In a Limited Industrial District only, such open display or storage shall, if visible at normal eye level from any point beyond the boundaries of the lot and less than five hundred (500) feet distant, be completely screened from such view by wall, fences, or landscaping.

6.5.2 Industrial District. In an Industrial District, all uses permitted as of right or permissible on special permit may be conducted within or without a completely enclosed building, but excluding outside storage required to have a special permit.

6.5.3 Junk in Nonresidential Districts. In all Non-Residential Districts, the open storage of "Junk" as herein defined (whether as a main use, where authorized, or as an accessory to a main use) shall, if visible at normal eye level from any point beyond the boundaries of the lot and less than five hundred (500) feet distant, be completely screened from such view by walls, fences or landscaping.

6.6 GREENBELTS IN LIMITED INDUSTRIAL DISTRICTS AND INDUSTRIAL DISTRICTS

6.6.1 General. In a Limited Industrial District and in an Industrial District where a lot used for a purpose not permitted in any Residential District abuts or extends into a Residential District, or abuts another lot which has frontage only in a Residential District or which extends from a Residential District into a Limited Industrial District or an Industrial District by less than fifty (50) feet, there shall be provided a "Greenbelt" along the particular portions of the lot which are next to such Residential District or such abutting lot. Such "Greenbelt" shall consist of an area of not less than twenty-five (25) feet in width containing a dense planting of trees and shrubs to provide within such area a natural barrier between the lot and the adjacent premises having an effective height of not less than seven (7) feet; provided that if the Board of Appeals determines that such "Greenbelt" will create a traffic hazard it may grant an exception to the requirements of this paragraph to the extent it determines is necessary to alleviate such traffic hazard.

6.7 PERFORMANCE STANDARDS

6.7.1 General. The following standards shall apply to applications for special permits or for site plan approval for nonresidential use.

6.7.2 Lighting. The proposed development shall not produce lighting so as to unreasonably interfere with the use and enjoyment of property within the Town. Lighting practices and systems shall (I) reduce light pollution, light trespass and glare in order to preserve and enhance the natural, scenic, and aesthetic qualities of the Town; (ii) conserve energy and decrease lighting cost without decreasing night time safety, security, and productivity, and (iii) preserve the night sky as a natural resource to enhance nighttime enjoyment of property within the Town.

1. Shielding. All outdoor light fixtures shall be shielded so as to meet the goals of this Section.

2. Light Trespass. Direct light from the light source is to be confined within the property boundaries and shall not cause overspill on adjacent property or into the night sky. Light trespass shall be limited to 0.25 foot-candles at the property line. Light fixtures shall enclose and shield light sources such that no point sources of light are visible from off-site locations and no light shall project above horizontal.
3. Light Intensity. Outdoor lighting shall be designed to provide the minimum intensity needed at any particular time. Design illumination levels shall be comparable to the minimum requirements of the Illuminating Engineering Society of North America (IESNA) for each land use, except that higher illumination levels shall be provided at on-site intersections and site entrances and in other locations dictated by traffic safety concerns.
4. Illuminated Surfaces. Preferred surfacing for lighted areas shall be of materials such as blacktop which reflect a relatively small fraction of incident light. Parking area lighting shall be reduced or eliminated outside business hours. The Zoning Board of Appeals may require electrical controls for parking lots which support pre-timed shut off for specific unused areas to reduce the glare from lighting.
5. Searchlights. The operation of laser shows or searchlights for advertising purposes is prohibited; provided however, that same may be authorized for a period of not more than fourteen days by special permit issued by the Zoning Board of Appeals.
6. Sodium Vapor or Metal Halide Lighting. No outdoor light fixtures using sodium vapor or metal halide lamp or lamps shall be allowed unless specifically authorized.
7. Outdoor Signs. Outdoor light fixtures used to illuminate an outdoor sign shall be mounted on top of the sign structure and shall direct light downward or otherwise restricted to prevent up-light and light trespass.
8. Flickering and Flashing Lights. No flickering or flashing lights shall be permitted.
9. Height of Fixtures. Luminaires attached to a building for area lighting shall be mounted no higher than fifteen (15) feet above grade. Pole mounted exterior lighting fixture types shall be mounted no higher than 20 feet above grade.
10. Hours of Operation. Except as may be deemed appropriate for site safety or security, all external lighting, including lighting accessory to authorized signs, shall be extinguished or shall provide reduced illumination levels one half hour after the facility is closed for the business day. Such lighting may be pre-timed to resume one half hour prior to the arrival of the first employee on the premises.

6.7.3 Noise. The proposed development shall not unreasonably interfere with the reasonable use and enjoyment of property within the Town as a result of the generation of noise. Practices and

systems shall (I) reduce noise pollution in order to preserve and enhance the natural and aesthetic qualities of the Town; (ii) preserve property values; and (iii) preserve neighborhood character.

1. Hours of Operation. As a condition of any special permit, the Zoning Board of Appeals may incorporate the following conditions regarding hours of operation:

a. The loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, or other objects or materials for sale or storage or use and the collection of garbage or trash including dumpster change out in a manner that causes a condition of noise pollution at any time but most specifically between the hours of eight post meridian (8:00 P.M.) and seven ante meridian (7:00 A.M.) across a real property boundary in any district established under the Zoning By-law.

b. Operating or permitting the operation of tools or equipment used in construction, drilling or demolition work between the hours of eight post meridian (8:00 P.M.) and seven ante meridian (7:00 A.M.) on week days or at any time on Sundays or Holidays so that the sound creates a condition of noise pollution across a real property boundary.

c. The operation of heavy earth moving equipment shall comply with the Town's General By-laws.

d. All rooftop mechanical equipment shall be screened and accoustially buffered.

2. Ambient Noise Level. No person shall operate or cause to be operated any source of sound in a manner that creates a sound level which exceeds 10 dBA above ambient or exceeds 65 L_{dn} total for residential receptors or exceeds 75 L_{dn} total for nonresidential receptors when measured at the property boundary of the receiving land use.

6.7.4 Stormwater Management. The proposed development shall include adequate provisions or measures to prevent pollution of surface or groundwater, minimize erosion and sedimentation, prevent changes in groundwater levels, increased run-off, and potential for flooding, and minimize adverse impacts to neighboring properties by flooding from excessive run-off.

1. Consistency with the Massachusetts Stormwater Management Regulations. All development shall comply with the DEP's Stormwater Management Regulations to ensure that the peak rate of surface water run-off from the site shall not be increased nor degraded in quality after construction.

2. The on-site water stormwater management system shall comply with requirements of the Planning Board's "Rules and Regulations Governing the Subdivision of Land", with all regulations and standards of Canton Department of Public Works, and with standard

engineering practice. In case of conflict among the aforesaid and the DEP Stormwater Management Regulations, the more restrictive shall govern.

3. Dry Wells. Dry wells shall be used only where other methods are unfeasible and shall require oil, grease, and sediment traps to facilitate removal of contaminants.

4. Conservation Commission. Where applicable, no special permit shall be issued unless a report shall have been received from the Conservation Commission or the Zoning Board agent that the storm drainage system is consistent with DEP Stormwater Management Regulations and that there is sufficient storm drainage capacity to meet the flow demands of the proposed development on-site, and where applicable, without causing surcharge in those storm drainage lines which serve the project and are consistent with the standards of the Town.

5. Temporary Measures. During the construction phase, temporary diversions, berms, grassed waterways, special culverts, shoulder dikes temporary stilling or detention/retention basins or such other mechanical measures as may be necessary may be required by the Board to intercept and divert surface water runoff. Runoff flow shall not be routed through resource areas of protected vegetation or revegetated slopes and other areas. Temporary runoff from erosion and sedimentation controls shall be directed according to BMPs, such as vegetated swales. Retaining walls may be required where side slopes are steeper than a ratio of 3:1.

6. Erosion and Sedimentation Control. During the construction phase, erosion and sedimentation controls shall be provided and continuously adjusted and maintained throughout the course of construction to preclude damage to resource areas, adjacent properties, and public ways in accordance with the DEP Stormwater Regulations. Topsoil and loam storage areas shall also be subject to these standards.

6.7.5 Site Development Standards. To the extent practicable, the proposed development shall be located to preserve and enhance the natural features of the site, to avoid disturbances of environmentally sensitive areas, to minimize adverse impacts of development on adjoining properties, to minimize the alteration of the natural features of the site and to preserve and enhance scenic points, historic buildings and places and similar community assets which add value and attractiveness to the subdivision and the Town.

1. Land Disturbance. Site/building design shall preserve natural topography outside of the development footprint to reduce unnecessary land disturbance and to preserve natural drainage on the site.

2. Replication. Clearing of vegetation and alteration of topography shall be replicated with native vegetation planted in disturbed areas as needed to enhance or restore wildlife habitat, if any.

3. Clearing for Utility Trenching. Clearing for utility trenching shall be limited to the minimum area necessary to maneuver a backhoe or other construction equipment. Roots

should be cut cleanly rather than pulled or ripped out during utility trenching. Tunneling for utilities installation should be utilized wherever feasible to protect root systems of trees.

4. Site Design.

a. Placement of buildings, structures, or parking facilities shall not detract from the site's scenic qualities and shall blend with the natural landscape.

b. Building sites shall be directed away from the crest of hills, and foundations shall be constructed to reflect the natural terrain.

c. Sites shall be designed in such a way as to avoid impacts to rare and endangered species and wildlife habitat on a site, and to maintain contiguous forested areas.

5. Archeological or Historical Resources. The applicant shall comply with the regulations of the Canton Historical Commission and/or the Massachusetts Historical Commission.

6. Preservation of Existing Vegetation. Priority shall be given to the preservation of existing stands of trees, trees at site perimeter, contiguous vegetation with adjacent sites (particularly existing sites protected through conservation restrictions), and specimen trees.

a. Understory vegetation beneath the dripline of preserved trees shall be retained in an undisturbed state.

b. During clearing and/or construction activities, all vegetation to be retained shall be surrounded by temporary protective fencing or other measures before any clearing or grading occurs, and maintained until all construction work is completed and the site is cleaned up. Barriers shall be large enough to encompass the essential root zone of all vegetation to be protected. All vegetation within the protective fencing shall be retained in an undisturbed state.

7. Limit of Clearing. Development envelopes for structures, driveways, wastewater disposal, lawn areas and utility work shall be designated to limit clearing and grading.

a. During clearing and/or construction activities, the limit of work line shall be marked by temporary protective fencing or other measures before any clearing or grading occurs, and maintained until all construction work is completed and the site is cleaned up. Area beyond the limit of work shall be retained in an undisturbed state.

b. In order to minimize the clearing and grading on a site associated with construction activities such as parking of construction vehicles, offices/trailers,

stockpiling of equipment/materials, such activities may be limited to areas already planned for permanent structures.

c. Topsoil shall not be stockpiled in areas of protected trees, wetlands, and/or their vegetated buffers.

8. Finished Grade. Finished grades should be limited to no greater than a 2:1 slope, while preserving, matching, or blending with the natural contours and undulations of the land to the greatest extent possible. Finished grade shall be no higher than the trunk flare(s) of trees to be retained. The design of grade changes at the base of existing large trees shall be subject to the approval of the Zoning Board of Appeals or its agent.

9. Phasing of Development. The Zoning Board of Appeals may limit the extent of a site exposed at any one time through phasing of construction operations. Effective sequencing shall occur within the boundaries of natural drainage areas.

10. Revegetation. Proper revegetation techniques shall be employed during construction using native plant species, proper seed bed preparation, fertilizer and mulching to protect germinating plants. Revegetation shall occur on cleared sites within 7 (seven) calendar days of final grading and shall occur during the planting season appropriate to the selected plant species.

11. Topsoil. A minimum of 6" of topsoil shall be placed on all disturbed surfaces which are proposed to be planted.

6.7.6 Pedestrian and Vehicular Access; Traffic Management The proposed development and/or redevelopment shall be designed with a forecast for the next five years from the time of application to (i) minimize hazards to public health and safety as a result of traffic; (ii) provide safe access and circulation on the site for expected vehicles, pedestrians, and emergency vehicles; (iii) provide off-site traffic mitigation, where required, to offset the impact of the development; (iv) reduce the traffic impacts of the proposed development on the area and the Town by incorporating traffic management devices; and (v) minimize the impact on scenic roads, historic districts, natural resources, and community character. The Development shall not degrade safety for pedestrians, bicyclists, motor vehicle occupants, or property.

1. Access. To the extent feasible, access to nonresidential uses and structures shall be provided via one of the following (i) Access via a common driveway serving adjacent lots or premises; (ii) Access via an existing side street; (iii) Access via a cul-de-sac or loop road shared by adjacent lots or premises.

a. Access via roadways abutting residential districts shall be avoided where possible.

b. Access and egress to a development with frontage on more than one street shall be in a manner that causes the least impact to the surrounding neighborhoods as determined by the Board.

2. Driveways. Each development shall be served by an adequate driveway.
 - a. The Board may, in certain circumstances, allow additional driveways as a condition of approval where the access is shared or the project has frontage on two separate streets. The aforesaid notwithstanding, larger developments shall provide at least two means of access to the public roadway system of the Town, one of which may be restricted to emergency vehicle use.
 - b. All driveways shall be designed to afford adequate sight distance to pedestrians, bicyclists, and motorists exiting to public ways. Improvements may be required on the public way for vehicular turning movements in or out of the site and safe pedestrian access to adjoining sidewalks, paths, walking trails or bikeways.
 - c. Driveways shall comply with the pavement and base thicknesses required by the Planning Board's "Rules and Regulations Governing the Subdivision of Land" for "Residential Streets." Vertical faced precast concrete curb or vertical faced granite curb shall be provided along the edge of pavement.
3. Curb Cuts. Curb cuts shall be limited to the minimum width for safe entering and exiting, and shall in no case exceed 24 feet in width unless waived by the Board for industrial truck traffic. The location of driveway openings in relation to traffic and to adjacent streets shall provide for the convenience and safety of vehicular and pedestrian movement within the site. The number of curb cuts on state and local roads shall be minimized.
4. Interior Circulation. The proposed development shall assure safe interior circulation within its site by separating pedestrian, bike ways, and vehicular traffic.
5. Transportation Plan Approval. The proposed development shall be subject to Transportation Plan approval by the Board. The Transportation Plan shall consist of the following information:
 - a. A plan showing the proposed parking, loading, and traffic circulation within the site; access and egress points; and other features related to traffic generated by the proposed use.
 - b. A traffic study, prepared by a qualified traffic engineer, detailing the expected traffic impacts. For proposed development in excess of 25,000 gross square feet or generating more than 100 trips in any one hour, determined in accordance with the Institute of Transportation Engineers, Trip Generation, an ITE Informational Report, Eighth Edition, Volumes 1 through 3, © 2008 Institute of Transportation Engineers, the required traffic study shall substantially conform to the Institute of Transportation Engineers' "Traffic Access and Impact Studies for Site Development: A Recommended Practice," latest edition. The Board shall

approve the geographic scope and content of the study. In addition, the applicant shall submit a Transportation Demand Management (TDM) plan tailored to the specific uses and the geographic location of the site.

c. Proposed mitigation measures, if any, such as left-turn lanes, roadway widening, signage, signalization of intersections.

d. For proposed development in excess of 25,000 gross square feet or generating more than 100 trips in any one hour, the applicant shall submit a Traffic Management Component (TMC) as part of the Transportation Plan. The TMC shall provide information on the number of expected person trips to and from the site, broken down by various travel modes (e.g., single occupancy vehicle, carpool, walk, bicycle, commuter rail, shuttle bus, etc.). The TMC shall also incorporate one or more of the following techniques to reduce the number of single occupancy vehicle trips by employees coming to and departing from the proposed use:

1. Establishment of or contribution to a Traffic Management Association (TMA) within the region, which shall provide shuffle services for employees and other services as may be appropriate;
2. Employee carpools or vanpools sponsored by the employer or the TMA;
3. Subsidized commuter rail passes, provided by the employer, and sold on the site or offered through payroll deduction;
4. Monetary incentives to employees who do not use a parking space;
5. On-site shower facilities and/or bicycle racks for employees who do not drive to work;
6. Other techniques as may be deemed appropriate by the Board or its traffic consultant.

7. Level of Service Maintenance or Improvement.

a. If the proposed project will result in an intersection level of service (LOS) below LOS D, or result in a roadway volume to capacity ratio (v/c ratio) greater than 1.0 determined in accordance with the 2010 "Highway Capacity Manual" of the Transportation Research Board of the National Academies, the applicant may be required to provide detailed plans (including reconstruction concepts), that when implemented would result in improvement or the least deterioration of existing conditions. The applicant may be required to obtain approval for such plans from agencies having jurisdiction.

b. If the proposed project will result in a reduction in level-of-service of one letter grade or an increase of 10 seconds of delay to a signalized or un-signalized intersection, the applicant may be required to provide detailed plans that when implemented would result in improvement or the least possible deterioration of existing conditions. The applicant may be required to obtain approval for such plans from agencies having jurisdiction.

c. If a project causes a change in intersection operations as set forth in paragraphs a or b above, the applicant may be required to construct the intersection improvements at their expense.

8. Dangerous Intersections. The Board may require mitigation for any net increase in traffic volumes of 10% or more at an intersection where crashes per million vehicles entering exceeds the MassDOT District 5 average crash rate for either signalized intersections or un-signalized intersections as applicable based upon analysis of vehicle crash data for the last three years for which data is available.

9. Sight Distance. Acceptable sight distance shall be provided and maintained at all access locations, egress locations, and all intersections affected by the Development. At a minimum, these site distances shall meet the stricter of the MassDOT or the American Association of State Highway Transportation Officials standards for safe-stopping sight distance (SSD) and for intersection sight distance (ISD).

10. Maximum Parking. The maximum parking allowed for a development shall be no more than the minimum number of spaces required under zoning.

11. Mitigation. The Board may require as a condition of any special permit or site plan approval off-site improvements to mitigate the impact of the proposed development. Such improvements include intersection widening and traffic signals or the components of the TMC. All road and intersection improvements proposed as part of development and redevelopment shall be consistent with local plans.

12. Pedestrian and Bicycle Safety. Pedestrian and bicycle circulation, and the amenities required thereof, on and off site, shall be in accordance with the following requirements:

a. All development and redevelopment shall provide for pedestrian and bicyclist connections on the property, and allow for possible future connections with adjoining properties, where deemed appropriate by the Board.

b. Pedestrian access shall connect to all building entrances with further connections to local pedestrian arteries.

c. All road and intersection widening and new traffic signals or modification of existing traffic signals required as part of a Development or Redevelopment shall include appropriate bicycle and pedestrian accommodation.

d. The Board may require proposed development and redevelopment to provide sufficient rights-of-way on their properties to accommodate expected needs for bicycle and pedestrian use.

e. Sidewalks, crosswalks, walkways, bikeracks or other pedestrian access shall be provided to allow access to adjacent properties and between individual businesses within a development.

f. If the property abuts a public bikeway/ right-of-way, a paved access route to the bikeway may be required.

13. Design Standards for Parking Areas. Parking areas shall comply with the pavement and base thicknesses required by the Planning Board's "Rules and Regulations Governing the Subdivision of Land" for "Residential Streets." Vertical faced precast concrete curb or vertical faced granite curb shall be provided along the edge of pavement.

14. Location of Parking Areas. Where feasible, the Zoning Board of Appeals may require parking areas to be located to the side or behind buildings so as to provide an appropriate setting for the building within the context of the site and neighborhood and allow parking areas to be shared with adjacent businesses. The Zoning Board of Appeals may require alternative studies of parking lot layouts. Except where physical constraints, site configuration, or safety considerations preclude strict compliance, all parking must be accessible by driveways to the parking lots of adjacent nonresidential uses and land zoned for nonresidential uses

15. Parking in Required Front Setback. The Zoning Board of Appeals may prohibit parking within the required front setback.

16. Traffic Calming Features. Traffic calming measures such as crosswalks, bike lanes, rumble strips and landscaped islands may be required.

6.7.7 Aesthetics. In determining the appropriateness of buildings, design elements of proposed buildings shall be evaluated in relation to existing buildings adjacent or surrounding buildings. New buildings shall respect the architectural character of adjacent buildings or, in the case of multi-tenant commercial areas, the overall architectural theme of the area. Compatibility rather than conformity is desired. The Zoning Board of Appeals shall not consider interior arrangements. Buildings shall be designed as "four sided buildings" where the back and sides of each building shall be given architectural care comparable to the front side particularly if available for view by the public. The Zoning Board of Appeals will review the following aspects of new buildings or proposed renovations:

1. Height and width proportions;
2. Bulk and general massing (footprint, shape, articulation or detail);

3. Major divisions or rhythms of the façade (height and width proportions, building lines, etc.). Buildings shall be designed so that there are no blank walls or box-like structures without visual interest and architectural merit;
4. Rhythm of openings (i.e. number of windows, spacing, window and doors relationships);
5. Roof treatments (slope, articulation, surface). Rooftop mechanical equipment shall be screened from view by roof forms or other appropriate screening devices;
6. Materials, colors and textures of signage.
7. Setbacks in relation to neighboring properties.
8. For developments with multiple buildings, the Board of Appeals may require that contiguous buildings have distinct but harmonious architectural elements.

6.7.8 Sanitary Sewer System. The proposed development shall be adequately served by public or private wastewater collection and treatment systems.

1. Connections to the municipal sanitary sewer system may be allowed only if allowed by current municipal and state regulations. The Board of Appeals may require elimination of infiltration and inflow (i & i) in existing sewers to offset additional sanitary sewer flow in accordance with current municipal and state policies for i & i offsets whichever is the more restrictive.
2. On-site sanitary sewer collection systems shall comply with requirements of the Planning Board's "Rules and Regulations Governing the Subdivision of Land", with all regulations and standards of the Water and Sewer Division of the Canton Department of Public Works, and with standard engineering practice.
3. Wastewater Treatment and Disposal. The Board may require a report from the Board of Health confirming that the proposed site development provides for wastewater treatment and or disposal in a manner that is consistent with regulations of the Commonwealth of Massachusetts

6.7.9 Water Distribution and Fire Protection System. The proposed development shall be serviced by municipal water system and shall provide adequate pressure and flow to meet demands for potable water and fire protection.

1. Connections to the municipal water distribution system may be allowed only if allowed by current municipal and state regulations.
2. The on-site water distribution system shall comply with requirements of the Planning Board's "Rules and Regulations Governing the Subdivision of Land", with all regulations

and standards of the Water and Sewer Division of the Canton Department of Public Works, and with standard engineering practice.

3. Static pressure and fire flow shall comply with DEP Guidelines and Policies for Public Water Systems (2001). Static pressure shall be 60 pounds per square inch (psi) desirable, 35 psi minimum. Fire flow shall meet Insurance Services Office (ISO) fire flow guidelines while maintaining a residual pressure of 20 psi.
4. For sites accommodating buildings containing more than 25,000 sq.-ft., there shall be two points of connection to the municipal water distribution system. Three full diameter gate valves shall be provided at points of connection to the municipal water distribution system. Full diameter gate valves shall be provided at each on site branch and at intervals not to exceed 1,000 feet on center.

6.7.10 Private Utilities. The proposed development shall be serviced by electrical distribution, telephone, cable, and fire alarm systems and may be served by a natural gas distribution system. All electrical distribution, telephone, cable, and fire alarm systems shall be installed underground

1. The on-site electrical distribution, telephone, cable, and fire alarm systems shall comply with requirements of the Planning Board's "Rules and Regulations Governing the Subdivision of Land", with all regulations and standards of the utility provider, with all applicable codes of agencies having jurisdiction, and with standard engineering practice.
2. All cables shall be encased in conduits.

System components shall be shown on the site plan for coordination and shall be revised to reflect utility provider modifications prior to construction.

3. All transformers shall be shown on the site plan and shall be located in visually unobtrusive locations and shall be thoroughly screened by fencing and plantings

6.7.11 Site Security. There shall be a certification by the Fire and Police Chief that the petitioner has provided a written plan for site security, which plan has been approved by the Fire and Police Chief.

6.7.12 Fiscal Analysis. The proposed Development shall maintain a positive net fiscal position for the long term, giving consideration to revenue estimates and actual growth in municipal service costs induced by the proposed Development.

1. The applicant shall provide an analysis of fiscal costs from the development, including increases in marginal costs, assessment of the capacity of existing municipal facilities to serve the new development, and, by order of magnitude, share of capital costs if improvements are needed.
2. The applicant shall identify an order of magnitude estimate as to the extent to which this development would generate the additional need for schools and affordable housing.

6.7.13. Exemptions. The following are exempt from these special permit and site plan approval standards:

1. Emergency Response. Emergency responses performed by a private entity or a public agency and fire or burglar alarms.
2. Events. Parades, fairs or outdoor entertainment between the hours of 7:00 am and 11:00 p.m. only provided that a permit for such activity has been granted by the Board of Selectmen and that said permit is for not more than ten (10) days.
3. Religious Structures and Services. Religious services conducted by an organization which qualifies under the laws of the commonwealth as a tax-exempt religious group.

6.7.14 Waiver of Standards. The Zoning Board of Appeals may, in the course of granting a special permit or site plan approval for nonresidential development, waive any of these performance standards where such waiver is not inconsistent with public health and safety, and where such waiver does not derogate from the purposes of this section because the proposed development will adequately serve the goals and objectives set forth herein.

Or take any other action in relation thereto.

Planning Board