

**Purpose:** To mitigate issues with the design, construction and stormwater runoff control systems of Open Space subdivisions. Note these changes do not increase the currently allowed dwelling unit density in Open Space subdivisions.

## ARTICLE 6

### OPEN SPACE SUBDIVISION

#### 6.12.2 Internal Dimensional and Design Requirements

6.12.2.2 All lots or locations of dwelling units shall be required to have contiguous buildable areas or construction envelopes comprised of at least one third (0.33) of an acre of unconstrained land as defined in Subsection 6.4.14 of this Article. In addition, such buildable areas or construction envelopes shall also not include land located within any setbacks, such as wetland or lot line setbacks.

Furthermore, these buildable areas shall meet the minimum standard of being able to demonstrate the fitting of a rectangle, with an area of not less than 0.30 acres, comprised of solely unconstrained land, with a width over length ratio of not less than 0.60 (examples: 90'/150' = 0.60, 100'/140' = 0.714, 110'/130' = 0.84).

The alternative to meeting the requirement of buildable-area rectangles for all lots shall be to submit fully-engineered septic designs for the lots in question. A fully engineered septic design would include the finish grading of the lot, complete septic system, driveway and well, dwelling unit location (including garage, deck, shed etc.). Such lots shall be noted on the Open Space plans, and the developer shall construct these lots to the fully-engineered plans as submitted.

#### 6.12.3 Infrastructure

##### 6.12.3.1 Water

All open space subdivision lots of one (1.0) acre or less shall be served by a community water supply system, and shall conform to the applicable requirements of the NHDES and the Town of Chester.

##### 6.12.3.3 Utilities

##### 6.12.3.5 Drainage Systems

Open Space Subdivisions shall be required to have closed drainage systems in cases where the lot frontages are less than one hundred and fifty (150) feet along the roads, or less than one hundred and twenty (120) feet on a cul-de-sac.

Closed drainage systems shall be constructed pursuant to the standards specified in Subsection 4.7.6 of the Subdivision Regulations.