

Hanover's Proposed Open Space Residential Cluster Development (OSRCD) Bylaw

Join us for a public forum to learn more and share your thoughts!

When: Wednesday May 22, 6 PM

Where: Town Hall, 550 Hanover Street

What is Open Space Residential Development?

Open Space Residential Cluster Development (sometimes called Natural Resource Protection Developments), are developments that prioritize the preservation of open spaces. By promoting compact residential developments communities can preserve and enhance their rural town character by protecting open space, natural resources, and farmland.

What is the need for Hanover's OSRCD?

Growth in Hanover, as in many of our region's small cities and towns, has largely consisted of large lot single family home subdivisions. This can result in sprawling residential developments, the clearing of large swaths of woodlands, and the conversion of farmland for single family homes. This can result in the loss of natural resources and contribute to the loss of Hanover's small town identity. At the same time, new residential development tends to consist of very large homes, be unaffordable to many, and be indistinguishable from subdivisions across the region.

Developing the OSRCD were recommendations cited in the Town's Master Plan, Open Space + Recreation Plan, and Housing Production Plan.

How does the OSRCD bylaw work?

At its most basic provision, the OSRCD requires a minimum of 50% of the land area to be permanently preserved, at least half of which must be upland. This by-right option allows for reduced lot dimensions and a predictable yield of homes based upon an established formula.

To construct deed-restricted affordable housing, the

OSCRD through special permit allows for "bonuses" of additional market-rate homes. In order to ensure density does not exceed the Town's desire for context-sensitive development, the amount of the bonuses is capped from the base formula.

In order to take advantage of the bonuses, the average home size cannot exceed 1,200 square feet and no more than 1/3 of the homes can have 3 bedrooms (or more).

The smaller homes, combined with a slight further reduction in minimum lot size and setback requirements, as well as allowing shared driveways and parking, will help to create distinct, walkable developments that preserve open space and create housing for seniors, empty nesters, and others.



Example of cluster development

FOR MORE INFORMATION, PLEASE CONTACT:

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