

Large-group discussion of community character issues:

**1. Transfer of Development Rights (TDR) Bylaw:**

- The land does not need to be owned by the same person.
- What types of lands might be “sending” lands?
  - o Significant landscapes (maybe designated in another plan).
  - o Could work within a TDR overly zone.
  - o If there is not a TDR credits bank, TDR is usually done through a special permit and many of other regulations that can very clearly define what you can and cannot do with TDR.

*The majority of attendants thought that this type of provision is worth looking at for Southborough.*

**2. Scenic overlay districts with a no-disturb buffer**

- There could be a 100’ to 300’ deep buffer – or less. It depends on the context
- Does with apply to Southborough?
  - o Most of the land that is development is in the back of lots anyway.
- There could be a variation on this regulation to preserve views of hilltops.
- It’s a good idea because scenic views are a very important aspect of Southborough.
- It would be good to start small.
- Redevelopment of lots could also be a reason to do a scenic roads overlay.
- The buffer does not have to be wide: 10-25’ is enough.
- Someone would need to map unprotected viewsheds.
- Roads and vistas are not necessarily the same.
- Southborough has a scenic roads bylaw, but it hasn’t worked that well,
- Town Meeting selected all un-numbered roads as scenic roads, but this has caused logistical problems.
- Scenic overlay district may be a better approach.

**3. Shared septic systems**

- Shared septic systems could serve two buildings or more.
- Variances have been used often in Southborough to achieve this.
- It might result in developing a waste-water treatment plant that could serve a large area.
- Septic/wastewater regulations may have been used to restrict development.
- Might not have thought about it.
- Now, public health issues are less applicable.
- Can allow shared septic systems in some areas through zoning, but the Board of Health cannot.
- Probably would need this to be a town-wide provision.

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