

# 2026 Warrant Article 6 – Cluster Subdivision Ordinance

## CORRECTION

### **CORRECTION**

Please note that this Article has a typo on the ballot. Where it says “Article 18.3.1.A.” it should read “Article 6.4.C.”. All other text in the article is correct.

### **Warrant Article Text**

*Article 6:* Are you in favor of amending the Cluster Subdivision Ordinance (**Article 18.3.1.A.**) as follows (addition in underlines):

The density, or maximum number of residential dwelling units permitted in a cluster neighborhood, may not exceed 50% (rounded to nearest whole unit) of the density allowed under Section 5.2 of the Zoning Ordinance, except when a request for a density incentive is approved by the Planning Board under Section 6.6 or Section 6.7.

### **Planning Board Explanation**

This article amends the cluster subdivision ordinance to better align it with its original purpose: encouraging the preservation of open space. In practice, the ordinance has been only partially effective in providing the Board greater control over development outcomes. Rather than eliminate cluster development entirely, the Planning Board opted to amend the ordinance to reduce baseline density, placing greater emphasis on density bonuses as a primary incentive and preserving the option for cluster projects that benefit the town. The 50% baseline was selected as a meaningful reduction in the interim, while the Board expects to revisit the broader density bonus structure and overall effectiveness of the ordinance in the coming year.

### **Full Changes to Zoning Ordinance**

To amend Article 6.4.C. as follows:

The density, or maximum number of residential dwelling units permitted in a cluster neighborhood, may not exceed 50% (rounded to nearest whole unit) of the density allowed under Section 5.2 of the Zoning Ordinance, except when a request for a density incentive is approved by the Planning Board under Section 6.6 or Section 6.7.