

2026 Warrant Article 6 – Cluster Subdivision Ordinance

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 18.3.1.A. 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.