



PLANNING BOARD Report to Town Council

Order: 2026-067

Petitioner: James F. Burgess, Jr.

Date referred: July 13, 2026

Date hearing opened: September 8, 2026

Date hearing closed: September 8, 2026

Date of report: September 10, 2026

PETITION

Amend Chapter 200 of the General Code of the Town of Randolph, concerning Planned Residential Development, pursuant to M.G.L. chapter 40A, Section 5.

BACKGROUND

Planned Residential Development (PRD) zoning adopted in 2021 was intended to permit small scale community-oriented housing options that might be attractive to young homeowners and downsizing seniors. The ordinance included site and design standards that would permit development that aligns with the goals of the Commonwealth for housing choice and sustainable development principles while providing for single-family detached houses that take up less land reversing trends of bigger and bigger homes.

There have been two (2) project submissions to the Town under this ordinance. One proposal was withdrawn without prejudice and the other was approved following lengthy discussions through four (4) meetings. Both proposals met with varying degrees of opposition from the neighbors.

AMENDMENTS TO ORDINANCE(S)

The order proposed by Councilor Burgess deletes the entire Planned Residential Development ordinance and related language throughout Chapter 200.

RECOMMENDATION

The Planning Board voted 3-0-0 **NOT to RECOMMEND ADOPTION** of the proposal.

The Board recommends **AMENDING** articles 9.2 and 4.6 related to Planned Residential Development. Detailed amendments are specified as an attachment to this report.

DISCUSSION

On August 17, 2026, the Planning Board Chairman and Planning Director met with the petitioner and the Town Council Ordinance Subcommittee during their public meeting. The discussion of the ordinance, as written, included:

- **Stakeholder Impact:** Acknowledging operational and design hurdles for developers, special permit authorities, and neighbors.
- **Housing Solutions:** Recognizing that PRD alternatives remain a crucial tool for addressing housing availability in Randolph.

There followed a recommendation to **AMEND** the zoning ordinance, which balances local housing growth needs with the practical regulatory concerns raised by stakeholders rather than a full deletion.

The proposed amendments were discussed during the Planning Board public hearing of September 8, 2026 and the final recommendation for amendments is included as an attachment to this report.

Planning Board Amendment

Council Order 2026-067

Introduced by: Councilor James F. Burgess, Jr.
July 13, 2026

**Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance-
Chapter 200 of the General Code of the Town of Randolph-
To Amend the Provisions Concerning Planned Residential Development**

That the Town Council amends the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, as follows:

- Do Not* 1. Delete Section 2.3 in Article 2, concerning Definitions Associated with Planned Development Districts.
- Amend* 2. ~~Delete~~ Section 9.2 in Article 9, concerning Planned Residential Development.
- Amend* 3. ~~Delete~~ the following portion of Section 4.6, the Town of Randolph Table of Uses.

Use Category	CSBD	NRBD	WCBD	BD	BP	OSB D	BRHD	GBHD	ID	SFD	RHDD	RMDD	RMFD
Planned Residential Development	—	—	—	—	—	—	—	—	—	—	SPPB SPTC	SPPB SPTC	SPPB SPTC

§ 9.2. Planned Residential Development.

A. Purpose.

- (1) Planned Residential Development (PRD) allows an alternative pattern of residential land development to encourage innovation and variety in housing design and site development and to promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs.
- (2) The standards in this section are intended to create a community of modestly sized small dwelling units with commonly held community amenities and oriented around open space. These standards are intended to promote neighborhood interaction and safety through design while ensuring compatibility with neighboring land uses and surrounding properties.
- (3) PRD's provide opportunities for infill development that support the growth management goal of more efficient use of land.

B. Permitted uses. The following uses shall be permitted in any PRD:

- ~~(1) Bungalows, cottages, single family detached and semi detached dwellings, two family dwellings of dwellings provided they meet the criteria in this chapter.~~ **Small scale residential housing such as cottages and bungalows that may be individual units or two-unit attached structures.**
- (2) Commonly owned community building(s) for the use of the residents of the development. Such buildings shall not include commercial uses, sleeping quarters or bathing facilities (unless the bathing facility is clearly incidental to a recreational facility located within the common building).
- (3) Garages or carports.
- (4) Community gardens, play structures and passive recreational opportunities for use of the residents of the development.

C. Applicability.

- (1) This chapter shall apply to parcels that meet the criteria outlined in Section 9.2D.
- (2) The requirements in this chapter shall be the standards for development, redevelopment and use of real property within a PRD provided that an application is filed with the **Town Council Planning Board** as Special Permit Granting Authority (SPGA) as provided for in this chapter.
- (3) Development shall be by a site master plan for complete or phased development.
- (4) Lots with legally pre-existing nonconforming structures shall be eligible for a special permit provided there is no increase in any dimensional nonconformity or the creation of new nonconformity.
- (5) For each proposed PRD project, the Site Plan Review provided for in the Town of Randolph Zoning Ordinance shall be conducted by the SPGA as part of the special permit process.

D. Dimensional requirements.

Requirement	Standard/Condition
Minimum Lot Size	A PRD shall be permitted upon a single lot or multiple contiguous lots in common ownership with definite boundaries ascertainable from a recorded deed or recorded plan The lot(s) shall have a total area of not less than four (4) times the minimum lot size of the zoning district within which it is proposed, except in RMFD Zoning District where minimum district lot size applies. two (2) acres. Lot calculations shall not include any land within a body of water, situated within a wetland or within fifty (50) feet of a bordered vegetated wetland (BVW) Existing public or private ways need not constitute boundaries of the tract(s) but the area within any such ways shall not be counted in determining minimum tract size.
Lot Frontage	When a PRD project is proposed for an individual lot, that lot must have minimum frontage on a public way of one hundred (100) feet. When a PRD project includes multiple contiguous parcels, the parcels, when combined, must have frontage of a minimum of one hundred (100) feet on a public way. There shall be no minimum lot area, frontage or yard requirements for each dwelling unit within a PRD.
Lot Depth	Minimum of 100 feet
Lot Width	Minimum of 100 feet
Setbacks	Side yard: Minimum of 25 ft Rear yard: Minimum of 25 ft Front yard: Minimum of 25 ft
Buffer Strips	A PRD project shall require a buffer strip of twenty-five (25) twenty (20) feet where the lot abuts any non-PRD lot. Such buffer shall be maintained as a planting area for lawns, trees, shrubs and other landscape materials to provide a parklike separation between lots. In this buffer strip, walkways, fencing, sewer systems and wells may be constructed or maintained. No building, structure or paved space surface associated with parking may be located in the buffer strip except for an access drive that crosses the buffer.
Access to the Lot	Access to the lot shall be provided from an existing public way and shall be through the existing frontage on such public way. An access drive may cross a buffer strip. Any access drive into and throughout the development shall have a minimum paved width of twenty (20) feet .

Requirement

Standard/Condition

No lot shown on a plan for which a permit is granted under this section may be further subdivided, and a notation to this effect shall be shown on the plan prior to recording at the Registry of Deeds.

~~E.~~ Development intensity.

(1) ~~Maximum Permissible Density: Maximum permissible density within a PRD shall not exceed three (3) times the total number of dwelling units that would be obtained through application of the underlying zoning district in which the lot(s) is located.~~

(2) ~~For purposes of this chapter only, permitted basic density shall be calculated as follows:~~

(a) ~~Total area of the lot(s):~~

[1] ~~Less any land within a body of water or situated within a wetland or within fifty (50) feet of a bordering vegetated wetland (BVW).~~

[2] ~~Less any existing public or private way.~~

[3] ~~Divided by the minimum lot size permitted within the underlying zoning district.~~

(b) ~~Fractional numbers. Where the computation results in a fractional number, only a fraction of one-half (1/2) or more shall be counted as one (1).~~

~~E~~ ~~(X)~~ Existing dwelling units. When a detached single-family dwelling, which has been legally permitted on the lot(s) for a PRD, said dwelling may become non-conforming within the standards of this chapter and shall be permitted to remain provided, however, that:

(a) ~~The dwelling unit shall be counted towards the maximum number of units permitted in the PRD.~~

~~(b)~~ ~~The dwelling unit may not be enlarged or modified to increase the non-conformity.~~

(c) ~~The dwelling unit must meet applicable density and dimensional requirements of the underlying zoning district.~~

F. Site design and configuration standards.

(1) Arrangement.

(a) At least seventy-five percent (75%) of dwelling units shall be developed in clusters around common open space.

[1] Within a cluster, each dwelling unit shall have a primary entry oriented to the common open space.

(b) No more than twenty-five percent (25%) of dwelling units may be developed in

other configurations but must meet all other design requirements.

- (c) Dwelling units not oriented in a cluster shall have a primary entry oriented to a right-of-way.
- (2) Clusters.
 - (a) No grouping of dwelling units around a common open space shall include more than twelve (12) dwelling units.
- (3) Common open space.
 - (a) ~~No dimension of a common open space used to satisfy the minimum square footage requirement shall be less than ten (10) feet unless part of an unpaved path or trail.~~ **The minimum common space area shall be at least equal or greater than three-hundred (300) square feet per unit. The calculation for common open space shall not include the buffer strip.**
 - (b) Each common open space shall be so configured so that dwelling units abut at least ~~three (3)~~ **two (2)** sides.
 - (c) Required common open space shall be divided into no more than two (2) separate areas per cluster of dwelling units.
- (4) Setbacks and building separation.
 - (a) The face of the porch of each dwelling unit shall be setback from any sidewalk by ten (10) feet.
 - (b) There shall be a minimum of fourteen (14) feet separation between structures, not including projections.
- (5) Fencing and screening.
 - (a) Internal decorative fencing and screening ~~may~~ **shall** be used to delineate exclusive use areas, screen parking areas and structures, community assets, trash and recycling areas.
 - (b) Chain link and solid fences shall not be permitted internal to the development except to conceal trash and recycling areas.
 - (c) Solid fencing is permitted on the perimeter boundary to provide delineation between the PRD's ~~higher density~~ development and adjacent ~~lower density~~ land uses.
 - (d) Fencing to delineate an exclusive use area shall not exceed three (3) feet high.
- (6) Lot coverage. Impervious surfaces shall not exceed forty percent (40%) of the total land area of the lot(s) that comprise a PRD. Lot coverage is calculated for the overall PRD. Paved components of common open space and walkways shall not be counted in lot coverage calculations.
- (7) Slopes. Siting of dwelling units or common open space in areas with slopes exceeding fifteen percent (15%) is discouraged. Dwelling units shall not be placed in such areas if extensive use of retaining walls is necessary to create building pads or open space areas.

- (8) Mailboxes. The US Postal Services (USPS) is responsible for determining the method/ mode of delivery for all developments. The mode of delivery includes the type of mailbox used and the location of the mailbox for each delivery address. Centralized delivery using Cluster Box Units (CBUs) may be required for mail delivery in developments. Prior to submission of a plan to the SPGA, the Applicant should contact the local postmaster to determine the location of collection units and note the approved location on the plans.

G. Parking.

- (1) Parking shall be located on the same property as the PRD and shall be located at the side or rear of dwelling units except as noted below.
- (2) Access to parking areas/structures shall be from alleys. Garages, carports, surface parking and driveways shall not be located between the common open space and the dwelling units.
- (3) Parking may be located in clusters of not more than six (6) adjoining uncovered spaces, carport or a shared detached garage serving a maximum of six (6) dwelling units. Such structure shall be a maximum of twelve-hundred (1,200) square feet and limited to six (6) single car bays per structure with an architectural design similar and compatible to that of the dwelling units within the PRD.
- (4) **If a A** shared detached garage or carport **is included in the development, it** shall be reserved for the parking of vehicles owned by the residents of the development.
- (5) Parking shall be located within three hundred (300) feet of the entrance to the associated dwelling units. Parking requirements may not be fulfilled by parking on a public street.
- (6) Parking shall not exceed the following maximums:
 - (a) Dwelling units ~~less than nine hundred (900) square feet:~~ **one (1) two (2) spaces.**
 - ~~(b) Dwelling units greater than nine hundred (900) square feet: two (2) spaces.~~
 - (c) Visitor parking: One (1) space for every ~~five (5)~~ **two (2)** dwelling units.
 - (d) Maximum parking space requirements shall include parking spaces in garages and carports.
- (7) Large open parking areas are not permitted in a PRD except in developments that provide a central parking area at the entrance to the PRD while providing only well-kept paths or delivery alleys to the rest of the area.

H. Dwelling unit design standards. The intent of this section is to ensure that a development that is unique in and of itself, provides its residents a close-knit community, uses multiple construction materials and treatments to provide an appealing aesthetic. All structures in a PRD shall be developed to meet the criteria in this chapter.

- (1) Exterior design.
 - (a) Porches. Each dwelling unit shall have a covered main entry porch oriented toward

the common open space or right of way as applicable. Covered porches shall be a minimum of six (6) feet deep and usable both in design and dimension.

- (b) Elevations. Units of identical elevation types must be separated by at least two (2) different elevations. No two adjacent structures shall be built with the same building elevation, facade materials or colors. Reverse elevations are not considered a different building elevation.
- (c) Corner units. Units located on corners shall be architecturally designed to provide modulation and detail on both elevations. Examples of modulation include the use of bay windows, wrapped porches, dormers, etc.
- (2) Maximum unit size. Each dwelling unit shall have a maximum of ~~1,100~~ **nine hundred (900)** square feet. If the unit includes an attached garage, the garage shall be included in the calculation of total area.
- (3) Maximum height. The maximum permitted height of any structure within a PRD shall be eighteen (18) feet or one and one-half (1 1/2) stories. Any upper floor shall be located within the roof structure, not below it, in order to reduce building massing as much as possible.
- (4) Roofs. Dwelling units shall have a minimum 6:12 roof pitch. Up to thirty-five percent (35%) of the roof area may have a slope not less than ~~4:12~~ **3:12**. Portions of a roof with a pitch of less than 6:12 shall be limited to architectural features such as dormers and porch roofs. The highest point of a pitched roof may extend up to twenty-three (23) feet.
- (5) Exception to floor area. Areas that do not count toward total square footage include unheated storage space located beneath the main floor of the dwelling unit, attached roofed porches, detached garages or carports, spaces with ceiling height of six (6) feet or less measured to the exterior walls (such as a second-floor area under the slope of a roof).
- (6) No increase in size. The total square footage of a dwelling unit shall not be increased. Notation shall be placed on the title to any property for the purpose of notifying future owners that any increase in total square footage of a dwelling unit is prohibited for the life of the unit or the duration of these regulations.
- (7) Design mix. A mix of housing opportunities shall be provided in all PRDs. Such diversity shall be achieved through:
 - (a) Varying the number of bedrooms in each dwelling unit.
 - (b) Constructing a variety of styles of units.
 - (c) Providing that no more than fifty (50) percent of the dwelling units within the PRD are buildings of the same type.
- I. Trash and recycling. All loading, trash, recycling and storage areas shall be located so they are not visible from the common open space or right of way (not including alleys). An architectural screen shall surround all sides except the access entry. Such screen shall prevent visibility into the enclosure and shall be of a height sufficient to conceal the receptacles

stored within.

J. Community buildings and amenities. Structures must be clearly incidental in use and size to the dwelling units and shall be no greater than one (1) story in height.

K. Open space.

(1) Common open space. All land within the PRD which is not covered by buildings, roads, driveways, parking or service areas, or which is not set aside as yards, patios, gardens or similar for exclusive or shared use by the residents shall be common open space.

(a) The common open space shall have a shape, dimension, character and location suitable to assure its use for park, recreation, conservation, or agricultural purposes by the residents of the PRD. In determining whether the intent of this section has been satisfied, the SPGA shall consider the extent to which land having one or more of the following characteristics is included in the proposed open space:

- [1] Land abutting lakes, ponds, brooks which enhance or protect wetlands or flood plains or which enhance or provide significant scenic vistas or views;
- [2] Land which currently is in agricultural use or land which is suitable in size, location and soil characteristics for agricultural use;
- [3] Land which provides a significant wildlife habitat or which is a unique natural area;
- [4] Land which provides recharge to Randolph's public water supply;
- [5] Land which is to be developed for active recreational use including playing fields, playgrounds, and parks;
- [6] Land which preserves existing trail networks or land on which new trails will be developed as part of the PRD for integration into an existing or future trail network; and
- [7] Land providing desirable public access to existing Town or State recreational or conservation land.

(b) Provision shall be made so that the common open space shall be readily accessible to the owners and residents of the units in the PRD and owned by:

[1] A membership corporation, trust or association whose members are all the owners and residents of the units;

~~[2]~~ The Town; or

~~2~~ [8] Otherwise as the SPGA may direct.

(c) Common open space shall be in one or more contiguous pieces.

(d) Dwelling units shall abut on at least ~~three (3)~~ **two (2)** sides of the common open space.

(2) Exclusive Use Area.

- (a) Each dwelling unit shall be provided an area of open space for exclusive use. The space shall be provided on the front, side and rear of each dwelling unit.
 - (b) The exclusive use area shall be separated from the common open space by landscaping, picket fence or other similar visual separation.
 - [1] Each dwelling unit shall be provided with a minimum of five hundred (500) square feet of usable private open space which may be met with a combination of front, side and rear locations.
- (3) Perpetuity. In all cases, a perpetual restriction of the type described in MGL c. 184, § 31 (including future amendments thereto and corresponding provisions of future laws) running to or enforceable by the Town shall be recorded in respect to such land. Such restriction shall provide that the common open space shall be retained in perpetuity for one or more of the following uses: conservation, agriculture, recreation, or park. Such restriction shall be in such form and substance as the SPGA shall prescribe and may contain such additional restrictions on development and use of the common open space as the SPGA may deem appropriate.
- L. Pedestrian connectivity. Safe, aesthetically pleasing pedestrian connections are required between each building, common open space, parking area and right-of-way. Sidewalks shall be a minimum of five (5) feet wide.
- M. Infrastructure.
 - (1) Projects shall demonstrate that adequate water supply and pressure are available, adequate sewage capacity is available, on-site stormwater management is provided, traffic circulation is safe and convenient and the traffic flow and circulation at nearby intersections is preserved or improved. Analysis and documentation of compliance with these standards shall be prepared by registered engineers and/or other appropriate professionals. When the size and complexity of a proposal for a PRD project warrants an independent review of the impacts, the applicant will be responsible for funding such independent peer review.
 - (2) In cases where a specific PRD project would not otherwise meet the above criteria, the developer shall, as a condition of the Special Permit, be required to implement mitigation measures, including but not limited to improvements to public infrastructure, to adequately address any deficiency.
 - (3) All required utilities exclusive of transformers shall be placed underground.
- N. Stormwater management. All projects are required to be reviewed and permitted by the Town's Stormwater Authority and comply with any such regulations established by the Authority.
- O. Separation of planned residential developments. PRDs shall be separated from each other by a minimum distance of at least one thousand (1,000) feet to promote housing-type diversity, reduce potential cumulative impacts of PRDs and help protect neighborhood character.
- P. Ownership and maintenance of common facilities.

- (1) All internal streets, ways and parking areas shall be privately owned. The maintenance of all such private streets, ways and parking areas, including but not limited to snowplowing, patching and paving, shall remain the responsibility of the owner or resident association. All deeds conveying any portion of the land containing private streets, ways or parking areas shall note this private responsibility of maintenance.
- (2) In a PRD project, prior to any dwelling unit being offered for initial sale, there shall be a suitable legally-binding organization such as a residents' or condominium association agreement established in accordance with appropriate state law by a suitable legal instrument(s) recorded at the Registry of Deeds. Such association shall ensure proper maintenance and funding of shared facilities such as common open space, parking areas, alleys and amenities. As part of the Special Permit review, the applicant shall supply to the SPGA copies of such proposed instrument.

~~Q. Bonus density. If all the units proposed in the Planned Residential Development are offered at market-rate rental/purchase prices, then only the basic density shall be permitted. An increase in the number of permitted units may be increased beyond the basic density within the PRD and authorized by the SPGA only if:~~

~~(1) At least twenty percent (20%) of the units are made available as described in one of the methods outlined herein.~~

~~(a) Units made available to the Randolph Housing Authority, or other entity may direct, either for purchase within the cost limits allowed by the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities, or for lease under federal or state rental assistance programs, or through a long-term contractual agreement; which can be counted toward the EOHLC Subsidized Housing Inventory.~~

~~(b) Units made available for sale, lease or rent at below market rates based on the following:~~

~~[1] Starter-priced Housing: For sale, lease or rental to households with incomes of less than one hundred ten (110) percent of the median family income for the Boston Metropolitan Area as determined by the most recent calculation of the U.S. Department of Housing and Urban Development.~~

~~[2] Moderate-priced Housing: For sale, lease or rental to households with incomes of less than one hundred and fifty (150) percent of the median family income for the Boston Metropolitan Area as determined by the most recent calculation of the U.S. Department of Housing and Urban Development.~~

~~(2) Any increases in density permitted by the SPGA shall be based upon the degree to which the proposed PRD provides a range of dwelling units with a variety of price points.~~

~~(3) Long-term Availability. The SPGA, as a condition of a special permit, shall impose appropriate limitations and safeguards to insure the continued availability of the below market-rate units for a minimum of forty (40) years. Such limitations and safeguards may be in the form of deed restrictions, resale monitoring, requirements for income~~

~~verification of purchasers and/or tenants, rent level controls or other method as the SPGA may direct.~~

Inclusionary Housing. Units developed under this Section are also subject to the terms of Article 9, section 9.9 Inclusionary Housing.

Q/R. Application for special permit. Reports and Recommendations; Issuance of Special Permit.

(1) Application. Any person who desires a special permit for a PRD shall apply in writing in such form as the SPGA may require which shall include the following:

(a) A development statement consisting of a petition, a list of the parties in interest with respect to the PRD tract, a list of the development team and a written statement outlining the potential impacts of the proposed development including environmental, traffic and community impact. The applicant shall set forth the development concept including in tabular form the number of units, type, size (number of bedrooms, floor area), ground coverage, and summary showing the area of residential development and common open space as percentages of the total area of the PRD tract.

(b) Development plans consisting of:

[1] Site plans;

[2] Building elevations;

[3] Floor plans;

[4] Detailed plans for disposal of sanitary sewage; and

[5] Landscape plan and details;

~~(c) Bonus density calculations (where applicable) including:~~

~~[1] Income range (using ranges established by the appropriate state or federal agencies as acceptable to the SPGA) of family households or single individual residing in each affordable dwelling unit;~~

~~[2] Pre- and post-construction management methods concerning the maintenance of the any affordable dwelling units including supporting documents and contracts; and~~

~~[3] Proposed methods of ensuring long-term availability for the income restricted dwelling units, including supporting documents and restrictions.~~

(d) Such additional information as the SPGA may require.

~~(2) Planning board report and recommendations. The Planning Board shall meet with the applicant and review the application packet including development statement and plans and shall submit in writing to the SPGA its report and recommendations upon the technical quality of the proposed development, and at least the following:~~

~~(a) General descriptions of the natural terrain of the PRD tract and surrounding areas, and of the neighborhood in which the tract is situated.~~

- ~~(b) A review of the proposed development, including the design and use of buildings and of the open spaces between and around them, of pedestrian and vehicular circulation, of the location and capacity of parking, and of the provisions for grading, landscaping and screening.~~
 - ~~(c) An evaluation and opinion upon the degree to which the proposed PRD provides a range of diversity and the size of the units as it relates to increased density that may be permitted.~~
 - ~~(d) An evaluation and opinion upon the degree to which any land intended to be conveyed to, or restricted for the benefit of the Town:~~
 - ~~[1] Provides or will in the future provide an addition to areas of open space between developed sections of the Town;~~
 - ~~[2] Makes available land desirable for future public use; or~~
 - ~~[3] Conforms to the Town's long-range land use plan.~~
 - ~~(e) Its opinion as to whether the proposed site design, development layout, number, type and design of housing constitute a suitable.~~
 - ~~(f) Recommendations for the granting or denial of the special permit, including recommendations for modifications, restrictions or requirements to be imposed as a condition of granting the special permit.~~
- (3) Conservation commission's report and recommendations. If a proposed project will impact nearby wetlands, a copy of all reports and decisions from the Conservation Commission shall be provided to the SPGA.** ~~The Conservation Commission shall review the development statement and plans and shall submit in writing to the SPGA its report and recommendations upon the degree to which the proposed development enhances the protection of environmental qualities including at least:~~
 - ~~(a) An evaluation and opinion upon the degree to which the development itself impinges upon environmental areas.~~
 - ~~(b) An evaluation and opinion upon the degree to which the common open space protects environmental areas and provides a valuable outdoor recreation resource.~~
 - ~~(c) An evaluation and opinion upon the degree to which any land intended to be conveyed to, or restricted for the benefit of, the Town:~~
 - ~~[1] Enhances the protection of environmental areas, unique natural features, scenic vistas or potential or existing farmland; or~~
 - ~~[2] Provides a valuable addition to the open space resources of the Town.~~
- (4) Issuance of special permit. A special permit shall be issued under this section only if the SPGA shall find that the PRD is in harmony with the general purpose and intent of this section and that the PRD contains a mix of residential, open space, or other uses in a variety of buildings to be sufficiently advantageous to the Town to render it appropriate to depart from the requirements of this Ordinance otherwise applicable to the district(s)

in which the PRD tract is located. If a special permit is granted the SPGA shall impose as a condition thereof that the installation of municipal services and construction of interior drives within the PRD shall comply with the Subdivision Rules and Regulations of the Planning Board to the extent applicable, shall require sufficient security to insure such compliance and the completion of planned recreational facilities and site amenities, and may impose such additional conditions and safeguards as public safety, welfare and convenience may require, either as recommended by the Planning Board and Conservation Commission or upon its own initiative. The SPGA shall give due consideration to **all municipal** ~~the reports of the Planning Board and Conservation Commission~~ and where the decision of the SPGA differs from the recommendations of ~~the Planning Board or Conservation Commission~~, the reasons therefor shall be stated in writing.