

## SECTION XVI. RURAL PRESERVATION OVERLAY DISTRICT:

1. Purposes. The purpose of the Rural Preservation Overlay District (RPOD) is to preserve scenic vistas now available on Princeton's roads, minimize the number of driveway cuts onto scenic roads, reduce the number of mature trees removed during the development process, and maintain Princeton's rural character. Where the overlay district imposes more stringent standards than those set forth in the underlying district, the overlay district shall control. Uses available in the underlying district otherwise are available in the overlay district.
2. District Boundary: The boundary of the RPOD is set back 300 feet from the center line layout of the following streets: Gregory Hill Road and Sterling Road to Forslund Road and Hubbardston Road from Allen Hill Road to Gates Road.
3. Applicability. The following activities shall require site plan approval by the Planning Board under section XII of this bylaw:
  - (A) Construction of any building, principal or accessory;
  - (B) A change in existing topographical features of more than two feet;
  - (C) Clearing in excess of one-quarter acre of ground area, in aggregate;
  - (D) The alteration of more than 2,000 square feet of earth or the removal of more than 2,000 square feet of natural vegetation;
  - (E) Creating any impervious surface area of more than 500 square feet; or
  - (F) Construction of a driveway to serve a structure not within the RPOD.
4. Use Regulations. Uses within the Rural Preservation Overlay District shall be limited to those permitted in the underlying district(s). Uses that are prohibited in the underlying district(s) are also prohibited in the Rural Preservation Overlay District.
5. Procedures. No building permit shall be issued for construction or alteration of a building, and no site alteration or removal of vegetation as set forth above shall take place, until the Planning Board has approved a site plan for such activities pursuant to section XII. Applications for site plan approval in the RPOD shall be submitted in accordance with section XII and the rules and regulations of the Planning Board.
6. Decision. The Planning Board may approve the site plan or approve the plan with conditions. In making its decision, the board shall consider the extent to which the proposed plan maintains Princeton's rural character by:
  - (A) Minimizing unreasonable departure from the character and scale of buildings in the vicinity, as viewed from public ways;
  - (B) Appropriately screening structures and driveways by plantings, topography, or other means as viewed from public ways;
  - (C) Minimizing disruption of woods and scenic views as seen from public ways;
  - (D) Minimizing the number of curb cuts on public ways;
  - (E) Preserving the natural grades, vegetation and unique features of the site and minimizing the removal of mature trees and the length of removed stone walls;
  - (F) Locating principal structures, to the extent feasible, downgrade from the ridgeline so that building silhouettes do not visibly intersect the ridgeline or exceed the elevation of the ridgeline as viewed from any public way.
7. Conditions. The Planning Board may impose reasonable conditions in granting site plan approval, including but not limited to:
  - (A) Required landscaping or plantings to mitigate the removal of existing vegetation associated with the proposed activity;
  - (B) Maintenance or reconstruction of stone walls;

(C) Appropriate siting of proposed buildings to minimize visibility from public ways;

(A) Location of curb cuts for driveway access;

*(Section XVI - Adopted February 26, 2008)*