

SECTION 5.0 DISTRICT USE REGULATIONS

Section 5.10 Village Green District

5.10 VILLAGE GREEN DISTRICT

5.10.1 Statement of Intent

The Village Green District is a unique zoning district promulgated to allow a diversity and integration of land uses in a planned design development using flexible design standards.

This Regulation is enacted to further the goals and objectives in the Plan of Conservation and Development to expand the business portion of the Town Center by permitting a mixed-use district having an integrated, tasteful environment with a defined village center. Such district is intended to be aesthetically pleasing and an attractive place to shop, transact business, establish new businesses, allow expansion of existing businesses, create jobs, provide recreation and residences, in a manner consistent with a New England traditional village pattern. Development in the District will be guided by an overall plan with an emphasis on broadening the tax base, promoting job creation, and allowing the delivery of desirable goods and services to the town.

The Village Green District will be designed to: promote efficient use of the land; respect and reinforce the historic development patterns that have occurred within the Hebron Green and Hebron Town Center; provide flexibility to meet changing needs, technologies, economics and consumer preferences; promote development patterns and a land use mix which encourages walking and bicycling while reducing transportation needs; protect and enhance natural resources, provide parks and open spaces; and provide a variety of compatible architectural styles, building forms and building relationships within a planned development.

5.10.2 Village Patterns

A Village Green District shall consist of three distinct components: Village Center; Village General; and, Village Edge. These shall be shown on the Master Concept Plan.

- (a) **Village Center.** The Village Center serves as the focal point and gathering place of the village centered on a village green. The Village Center contains shops and services, civil uses and buildings, and other uses to meet the daily needs of village residents and convenience needs of town residents and may also contain residences. Retail, services and other active, pedestrian oriented, uses are encouraged on the first floor immediately proximate to the village green. Residential and service uses are encouraged on second floors or just outside the village green area.

- (1) **Village Center Uses.** In the Village Center, the following uses are permitted, subject to Planning and Zoning Commission approval of design and location aspects, within the Master Concept Plan: small scale retail shops; restaurants; coffee shops; crafts and antiques shops; artisan shops; open air markets; professional offices; business offices; governmental offices; medical offices; financial services; business services; places of worship; community centers; day care centers; museums/galleries; small scale bed and breakfast establishments;

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attached residential units; and, open space areas. Additional uses may be permitted by the Commission as a Special Use as part of the Master Concept Plan that are considered similar and compatible to the uses listed above when compared to scale, traffic generation, hours of operation, and other similar standards which may be used by the Commission.

- (b) **Village General.** The Village General is an area where larger retail and office uses are permitted and where employment areas may be located while still containing design and locational elements that are compatible to the Village Center and to a traditional New England village. The Village General area contains retail/service and employment uses to serve the community-wide needs of Hebron, but shall not be of such a scale or size to serve any regional-wide shopping needs. The entire Village General area also is encouraged to integrate residential uses to the maximum extent possible to encourage a walkable, active environment.
 - (1) **Village General – Retail/Service Uses.** In the Village General – Retail/Service area, the following uses are permitted, subject to Planning and Zoning Commission approval of design and location aspects, within the Master Concept Plan: retail, restaurants; professional offices; business offices; government offices; medical offices; financial services; business services; residence inns; indoor entertainment; theater; health club; funeral home; civic buildings and uses; places of worship; attached residential uses; and, open space areas. Additional uses may be permitted by the Commission as a Special Use as part of the Master Concept Plan that are considered similar and compatible to the uses listed above when compared to scale, traffic generation, hours of operation, and other similar standards which may be used by the Commission.
 - (2) **Village General – Employment Uses.** In the Village General – Employment Areas, the following uses are permitted, subject to Planning and Zoning Commission approval of design and location aspects, within the Master Concept Plan: all uses listed in the Village General – Retail/Service area; research and development; assembly; packaging; small scale distribution; light manufacturing; and industrial incubator spaces for new business development and job creation. Additional uses may be permitted by the Commission as a Special Use as part of the Master Concept Plan that are considered similar and compatible to the uses listed above when compared to scale, traffic generation, hours of operation, and other similar standards which may be used by the Commission.
- (c) **Village Edge.** The Village Edge is the least dense area of the Village Green District. It serves primarily residential, civic, recreational and open space uses. It provides a discernible boundary for the Village Green District, preserves natural features, accommodates greenways as shown in the Plan of Conservation and Development, contains buffer areas along the edge of the District, and ensures compatibility with the

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surrounding uses in Hebron Center by serving as the transitional area of the Village Green District.

- (1) **Village Edge Uses.** In the Village Edge area, the following uses are permitted, subject to Planning and Zoning Commission approval of design and location aspects, within the Master Concept Plan: single family residential, Open Space Subdivisions/Sewer Service District, Planned Residential Developments, Housing for the Elderly, Neighborhood Retirement Housing and Congregate Care Elderly housing developments as per the standards set forth in Section 8 of these Regulations; civic buildings and uses; places of worship; open space; and recreational areas. Additional uses may be permitted by the Commission as a Special Use as part of the Master Concept Plan that are considered similar and compatible to the uses listed above when compared to scale, traffic generation, hours of operation, and other similar standards which may be used by the Commission

5.10.3 Development Standards

The following standards are intended for use in the applicant's preparation of the Master Concept Plan, as required in Section 5.10.4, and in the Commission's review and action of said plan. These standards shall be detailed in the proposed Master Concept Plan subject to approval by the Commission.

- (a) **Architectural Standards.** Architectural design shall be established in order to ensure compatibility of building design to the building traditions of the Hebron Green and to a traditional New England village character. The architectural design standards shall include:
 - (1) overall architectural compatibility;
 - (2) human scale design – street level openings such as doors and windows, window displays, a variety of interesting architectural features with staggered building setbacks, and areas designed for pedestrians to sit, browse and watch;
 - (3) a cohesive pattern of many separate buildings, or the appearance of many separate buildings, in the Village Center;
 - (4) integration of uses;
 - (5) encouragement of pedestrian activity;
 - (6) first floor, pedestrian oriented, retail and similar uses in the Village Center are strongly encouraged;
 - (7) buildings must relate to and be oriented to the street;

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- (8) predominantly two story building height in the Village Center;
 - (9) maximum of two and one-half story building height;
 - (10) use of awnings, pitched roofs, gable ends, gable dormers, porches, overhangs and similar features;
 - (11) screening of all mechanical and utility equipment, loading areas and storage areas by landscaping or architectural features;
 - (12) buildings at intersections or main entrances with special architectural features to emphasize the importance of its location; and,
 - (13) traditional New England village building design, using materials, colors and construction that are compatible to the historic buildings of Hebron.
- (b) **Design Standards.** Design Standards are those design elements other than building design that strive to unify the Village Green District as a planned development with a distinctive New England village character. The design standards shall include:
- (1) a complete village containing a definable center, a variety of housing types, retail, services, employment areas, recreation and open space areas;
 - (2) an interconnected network of streets and sidewalks and trails;
 - (3) an active street environment with all major and minor streets having walkways, street furniture, native species street trees, and pedestrian level lights;
 - (4) public spaces and places including streetscapes that invite and encourage pedestrian activity;
 - (5) usable and understandable pedestrian and vehicular links to the existing Town Center and Hebron Green;
 - (6) preservation of stone walls, hedgerows, specimen trees and barways;
 - (7) screening of all storage, loading and mechanical areas from view by means of landscaping or architectural features;
 - (8) buffers shall be incorporated along all edges of the District similar to buffers required for commercial districts as set forth in Sections 6.1 and 8.15 of these Regulations; and,
 - (9) use of native landscape materials throughout the village.

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- (c) **Open Space Standards.** Open Space is a significant part of a Village Green District containing both formal and informal areas. Open Space serves as areas for community gatherings, landmarks, organizing elements of the village design as well as for the purpose of preserving significant natural and man made features. The Open Space standards shall include:
- (1) the open space shall consist of formal and informal areas including public spaces, public recreational areas and open space preservation/buffers, examples of which are shown on the Conceptual Plan of Development contained in the “Village Green District” section of the Plan of Conservation and Development;
 - (2) the Open Space shall be consistent with the Future Open Space Plan contained within the Plan of Conservation and Development;
 - (3) a Village Center shall contain a formal Open Space area in the form of a village green;
 - (4) overall design shall utilize open space squares and plazas and other civic places;
 - (5) Open Space shall provide active recreational opportunities;
 - (6) Open Space shall incorporate buffers to preserve natural resource corridors, protect and include watercourses and adjacent areas of wetland soils, provide buffers to adjacent uses and complement the Plan of Conservation and Development.
- (d) **Drainage Standards.** Due to the amount of land area and open space that is part of the village district, combined with a development pattern in which density generally decreases from the village center out to the village fringe, there is an opportunity to reduce storm water quality impacts on the receiving wetlands, watercourses and waterbodies. The drainage standards shall include:
- (1) post-development peak run-off rates leaving the development shall not exceed pre-construction rates;
 - (2) drainage design and planning shall consider the entire village green district;
 - (3) drainage system design and construction standards shall be as contained in the Town of Hebron Public Improvement Specifications;
 - (4) the drainage system shall be consistent with any overall drainage study conducted by the Town;

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- (5) drainage design shall include components to cleanse storm water prior to discharge into the natural system by means of vegetative ponds, bio-filters, and other similar methods; and,
 - (6) drainage control features shall be designed to be functional, environmentally sensitive and, where visible to the public view, shall be aesthetically designed.
- (e) **Streets and Parking Standards.** The street pattern creates the framework of the Village Green District and therefore is a prime planning consideration. The Master Concept Plan shall specify the appropriate hierarchy of streets. The Streets and Parking Standards shall include the following:
- (1) the street pattern shall generally be interconnected, discouraging dead-end streets and allowing a flow of vehicles and/or pedestrians between different level streets, to sidewalks, and to trails;
 - (2) streets shall be designed on a small grid pattern, creating smaller blocks, particularly in the Village Center;
 - (3) safe on-street parking shall be encouraged;
 - (4) traffic calming methods shall be employed to reduce speed and create a pedestrian friendly village;
 - (5) the width of streets shall be planned to accommodate their intended function as described in the Town of Hebron Public Improvement Specifications;
 - (6) roadway connections are encouraged between arterial roadways surrounding a village green district;
 - (7) street trees shall be planted along all streets, having a minimum 2 ½ inches caliper and planted at a maximum spacing of 50 feet on center using native landscape species;
 - (8) street lights shall be provided along all streets and parking areas and shall have a consistent design that complements the small town New England Village character;
 - (9) parking lots shall be located at the rear or at the sides of buildings and effectively screened from street view; and, in order to preserve a pedestrian friendly streetscape, no more than one-third of any street frontage shall be boarded by parking areas;
 - (10) shared parking among uses and between separate parcels of land is encouraged;

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- (11) parking shall be provided as specified in Section 8 of these Regulations provided a 20% reduction may be permitted by the Commission if such areas are shared by various uses, and if pedestrian walkways connect said parking areas to nearby roads, open space and commercial uses. The Commission may reduce parking requirements by an additional 25% provided adjacent land is set aside for use by a place of worship, community use of formal village green which is adjacent to on street parking. Any such reduction shall be considered only upon receipt of a parking plan analysis justifying any such reductions and which also shall include a plan for managing any shared parking area.

- (f) **Sign Standards.** Signs shall be consistent and compatible with the Village Patterns as noted in Section 5.10.2, as well as the scale, design and character of a traditional New England Village center. A Unified Sign Proposal, subject to approval by the Commission, shall include an overall sign plan, containing an example of each type of proposed sign, provide standards for design, placement, size, material, color, lighting and landscaping, and shall be provided by the applicant with each Special Permit application. Each sign shall be found to be proportional to and compatible with the buildings and/or streetscapes where such sign is located. Such Unified Sign Proposal shall adhere to the following standards:

- (1) a free-standing project identification sign, containing architectural details compatible with the architecture of the District, may be located at the District's major entrance, shall contain the project name and may contain the address and a major tenant (up to twenty feet in height and up to fifty square feet in area);
- (2) signs permitted throughout the Village Center shall include wall signs, window signs, building projecting or hanging signs, and awning signs (up to a maximum of one square foot of sign area per each foot of frontage of tenant space) as traditional signs in a New England village district; and, a traditional colonial freestanding hanging sign using a single post and cross-arm may be permitted as approved by the Commission for significant uses in the Center (where the message area does not exceed eight feet in height and nine square feet in area);
- (3) signs permitted within the remainder of the District may include signs permitted in the Village Center area and may also include a low-profile identification sign on a lot where identification beyond what is permitted in sub-section (2) above is necessary and where building setbacks and site conditions warrant (maximum of five feet in height and twenty-four square feet in area);
- (4) the Unified Sign Proposal shall adhere to the General Sign Regulations contained in Section 8.2.3 of these Regulations.

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5.10.4 Application Process

Prior to any use within the Village Green District, a Special Use Permit application shall be made in accordance with Section 8.0 of these Regulations and the following sections:

- (a) **Pre-application Conference.** Any potential applicant may submit a preliminary Master Plan to the Commission for an informal review and consideration prior to the submittal of a formal application. The preliminary Master Plan must show sufficient information to enable the staff and Commission to make a general planning review. The applicant shall first submit a sufficient number of copies to staff for an informal staff review. After such review a discussion will be held with the Commission at a regular meeting. Minutes of the discussion will be entered into the public hearing record on any subsequent application. Review and comments by the staff or Commission or its members will in no way be binding on the Commission or its members or imply approval of any part of the preliminary Master Plan.
- (b) **Review and Referral.** The Commission may hire, at the applicant's expense, outside experts to supplement review by the Town staff and regular consultants.
- (c) **Special Permit Application and Master Plan.** A Special Permit Application for the Village Green District shall include a Master Plan. The standards and requirements contained in Section 5.10 for Village Green District developments shall supercede similar standards that may be found in other sections of the Zoning or Subdivision Regulations. If certain standards or requirements are not specifically contained in Section 5.10, the Master Plan will conform to the applicable sections of the Zoning or Subdivision Regulations.

The Master Plan submission will include: (1) Existing Conditions; (2) Master Concept Plan; (3) Standards; (4) Impact Statements; and (5) other plans and details as may be submitted by the applicant or as may be requested by the Commission to illustrate the size, impact and appropriateness of the application and its relation to the surrounding neighborhood and districts. An engineer, surveyor, architect or landscape architect will prepare the graphic plans, unless otherwise indicated. Each Master Plan at a minimum will contain or be accompanied by, in writing, the following elements:

- (1) **Existing Conditions.** The following conditions shall be shown for the entire area included in the Master Concept Plan:
 - a. Existing topography map with two-foot contours showing structures, roads and rights-of-way, major topographic features (including edge of wooded areas, free-standing specimen trees, barways, stonewalls, ledge outcrops and soils types), field delineated edge of all inland wetland soils, watercourses and floodplains;

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- b. All existing utilities located within or along the periphery of the development;
 - c. Land uses and zoning district boundaries within 500 feet of the site;
 - d. A-2 property survey of the land in question;
 - e. Names and addresses of all abutting property owners as listed on the assessor's records keyed to an appropriate map; and
 - f. A summary of significant historic features of the area of the proposed development
- (2) **Master Concept Plan.** The following elements shall be shown on the Master Concept Plan for the entire area of the project (minimum scale of 1"=100'). Some information, as allowed by the Commission, may be submitted in illustrative and conceptual form provided the Commission can determine compliance with the Regulations.
- a. The proposed uses, their proposed locations, and their approximate gross floor areas, densities, numbers of units and other data as appropriate will be provided.
 - b. The Village Patterns will be identified as required in Section 5.10.2 showing approximate boundaries of the Village Center, Village General (Retail and Employment) and Village Edge.
 - c. The Plan shall show the shape, size and location of proposed public or private streets, walkways, parking areas, easements, planted and treed areas, buffers, signage, lighting and lighting methods and patterns, drainage methods and patterns, open space areas, access locations from abutting roads, driveways within the site to the existing and proposed road system, and amenities such as parks, meeting places, bike paths, and pedestrian trails.
 - d. Illustrative renderings of all architectural and structural improvements, including a narrative describing style and design of these improvements, typical for each unique area of the village will be provided and shall serve as guides for future development in these areas.
 - e. Proposed plan for public dedication, such as streets, parks and open spaces and a plan of development for such areas. And,
 - f. Date, revision dates, scale, north arrow, name and address of owner and developer, name and seal of appropriate design professionals.

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- (3) **Standards.** The following information shall be submitted in either a text form or included as a narrative, table or graphic within the Master Concept Plan:
- a. Methods to be used to determine the division of parcels and ownership of parcels within the District;
 - b. A description of: proposed development phasing; types of ownership of improvements (including streets, parking areas, open spaces and other community areas), buildings, building clusters and utility systems; any proposed common interest communities; and, any proposed reciprocal easement agreements;
 - c. A description will be included of the areas of the site (by ratio, location, square footage, etc.) proposed for each land use type;
 - d. Bulk and density standards for the above parcels, including: (1) minimum setbacks; (2) maximum building and impervious coverage of each lot or parcel; (3) maximum and minimum building height; and, (4) specifications for allocation and minimum number of parking and loading spaces to specific uses; the standards contained within Section 6.1 of these Regulations for the HG District shall be applicable to the Village Center area, and the standards contained within Section 6.1 of these Regulations for the GB District shall be applicable to the Village General area unless modified standards are proposed within the Master Plan and found by the Commission to more appropriately satisfy the Statement of Intent (Section 5.10.1);
 - e. Proposed standards for public and private streets and walkways specifying conformance to the Town of Hebron Public Improvement Specifications, or providing sufficient justification, agreeable to the Commission, of any variation from such standards;
 - f. Narrative or graphic descriptions of the architectural style and character;
 - g. Signage plan, including a unifying theme or style;
 - h. Lighting design (including general types and location of poles and fixtures), light patterns and illumination level standards;
 - i. A narrative explaining how the Plan addresses issues identified in any Environmental Review Team report prepared for that area of the Town; and,

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- j. A landscape plan, including landscaping of parking lots, streetscape plantings and buffer areas.

(4) **Impact Statements.** All Special Use Permit applications shall include at a minimum the following impact statements as well as any additional statements or other information deemed necessary by the Commission:

- a. Municipal Financial Impact Statement. An appraiser, certified by the Appraisal Institute as an MAI Appraiser, will prepare and submit a statement covering the following items (i. through iv.). This statement shall be forwarded to the Town Manager and the Tax Assessor who may prepare a report to the Commission in response to said statement.

- i. property and other municipal tax and fee revenue that may be generated;
- ii. municipal expenses and burdens that may be generated;
- iii. anticipated number of school-aged children with the impact on existing and planned schools; and,
- iv. impact of ancillary business to be generated in existing business centers by the population of and visitors to the project, and the demand for ancillary development to be generated.

- b. Public Safety and Traffic Impact Statement. A licensed professional engineer specializing in traffic will prepare and submit a statement covering the following items (i. through v.). This statement shall be forwarded to the Town Manager, the Town Engineer, the Fire Marshal, the Fire Chief and the Public Works Superintendent who may prepare reports to the Commission in response to said statement.

- i. A description of background traffic and projected traffic from the development on existing and proposed streets including a capacity analysis of intersections;
- ii. An analysis of the capability of the existing and proposed street system and intersections to carry the projected traffic without undue congestion, and any safety considerations for vehicular and pedestrian traffic;
- iii. A description of necessary transportation improvements, which may be needed to accommodate projected traffic;
- iv. An analysis of the impact of the project on public safety and the need for additional police; and,

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- v. An analysis of the impact on fire safety and the need for other or specialized equipment to be used for fire fighting at the project.
- c. Public Works Impact Statement. A licensed professional engineer specializing in engineering, drainage, and the design of municipal roads, highways, infrastructure and improvements will prepare and submit a statement covering the following issues (i. through iv.). This statement shall be forwarded to the Fire Marshal, the Fire Chief, the Town Engineer, the Town Sanitarian, the Public Works Superintendent, the Water Pollution Control Authority Administrator and any utility companies as indicated by the Commission who may prepare reports to the Commission in response to said statement.
 - i. the design and impact of the storm water drainage systems proposed within the development utilizing at a minimum the standards contained in the Zoning and Subdivision Regulations;
 - ii. the design, style, locations, intensity and impact of proposed lighting;
 - iii. the design and layout of parking and its feasibility and safety for use by the public; and,
 - iv. the capacity of the wastewater, water and other utility systems proposed to be built and used by the project.
- d. Cultural, Aesthetic or Heritage Impact. A licensed architect or landscape architect will prepare and submit a statement covering the following factors (i. through vii.). This statement shall be forwarded to the Town Planner and other staff or consultant chosen by the Commission and the Historic Properties Commission who may prepare a report to the Commission in response to said statement.
 - i. the design and placement of buildings, pedestrian walks and landscaping;
 - ii. the provision of public amenities and the impact on heritage and character of the Town;
 - iii. the compatibility with public views and character of the surrounding neighborhood;
 - iv. the reinforcement of existing street and building massing patterns and open space patterns, in the vicinity of the development;

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- v. protection of and compatibility with locally significant or historic sites, vistas or natural features;
 - vi. archeologically significant resources;
 - vii. the compatibility of the development with the traditional neighborhood development standards of Section 5.10.4(d). (10) below.
- e. Natural Resources Impact Statement. A licensed or certified professional specializing in environmental topics will prepare and submit a statement covering the following factors (i. through vi.). This statement shall be forwarded to the Town Engineer, the Conservation Commission, and the Wetland Agent who may prepare reports to the Commission in response to said statement.
 - i. Preservation and/or creation of views and view sheds;
 - ii. Protection and/or enhancement of wetlands, and watercourses including any proposed modifications or mitigation efforts;
 - iii. Protection of trees, hedgerows, endangered or critical plant species or woodland habitats;
 - iv. Protection of endangered or critical animals and natural habitats;
 - v. Compatibility to existing land forms, slopes and soils; and
 - vi. Impacts to air quality.
- (d) **Findings.** The Commission may approve, approve with modifications or deny the Special Permit application within the Village Green District and the Master Plan with findings derived from the Application and supporting materials, the proposed Master Concept Plan and Standards and the facts described in the public hearing. When deciding upon the Application, the Commission will make the findings that:
 - (1) The application is in conformance with the general purpose of these Village Green District Regulations as well as the Special Permit criteria of Section 8;
 - (2) The Application is in accordance with Goals and Objectives contained in the Plan of Conservation and Development;
 - (3) The Master Concept Plan and Standards include certification from the appropriate water company, that a satisfactory system of water supply will be made available and operative to the proposed land uses;

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- (4) The Master Concept Plan and Standards will include certification from a licensed professional engineer that a satisfactory system of sewage treatment may be made available and operative to the proposed land uses;
- (5) The Master Concept Plan and Standards will include a preliminary traffic analysis prepared by a professional traffic engineer estimating the traffic generated by the proposed development and traffic impacts on receiving streets. The preliminary analysis will show that the design and road patterns of the development and surrounding neighborhood can adequately handle the proposed traffic;
- (6) The Master Concept Plan and Standards will certify that the design and construction of the drainage, utility and other systems for the development following approval will not negatively impact the receiving wetland and watercourses;
- (7) The Master Concept Plan and Standards will appropriately reflect and protect the environment, land and vegetation and unique character of the Village Green District;
- (8) The Master Concept Plan and Standards will show a positive economic impact to the community and promote compatible economic development;
- (9) The application demonstrates compliance to the Development Standards in Section 5.10.3, including Architectural Standards, Design Standards, Open Space Standards, Drainage Standards, Street and Parking Standards and Sign Standards.
- (10) The Master Concept Plan and Standards will conform to the character of a traditional neighborhood development in that:
 - a. buildings and site layouts conform to the historic architectural character of Hebron;
 - b. the site provides for a mixture of uses that provide for local shopping, employment, recreation, community gathering places, pedestrian ways and amenities for a range of ages and interests;
 - c. the development will provide for a variety of housing types;
 - d. the automobile is de-emphasized by: specifying street pavements that are narrow, allowing on-street parking; limiting parking lots from in front of buildings; and requiring “traffic calming” designs; and,
 - e. main street designs will incorporate sidewalks and native street trees, reduced building setbacks along said streets shall be encouraged;

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appropriate fencing shall be incorporated along right-of-ways and introduction of “greens”, “parks” or “commons” acceptable to the Commission will be provided.

- (e) **Amendments To The Master Concept Plan and Standards.** Any substantive amendment to the Master Concept Plan and Standards, as determined by the Commission, will be adopted in the same manner as the adoption of the original Master Concept Plan and Standards. However, minor changes to the Master Concept Plan and Standards may be permitted by the Commission as an administrative interpretation provided the Commission finds that the general intent and scope of the approved Master Concept Plan and Standards has not been changed.
- (f) **Site Plan Review Application Process.** Following approval of the Master Concept Plan and Standards, and the subsequent filing of the plan, standards, and Special Permit Certification in the Town Clerk’s Office, the following application process shall be required. For non-residential development, the owner/applicant shall proceed with a Site Plan Review application process, as set forth in Section 8 of these Regulations, for individual phases or individual buildings prior to the issuance of a building permit. For residential development within the Village Fringe area, the applicant shall follow the application process as set forth in Section 8 of these Regulations.
- (g) **Subdivision Application Process.** Following approval of the Master Concept Plan and Standards, and the subsequent filing of the plan, standards, and Special Use Permit Certification in the Town Clerk’s Office, the owner/applicant shall proceed with a Subdivision Application process as set forth in the Town of Hebron Subdivision Regulations for any subdivision of parcels or any construction of roadways. The requirements for construction, inspection, bonding and dedication of such improvements are contained in these Regulations.