

Chapter 340

SITE PLAN REVIEW

**ARTICLE I
General Information**

- § 340-1. Title and purpose**
- § 340-2. Interpretation and enforcement**
- § 340-3. Application and fees**

**Article II
General Regulations**

- § 340-4. Introduction**
- § 340.5 Classification of uses**
- § 340-6. General regulations**

**Article III
Main Street Overlay Districts**

- § 340-7 Design goals**
- § 340-8 Building design**
- § 340-9 Site planning**
- § 340-10 Landscape design**
- § 340-11 Enumeration of districts and specifications**
- § 340-12 Chapter 43D Regulations
Fee Schedule
North Reading Main Street
Planting Guidelines
Main Street District Map**

ARTICLE I
General Information

~ 340-1. Title and purpose.

- A. Title: Site Plan Review Regulations of the Town of North Reading.
- B. Purpose. These regulations of the Community Planning Commission of the Town of North Reading, Massachusetts, are hereby adopted for the following purposes:
 - (1) Imposing regulations, prohibitions and restrictions for the promotion of health, safety, morals, convenience, aesthetics and welfare; establishing standards of performance and design; defining the powers and duties of the Community Planning Commission; describing procedures; describing penalties for violations of said regulations.
 - (2) In their interpretation and application, the provisions of these regulations shall be held to be minimum requirements adopted for the promotion of a Comprehensive Plan for the protection of the citizens of North Reading.
 - (3) The purpose of these regulations is to allow for review of all aspects of any proposal and future development of a commercial, industrial or mixed-use nature including, but not limited to, present and projected growth of the town, site planning and the relationship of the development to the surrounding environment and the community. The Community Planning Commission recognizes the interdependence of land values, aesthetics and good site planning by promoting harmonious, safe, attractive and compatible development, that is therefore considered to be in the best interest of health, safety and general welfare.

~ 340-2. Interpretation and enforcement.

- A. Planning Commission responsibilities.
 - (1) The Community Planning Commission is charged with the responsibility of interpretation and enforcement of these regulations. Interpretation of the regulations include, but is not limited to, clarification of intention, determination of classifications of land uses not specified in these regulations and the delegation of processing procedures and requirements.
 - (2) There is hereby established the position of Site Plan Administrator who shall be the North Reading Planning Administrator and who shall act as the Community Planning Commission's authorized representative in the daily performance of these responsibilities.

- B. The enforcement of the provisions of these regulations shall be the duty of the Building Inspector or his authorized representative at the request of the Community Planning Commission.
- C. Project review fees; reimbursement to town.
- (1) When reviewing an application for, or when conducting inspections in relation to site plan review under the provisions of the North Reading Zoning Bylaws,¹ the Community Planning Commission may determine that the assistance of outside consultants is warranted due to the size, scale or complexity of a proposed project, because of a project's potential impacts, or because the town lacks the necessary expertise to perform the work related to a site plan review under the provisions of the North Reading Zoning Bylaws. The Community Planning Commission may require that applicants pay a "project review fee" consisting of the reasonable costs incurred by the Community Planning Commission for the employment of outside consultants engaged by the Community Planning Commission to assist in the review of a proposed project.
 - (2) In hiring outside consultants, the Community Planning Commission may engage engineers, planners, lawyers, urban designers or other appropriate professionals who can assist the Community Planning Commission in analyzing a project to ensure compliance with all relevant laws, ordinances/bylaws, and regulations. Such assistance may include, but not be limited to, analyzing an application, monitoring or inspecting a project or site for compliance with the Community Planning Commission's decision or regulations, or inspecting a project during construction or implementation.
 - (3) Prior to any expense being incurred, which would be chargeable to the developer, the Community Planning Commission shall provide the developer with an estimate of the expected costs. The developer shall deposit, with the town, a cash amount equal to 1/3 the total estimated cost of review and inspection of the proposal.
 - (4) Funds received by the Community Planning Commission pursuant to this section shall be deposited with the Municipal Treasurer who shall establish a special account for this purpose. Expenditures from this special account may be made at the discretion of the Community Planning Commission without further appropriation. Expenditures from this special account shall be made only for services rendered in connection with a specific project or projects for which a project review fee has been or will be collected from the applicant. Accrued interest may also be spent for this purpose. These funds will be disbursed by the Community Planning Commission to the reviewing/inspecting party until expended. At that time the developer shall deposit a second amount equal to 1/3 the total estimated cost upon being so directed by the Community Planning

¹ Editor's Note: See Ch. 200, Zoning.

Commission. These funds will be disbursed as before until expended. The developer shall then deposit a third amount equal to 1/3 the total estimated cost upon being directed by the Community Planning Commission to do so. These funds will be disbursed by the Community Planning Commission as before.

- (5) Upon completion of all review and inspection services, the Community Planning Commission shall examine all records to ensure that all payments have been made. In the case of an estimate being too low the developer shall make a final deposit to the town in the amount of the shortfall. In the case of an estimate being too high the Community Planning Commission shall refund to the developer any unused funds. The failure of the developer to provide funds for all outstanding costs shall be cause for denial of the proposal. A final report of said account shall be made available to the applicant or the applicant's successor in interest. For the purpose of this regulation, any person or entity claiming to be an applicant's successor in interest shall provide the Community Planning Commission with documentation establishing such succession in interest.
- (6) Any applicant may make an administrative appeal from the selection of the outside consultant to the Board of Selectmen. Such appeal must be made in writing and must be made within 20 days after the Community Planning Commission has mailed or hand-delivered notice to the applicant of the selection. The grounds for such an appeal shall be limited to claims that the consultant selected has a conflict of interest or does not possess the minimum, required qualifications. The minimum qualifications shall consist either of an educational degree in, or related to, the field at issue or three or more years of practice in the field at issue or a related field. The required time limit for action upon an application by the Community Planning Commission shall be extended by the duration of the administrative appeal. In the event that no decision is made by the Board of Selectmen within 30 days following the filing of the appeal, the selection made by the Community Planning Commission shall stand.

~ 340-3. Application and fees.

- A. Applications for site plan approvals shall be made in the office of the Community Planning Department on the proper application forms provided by the Community Planning Department.
- B. All requests for approval shall be accompanied by the following:
 - (1) Location map. A map drawn to scale, at least 8 1/2 inches by 11 inches, showing the dimensions of the property and its location within the Town of North Reading.
 - (2) Vicinity ownership map. A map drawn to scale, at least 8 1/2 inches by 11 inches, showing all parcels in the vicinity adjacent to and surrounding the property described in Subsection B(1) above, within a radius of 300 feet from the exterior

boundaries of the subject property. Each such parcel shall be designated by number to correspond with the abutter list described next below.

- (3) Abutter list. A list of all property owners, who are "parties in interest." Parties in interest are: the petitioner, all direct abutters, all owners of land directly opposite on any public or private way and abutters to the abutters within 300 feet of the petitioner's perimeter. This list is compiled and certified in the North Reading Assessor's office.
- (4) Legal description. An accurate description of the perimeter boundaries of the subject parcel(s).
- (5) Letter of explanation. A letter explaining the nature and intent of the proposed development and reasons justifying the request. References to effects produced by the request upon surrounding neighborhoods and the town at large should be included.
- (6) Additional materials. Extra development plans, elevations, traffic impact analyses, environmental impact analyses, hazardous waste studies or any other supporting documentation the Community Planning Commission deems necessary for the purposes of making an informed decision may be required by the Community Planning Commission. Any such materials shall be procured and submitted prior to the Community Planning Commission's final decision. All costs related to any additional submittal material shall be borne by the applicant.
- (7) Seven sets of plans to include:
 - (a) Complete development plans (1:40 scale).
 - (b) Architectural elevations (front, rear, both sides).
 - (c) Landscape/drainage plans.
 - (d) Details of all signage.
- (8) Fee. Cash or check payable to the Town of North Reading in accordance with the fee schedule in effect at the time of this application.
- (9) Application for waiver of site plan regulation. If the applicant desires a waiver of one or more of these regulations a request for such waiver must be submitted in writing prior to the Community Planning Commission making a final decision. Any request for waiver not so submitted will not be considered.

ARTICLE II

General Regulations

~ 340-4. Introduction.

- A. All developments must fully conform to the requirements of the North Reading Zoning Bylaw² in effect at the time of the application submittal. If this is not the case, the applicant must receive appropriate relief from the North Reading Zoning Board of Appeals prior to submitting an application to the Community Planning Commission. The Community Planning Commission shall not approve, in any way, any nonconforming use which has not received the appropriate relief.

- B. All new developments or expansions of existing developments of a commercial, industrial or mixed-use nature must receive site plan approval from the Community Planning Commission prior to the issuance of a building permit for such activity. Likewise, prior to the issuance of a certificate of occupancy, as-built drawings must be submitted and all conditions of the site plan approval must be met.

- C. Prior to the Community Planning Commission granting approval of a site plan, all other Town of North Reading regulatory boards or commissions must have either approved the areas of the plan under their jurisdiction or notified the Community Planning Commission within 30 days of receipt that the plan need not appear before them. For the purposes of this regulation the following boards and commissions shall receive copies of proposed plans: Conservation Commission, Board of Health and the Zoning Board of Appeals. Additionally, the following town departments shall receive copies of proposed plans and respond with requirements or suggestions within 30 days of receipt: Planning, Public Works/Engineering, Fire, Police, School and Building Inspector. The Community Planning Commission will not grant final approval of a site plan that has not completed the above requirements.

- D. All developments must connect to Town of North Reading municipal water and sewer systems if available within 1,000 feet.

~ 340-5. Classification of uses.

- A. For the purposes of these regulations, uses shall be defined as follows:
 - (1) Commercial: retailing and services supplying daily needs of the community, entertainment facilities, professional and general offices, restaurants or any use which is similar and not more detrimental than those listed as determined by the Planning Administrator.

² Editor's Note: See Ch. 200, Zoning.

- (2) Industrial: research facilities, assembling and manufacturing, warehousing, wholesaling, trucking, storage or any use which is similar as determined by the Planning Administrator.
 - (3) Mixed use. A combination of two or more of the above uses, or one or more of the above uses in combination with residential units.
- B. The Planning Administrator/Building Inspector may reference the Standard Industrial Classification Manual when making a determination regarding land use for the purposes of these regulations.

~ 340-6. General regulations.

- A. Separation of buildings. In the event that a lot is to be occupied by a group of two or more related buildings, the minimum open space or court between all such buildings shall be in accordance with ~ 200-65A of the Zoning Bylaw. [NOTE: Projections (i.e., balconies, overhangs or other similar architectural features) into the minimum open space or courtyard shall be limited to two feet from the building wall.] [Amended 9-5-2000]
- B. Accessory buildings. Accessory buildings shall conform to all regulations of the district wherein they exist and shall conform to the following:
- (1) All detached accessory buildings shall be placed in the rear half of the lot.
 - (2) On a through lot the accessory building(s) shall not be located closer to the rear property line than the distance required for front yard setback.
 - (3) On a corner lot the accessory buildings shall not be located closer to the street side property line than that required for the main building.
 - (4) No accessory buildings shall occupy more than 25% of the area lying between the rear of the main building and the rear property line.
- C. Building design.
- (1) No part of any ordinary projections of window sills, belt courses, cornices, chimneys, eaves and other architectural features shall be closer than 10 feet to any property line of the lot upon which such structure is erected.
 - (2) Any and all mechanical equipment ancillary to the use or function of a building and/or structure, including, but not limited to, heating/cooling equipment, electrical equipment, pool pumps and filter, satellite dishes and antennas, solar heating/cooling devices, shall be restricted from use in the front and street side yards.

- (3) All uses regulated by these terms are restricted to closed buildings, except for pass-through windows where specifically permitted.
- (4) Design of the primary building(s) and the site shall be compatible with the type of development in or anticipated in the nearby areas. The anticipated development of an area is shown on the future land use map in the Master Plan.
- (5) Overhead bay doors shall not front on or be visible from any public street.
- (6) All building elevations, floor plans or other displays designed to display the architectural features must bear the stamp of a registered licensed professional architect.
- (7) Roof-mounted mechanical equipment shall be screened by parapet walls or other screening devices to be no lower in height than six inches below the height of the mechanical equipment on side, front, or rear walls, whichever are adjacent to public streets or residential districts.

D. Site design.

- (1) A site plan submittal must contain the following:
 - (a) Stamp of a registered licensed professional surveyor;
 - (b) All perimeter boundaries and controls;
 - (c) Bearings and distances;
 - (d) North arrow;
 - (e) Locus map;
 - (f) Date, scale, legend and title;
 - (g) Signature block;
 - (h) All existing and proposed buildings, their dimensions and distances from lot lines, as well as each other;
 - (i) All existing and proposed streets, ways, easements or any other public area;
 - (j) Locations and widths of all streets and driveways within 200 feet of the subject parcel;
 - (k) Topography (existing and proposed) with two-foot contours;
 - (l) Complete profiles of all streets and parking areas;
 - (m) Landscaping, drainage and exterior lighting plans;
 - (n) Drainage calculations; zero rate of runoff as in Subdivision Rules and Regulations ~ 350-13B(2)(o);
 - (o) All filing fees;
 - (p) Zoning district boundaries;
 - (q) Floodplain and wetlands boundaries.

- (2) Outdoor storage of materials and supplies and outdoor displays shall be fully screened from view by a wall or fence a minimum of six feet in height with a fastenable gate which must be closed during nonworking hours.
- (3) All trash receptacles (i.e., dumpsters, compactors, etc.) must be placed on a concrete pad and fully screened from view by a wall or fence a minimum of six feet in height and which has a fastenable gate at its front. The location of all trash receptacles must be approved by the Department of Public Works, the Fire Department, the Board of Health and the Building Inspector.
- (4) All parking lots, driveway, road, drainage and utility calculations and/or specifications must be stamped by a registered licensed professional engineer and approved by the North Reading Town Engineer.
- (5) All areas designated as parking areas shall be paved. Material composition and profiles must be approved by the North Reading Town Engineer.
- (6) Vehicles and other obstructions may not be parked on any corner lot within the triangular area formed by the curb lines and a line connecting them at points 30 feet from the intersection of the street lines.
- (7) Landscaping requirements:
 - (a) Landscaping may include trees, shrubs, ground cover, vines, walkways, ponds, fountains, sculpture and other organic and inorganic materials used for creating an attractive appearance.
 - (b) Standards of design and development
 - [1] Each parcel to be developed shall be required to provide landscaped areas, on site, equal to the following minimum amounts:
 - [a] Ten percent of the total footprint of buildings located on the property, in all industrial districts.
 - [b] Ten percent of the net site area of the property, in all other districts.
 - [c] Landscaping in street rights-of-way shall be required in addition to the minimum on-site requirements in Subsection D(7)(b)[1][a] and [b] above.
 - [2] Landscaping shall be established along the street frontages in the area lying between the public sidewalk and any buildings, parking

areas, loading areas, or actual storage areas on the property except for necessary driveways.

- [3] Provision shall be made for water service to all landscaped areas requiring water.

(c) Street trees shall be required along all arterial streets.

- [1] Street trees shall be a minimum of 12 feet in height and be two inches in caliper measured at four feet above the ground.

- [2] Street trees shall be planted in the amount of one tree for every 30 feet of lineal arterial street frontage.

- [3] Trees (maple, cedar, oak or other approved screening trees) 15 feet on center shall be planted along any property lines of parcels developed for commercial, industrial or mixed uses which are adjacent to or separated only by an alley or road from a residential development or district.

(d) Required front and street side yards shall be entirely landscaped, except for necessary driveways.

(e) No landscaping materials greater than two feet in height may be installed on any corner lot within the triangular area formed by the curblines and a line connecting them at points 30 feet from the intersection of the street lines.

(f) Maintenance.

- [1] Landscaped areas shall be reasonably maintained by the owner or the lessee of the property as to pruning, trimming, watering or other requirements to create an attractive appearance for the development.

- [2] Any plant materials not surviving shall be replaced within 30 days of their demise.

(g) Parking areas shall be screened from street view to a minimum height of three feet above the highest finished grade of the parking area.

- [1] Lots shall be screened by the use of walls, berms, landscaping, fences or any combination of the four. Such screening may be supplemented by up to 25% intermittent landscaping. All loading, delivery and service bays shall be screened from street view by a wood, brick, slump block or masonry fence or wall.

(h) Walls and screening devices.

[1] Definitions.

- [a] "Walls or fences" are any structure intended for the use of confinement, prevention of intrusion, boundary identification or screening of an activity.
- [b] "Screening devices" are any structures installed to conceal areas used for refuse, mechanical equipment, parking, service/loading bays or lanes, multifamily habitation, and commercial or industrial activities, from adjacent residential districts and from street views.
- [c] Height of screening devices shall be measured from the highest finished adjacent grade of the element to be screened.
- [d] Height of walls and fences in all districts shall be measured from the lowest of the two grades adjacent to the wall or fence; except when the wall or fence is adjacent to an alley or street right-of-way which has a higher grade than that on the adjacent site. For such situations, the height of the fence or wall shall be measured from the top of the curb or top of crown of road or alley where no curb exists.
- [e] All outdoor lighting shall be directed down and screened away from adjacent properties and streets.

ARTICLE III
Main Street Overlay Districts

~ 340-7. Design goals.

- A. It is the goal of the Town of North Reading to preserve the rural, small-town character of our community. The following design and development standards have been adopted for the purpose of assisting applicants for building, zoning or planning approval to understand our goals.
- B. We wish to preserve the blossom of springtime, the green landscape of summer, the changing colors of fall, the snowy cover of wintertime, and the celestial display of nighttime. We also want to retain the distinctive quality of regional New England design, the natural form of the land, our habitat, and the ability to travel by auto, bike or foot.
- C. The architecture of New England is defined by steep gable rooflines and natural building materials. Each new building should have a clearly articulated heritage which builds on the historic forms. This does not mean that all buildings must be in a historic style. Innovative design is encouraged when it is developed in a manner which is compatible with the design goals.
- D. All construction activity within any Main Street Overlay District shall be subject to site plan review and approval by the Community Planning Commission.

~ 340-8. Building design.

- A. Primary articulated facade to face Main Street.
- B. At least one primary entry visible from Main Street.
- C. Unglazed concrete block, plywood, plywood siding, plastic siding and other industrial materials are not to be used on structures or construction which is visible from the road or adjacent properties. Vinyl and aluminum siding should only be used in applications which replicate historic building materials including use of window trim, corner boards and cornices. Asphalt shingles should be of architectural design.
- D. Designs should not include long stretches of unrelieved roof or wall.
- E. Follow the requirements of each design district.

~ 340-9. Site planning.

- A. Site design.

- (1) At least 25% of street frontage is to be faced by a building or a green space (which is a minimum of 25 feet in depth) beyond which paving is not visible.
- (2) Plan for snow removal.
- (3) Provide appropriate areas for special events and holiday decorating.
- (4) Site buildings to take advantage of existing topography. No change of grade at property line is allowed. Retaining walls are not to exceed three feet in height; retaining walls to be separated by a minimum of 20 feet. All retaining walls over 18 inches in height must have a stone facing.

B. Pedestrian and bicycle access.

- (1) A walkway from the existing or future public sidewalk to each business's public entrance is to be provided.
- (2) Properties with multiple entries are to include a sidewalk within 25 feet of the front of the building to connect each entry with other property entrances and with the public walk.
- (3) Parking for bikes, one for every 20 auto parking spaces, is to be provided.
- (4) Provide bike access to the site by providing connections to existing or future paths and secondary (or service) roads.

C. Lighting standards.

- (1) Require shielding of all fixtures over 50 watts incandescent or four watts of other light source to limit light pollution.
- (2) Restrict intensity of parking area lighting to a maximum of two to four footcandles at grade.
- (3) Limit height of light fixtures to 12 feet.

~ 340-10. Landscape design.

A. Trees.

- (1) Provide a preservation plan for trees with six inches or greater trunk diameter. Plan must show all such trees. Where there is a compelling reason for removing large trees, mitigation must be proposed.

- (2) Shade trees of the type described in the overlay district guidelines are to be planted at an average of 30 feet on center along streets.

B. Green space.

- (1) Provide a minimum five-foot planting area around 60% of the perimeter of the building.
- (2) Five percent of the site is to be landscaped green space at the roadway (in front of any building and parking).
- (3) A minimum of 50% of the site is to be landscaped green space. Green space can be reduced to 20% of site if a permanent easement across the property has been provided for a pedestrian/bikeway and the site plan provides for automobile access and bike/pedestrian access to adjacent properties.
- (4) Retain undisturbed habitat or restore native plants on at least 10% of all sites. This will facilitate retention of songbirds, butterflies, and other wildlife as well as native plants which are considered part of the amenity of living in a rural area.
- (5) Fencing or a stone wall with landscape conforming to the overlay district's standard is to be provided between any parking and the street.

C. Fencing and walls.

- (1) Chain link fence and concrete block walls are not allowed.
- (2) Buffers between residential and commercial uses are required. A stone or brick wall six feet in height with gates is to be provided whenever there is construction or parking within 50 feet of the property line. All buffers are to include evergreen trees planted at a minimum of 15 feet on center and staggered deciduous trees at the same spacing. Buffers which do not include a wall or fence are to include plantings which will block a minimum of 80% of the view between grade and eight feet in height.

D. Signs.

- (1) The maximum height of freestanding signs is 25 feet.
- (2) Street addresses are to be included on all freestanding signs.
- (3) Wall signs are required to follow building design.
- (4) A Master Signage Plan is to be provided for all multi-tenant buildings.

- (5) Bright or primary colors, are limited to one per property, to be used as part of a comprehensive color scheme which includes subdued tones and which complements surrounding architecture; use of day-glow colors is prohibited.

~ 340-11. Enumeration of districts and specifications.

- A. Lowell Corner. The design goal of this district is to preserve the suburban/rural character of the historic residential and public buildings of the community. Buildings should be of a residential scale and include proportions, materials, colors and forms of traditional architecture in the area. Landscaping should be prominent and include lawns, specimen trees, shrubs and flowering plants. Paving should be minimized and heavily screened.
 - (1) Building form: sloped roof (minimum 1:2 rises), maximum forty-foot-by-eighty-foot building segments, double-hung windows and porches are appropriate; as are cupolas, arbors, and weather vanes.
 - (2) Preferred materials: clapboard, shingle, or brick siding with slate or architectural shingles.
 - (3) Colors: white siding with dark green, red or other appropriate accents.
 - (4) Fencing: stone wall or picket fencing
- B. North Crossing. The design goal of this district is to reflect the traditional small town centers of the region. Buildings should be retail in character and include prominent display windows on all primary facades. The proportions, materials, colors and forms of traditional downtown architecture in the region should be utilized. Landscape should include street trees and planters.
 - (1) Building form: sloped roof (minimum 1:2 rises) or an articulated cornice on buildings of two or more stories, maximum sixty-foot-by-one-hundred-foot building segments.
 - (2) Preferred materials: brick, stone, steel, and glass, or plaster.
 - (3) Colors: earth tones and deep colonial colors with contrasting accents.
 - (4) Fencing: stone walls or cast iron.
- C. Park and Trail Crossing. The design goal of this district is to reflect the historic character of North Reading established in the commercial areas surrounding the Town Common. Buildings should be institutional or retail in character with prominent first-floor display windows.

- (1) Building form: sloped roof (minimum 1:2) or an articulated cornice on buildings of over two stories. Storefronts to include 70% glass on primary elevations. Maximum sixty-foot-by-one-hundred-foot building segments.
- (2) Preferred materials: clapboard, shingles, brick and stone siding. Roofs of slate, architectural shingles or standing seam painted metal.
- (3) Colors: white or light-colored siding with dark green, red or other appropriate accents.
- (4) Fencing: detailed white picket or finished stone walls.

D. Country Road. The design goal of this district is to preserve the rural character of the community. Buildings should be of a residential/agricultural scale and include proportions, materials, color and forms of traditional rural architecture in the area. Landscape should be natural or agricultural in appearance consisting predominantly of undisturbed vegetation, native plants, and/or large-scale naturalized plantings. Paving should be minimized and heavily screened.

- (1) Building form: sloped roof (minimum 1:2 rises), maximum forty-foot-by-eighty-foot building segment, double-hung windows and porches are appropriate; as are cupolas and weather vanes. The extended New England farm house is a possible visual image as is a roadside inn or barn.
- (2) Preferred materials: clapboard, shingle, brick, barn siding with slate or architectural shingles.
- (3) Color: barn red, forest green, and similar deep colonial colors with contrasting accents.
- (4) Fencing: split rail, board and post, or field stone.

ARTICLE IV
Chapter 43D Regulations
Priority Development Site Master Permit Applications: Site Plan Review

~340-12. Purposes.

- A. This section applies only to a Priority Development Site designated by North Reading Town Meeting under the provisions of M.G.L. c.43D.
- B. The purposes of this section are to:
- C. Establish submission requirements, procedures, rules and regulations for Priority Development Sites designated by the North Reading Town Meeting and approved by the Interagency Permitting Board under M.G.L. c.43D; and
- D. Provide an administrative structure for coordinating the review of Priority Development Site Master Permit Applications (PDS/MPA) that require action by other local issuing authorities in addition to the Community Planning Commission.

~340-13. Pre-Submission Meeting

- A. The applicant shall meet with the Site Plan Administrator, acting as Priority Development Site Permit Coordinator designated by the Board of Selectmen, prior to submitting a Priority Development Site Master Permit Application (PDS/MPA).
- B. The Site Plan Administrator shall convene a meeting of the Development Review Team in order to facilitate pre-application communications with the applicant.
- C. The Development Review Team shall develop a list of all required permits and approvals for the PDS/MPA and a planned sequence of submissions to individual issuing authorities, where appropriate, tailored to the particulars of the proposed development. The Site Plan Administrator shall provide, in writing, the permitting plan designed by the Development Review Team within ten (10) business days of the Development Review Team's meeting with the applicant.
- D. For a PDS/MPA that involves a variance from the Board of Appeals, or permits or approvals from the Conservation Commission or Board of Health, the first components of the PDS/MPA shall normally consist of applications to said issuing authorities, followed by submissions for all other applicable permits, and Site Plan Review under Article XVII of the Zoning Bylaw and this section. However, nothing shall prevent the proponent, at its own risk and expense, from submitting a PDS/MPA with concurrent, complete applications for all of the required permits and approvals for the project.

~340-14. Procedures

PDS/MPA Submission

- (1) A PDS/MPA shall be submitted in accordance with the applicable rules and regulations of each participating issuing authority, § 340-3 and this section. For the Site Plan Review component, any conflict between the provisions of § 340-3 and this section shall be resolved in favor of this section.

- B. The PDS/MPA shall identify all local permit applications filed concurrently or to be filed with local issuing authorities, pursuant to the permitting plan established for the project by the Development Review Team under § 340-13 above and any additional permits or approvals identified by the applicant. For application components that will be filed sequentially, the PDS/MPA shall include notices of intent to file such components and written certifications by the applicant that such components shall be filed in accordance with the permitting plan developed under § 340-13.

- C. No later than twenty (20) business days from the date of receipt of a PDS/MPA, the Site Plan Administrator shall notify the applicant in writing of any additional information required to review and act upon the application. The Site Plan Administrator shall consult with the Development Review Team to verify the completeness of the PDS/MPA, as appropriate. If the application is deemed to be complete, the Site Plan Administrator shall so notify the applicant in writing.

- D. Upon receipt of the additional information required by the Site Plan Administrator under (C) above or receipt of a resubmitted PDS/MPA, the Site Plan Administrator shall review the application materials and notify the applicant within thirty (30) days, in writing, whether any additional information is required.

- E. **PDS/MPA Site Plan Component**

- F. The Site Plan component of the PDS/MPA shall meet the requirements of Article XVII and § 200-28 of the Zoning Bylaw, as applicable, and this article.

- G. The Community Planning Commission shall hold a public hearing on the Site Plan Review component of a PDS/MPA within thirty (30) days of receipt of a complete Site Plan submission, as determined by the Site Plan Administrator, unless the site plan is submitted as part of an application for a special permit under § 200-28, in which case the public hearing shall be held within sixty-five (65) days of a complete special permit application.

- H. Public notice of the hearing shall be in accordance with MGL c. 40A, § 11 and § 200-98 of the North Reading Zoning Bylaw.

- I. The Commission may continue the public hearing to allow sufficient time for municipal departments to provide comments on the application, or to allow sufficient

time for other components of a PDS/MPA to be acted upon by other local issuing authorities, provided the applicant agrees to such extension in writing.

- J. No later than ninety (90) days following the public hearing on a complete Site Plan application, the Commission shall make its decision on the Site Plan and file the same with the North Reading Town Clerk. Failure to act on the site plan application within said 90 days shall be deemed a constructive grant of approval, except as set forth in M.G.L. c.43D, § 8.
- K. The Commission shall be the last issuing authority to render a decision on a PDS/MPA. Except as provided in M.G.L. c.43D § 9, the Commission's Site Plan Review or Special Permit/Site Plan period shall not extend beyond one hundred and eighty (180) days from the date of submission of a complete PDS/MPA, as determined by the Site Plan Administrator under subsections (A)(3) or (A)(4) above.

~340-15. Submission Requirements

- A. The Site Plan Review component of a PDS/MPA shall be deemed complete only when all of the information required by this section has been submitted and all applicable fees have been paid to the Town. The time periods set forth in § 340-14 (B) above shall commence when the Site Plan Administrator deems an application to be complete and the application has been submitted to the Town Clerk.
- B. The Site Plan Review application shall include eight (8) copies of the Site Plan and all of the supporting materials described below, along with filing fees and peer review fees, three (3) copies of the form titled "PDS/MPA Site Plan Application," and any additional information identified pursuant to the Pre-Submission Meeting under § 340-13.
- C. Site Plan.
- D. Drawings prepared at a scale of one inch equals forty feet (1"=40') or larger, or at a scale as approved in advance by the Site Plan Administrator. All site plans shall be prepared, signed and stamped by a professional civil engineer, architect or landscape architect, as appropriate, with a valid registration issued by the Commonwealth of Massachusetts.
- E. A north arrow and a location map showing surrounding roadways and land uses adjacent to the site (1"=1,500'). The location map should show at least one intersection of two existing town roadways.
- F. A boundary survey conforming to the requirements of the Middlesex South Registry of Deeds. The survey shall be dated and include any revision made to the survey or site plan. Any change in the survey shall be recorded prior to approval of the site plan.

- G. The name of the development and identification of the proposed land uses, development phasing plan, and the names, addresses and telephone numbers of the proposed tenants, if applicable.
- H. Identification of easement(s) or legal encumbrances(s) related to the site's physical development, and a listing of any condition(s) placed upon the site by the Zoning Board of Appeals, Community Planning Commission, Conservation Commission, Board of Health, or any public body or agency, with authority to place conditions on the site's development.
- I. The present and proposed topography of the site, in two foot (2') contour intervals. The contours shall extend at least fifty (50') feet beyond the site boundaries by estimation of the professional submitting the plan.
- J. Evidence that the proposed development complies with all applicable requirements of the North Reading Zoning Bylaw. Documentation of zoning compliance shall be placed in a table and shall include all off-street parking, setbacks, lot coverage, building height, total gross floor area, floor-area-ratio, number of dwelling units, size of signs and any other applicable zoning information necessary for the review of the site plan by the Site Plan Administrator and Community Planning Commission.
- K. All storm water management facilities to be utilized on the site. Storm water drainage calculations which support the design of the proposed control facilities shown the plan shall be submitted to the Department of Public Works and the Community Planning Commission's consulting engineer for review and approval. Calculations shall show a mitigation of run-off to zero for the 2-, 10-, and 100-year storm event.
- L. Identification of all existing and proposed structure(s) located on the site, indicating the number of stories, overall height in feet and gross floor area in square feet of all structure.
- M. Architectural elevations showing the proposed building(s) as viewed from the front (street view), side and rear. The drawing shall be at least 8.5" x 11" in size.
- N. Location of all existing and proposed off-street parking and pedestrian walkways, including curb cuts that will be used to access the site from adjacent roadways, or access points.
- O. All wetland resource areas as defined in M.G.L. c. 131, s. 40 and the Town of North Reading Wetlands Bylaw shall be shown on the site plan. To comply with the requirements of a PDS/MPA, the applicant shall file a Request for Determination of Applicability and a Notice of Intent with North Reading Conservation Commission in accordance with the permitting plan developed by the Development Review Team under § 340-13.

- P. Identification of the location, height and materials to be used for all retaining walls and signs located on the site. Signs will be reviewed in accordance with Article XIV of the North Reading Zoning Bylaw.
- Q. Identification of all right-of-ways and driveways, including the type of curb and gutter to be used, and their dimensions. Distances to all if the nearest roadways and/or curb cuts shall be shown for both sides of any streets adjacent to the site.
- R. Identification of the location and landscape schedule of all perimeter and interior landscaping, including but not limited to proposed paving materials for walkways, fences, stonewalls and all planting materials to be placed on the site. In addition, all existing trees over 12 inches dbh, to be saved or removed, shall be shown on the site plan. Any landscaping required by the North Reading Zoning Bylaw or this section shall be indicated on the site plan in tabular form, showing the amount required and the amount provided.
- S. Identification of the location and type of outdoor storage and display areas on the site, and the location of each outdoor refuse storage area, including the method of storage and screening. All refuse areas must be fully enclosed.
- T. Identification of the proposed illumination of the site, indicating the direction and the degree of illumination offered by the proposed lighting facilities, including an example of the light fixture(s) to be used.
- U. All utilities, including water line locations, sewer line locations and profiles, and storm drainage systems.
- V. Data, Studies and Supporting Documentation.
- W. A detailed hydrology study for the site, including the proposed storm water run-off rates into the existing drainage system and its potential down-stream impact on the existing drainage system.
- X. Identification of existing traffic levels, along with the anticipated vehicle trips to be generated by the development, the estimated distribution of said traffic, and the impacts of said traffic on adjacent roadways and nearby intersections. For projects that access a state highway, a traffic impact study shall be filed currently with MEPA and the Community Planning Commission.
- Y. Any other information required and submitted to any agency of the Commonwealth shall be filed with the Community Planning Commission upon the submission of the project for the Commission's review.
- Z. Photographs of existing conditions, showing both detail and context of area(s) to be altered. Photographs should include buildings to be demolished and vacant areas to be developed

- AA. Renderings or photographic or computer simulations showing both detail and context of the area to be altered, sufficient to show all aspects of the project. For new buildings and major alterations, this item shall be sufficient to see the entire building, its details, and context from relevant viewpoints.
- BB. Narrative Report, including the following components:
- CC. Project summary.
- DD. Proposed development schedule.
- EE. Details of erosion and sedimentation controls during and after construction and proposed BMPs.
- FF. Subsurface soil and water conditions that affect the site and the proposed methods to be used to overcome them.
- GG. A full description of existing materials to be altered and of proposed materials.
- HH. An analysis of the project's impacts on public sewers and/or percolation tests and septic/leach field area, the project's impacts on the public water supply and distribution system.
- II. Information pertaining to any organization which the applicant proposes to form, where the development is to be a condominium or other ownership organization.
- JJ. Copies of all proposed covenants, easements or other restrictions which the applicant proposes to grant to the Town.
- KK. Supplemental Site Plan Submission Requirements for Uses Requiring a Special Permit under Article VII of the Zoning Bylaw.
- LL. Historical narrative prepared by a preservation consultant, describing the significance of the site, architecture and any associated significant events or persons; and an analysis of the site plan's impact on these significant characteristics.
- MM. Fiscal impact analysis of the proposed development, including projections of the Town's municipal and school service costs to serve businesses or residents of the development, together with estimated tax and other revenues to be generated by the development, reported as the net present value of costs and revenue over a 10-year period. For projects that will be constructed in phases, the analysis shall report costs and revenues by phase in addition to the 10-year net present value analysis. The fiscal impact analysis also shall consider impacts on adjacent property values.
- NN. Analysis of community impacts, including the proposed development's impact on local employment and the Town's economy; impacts on community infrastructure, including proposed mitigation; impacts on surrounding neighborhoods in terms of

architectural consistency, pedestrian movement and overall character; impacts on nearby historic structures or sites; and an evaluation of the project's consistency with existing local and regional plans.

OO. If the site plan review application involves the construction of any new wireless service facility on a previously permitted facility as set forth in § 200-36 of the Zoning Bylaw, the information required by said section for an original submission shall also be included in the PDS/MPA Site Plan Review application. The Commission may grant a waiver from these requirements if it finds that such information is not needed for a thorough review of the proposed wireless service facility.

PP. Waivers. The Community Planning Commission may waive the submission of technical information or documents where the applicant demonstrates that, due to the simplicity of the proposal, such information is not necessary for or applicable to the Community Planning Commission's decision pursuant to this section. For a PDS/MPA submission, the Site Plan Administrator shall confirm the Commission's requirements prior to providing the applicant with the Development Review Team's permitting plan under § 340-13.

~340-16. PDS/MPA Site Plan Decision Standards.

- A. The Community Planning Commission shall grant Site Plan Approval for a PDS/MPA only upon its determination that:
- B. The site plan meets all applicable requirements of the North Reading Zoning Bylaw and this section.
- C. Given the location, type and extent of land use proposed by the applicant, the design of building form, building location, egress points, grading, and other elements of the site plan could not reasonably be altered to:
- D. Reduce clearing and grading on the site, or reduce the volume of cut and fill, the number of removed trees, the length of removed or altered stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, or threat of air or water pollution
- E. Reduce the risk of groundwater contamination from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of hazardous substances.
- F. Improve pedestrian, bicycle or vehicular safety, both on the site and egressing from it;
- G. Reduce obstruction of scenic views from publicly accessible locations;

- H. Reduce visual intrusion by controlling the visibility of parking, storage, or other outdoor service areas viewed from public ways or premises residentially used or zoned;
- I. Reduce glare from headlights, reduce light trespass from luminaires onto adjacent lots or the street, or light overspill into the night sky;
- J. Improve access to each structure for fire and other emergency service equipment;
- K. Avoid the removal or disruption of historic, traditional or significant structures or architectural elements; and
- L. Achieve greater consistency and compatibility with the surrounding area as to building design or scale, or site design.
- M. The proposed development will not create a nuisance of noise, odor, smoke, vibration, unsightliness or other conditions detrimental to the public good.
- N. Any variances required from the Zoning Board of Appeals have been granted, and all other permits and approvals required for the PDS/MPA have been granted by the applicable issuing authorities.
- O. The Community Planning Commission may impose reasonable conditions at the expense of the applicant to promote these objectives.
- P. The Commission's approval of a PDS/MPA Site Plan shall lapse after two years from the grant thereof if a substantial use thereof has not commenced, except for good cause. Such approval may, for good cause, be extended in writing by the Commission upon the written request of the applicant. "Substantial use thereof" shall mean that the applicant has obtained a building permit for at least one principal building in the development.
- Q. Approval of a site plan under this section shall not substitute for the requirement of obtaining a special permit or other permits or approvals required by the Zoning Bylaw.
- R. One copy of the approved PDS/MPA Site Plan shall be provided each to the applicant, the Building Inspector, the Department of Public Works, the Police Department, the Fire Department, the Conservation Commission and the Board of Health. One (1) copy of the approved site plan shall remain on file with the Community Planning Commission.

~340-17. Performance Guarantee.

As a condition of PDS/MPA Site Plan Approval, the Community Planning Commission may require a performance bond or cash security to be posted with the Town to guarantee completion of site improvements in compliance with the plans submitted and approved hereunder, or for land restoration not having to do with the construction of site improvements. The amount of security shall be determined by an estimate from the applicant's engineer, which may be confirmed or increased by the Commission. The Town may use the secured funds for

their stated purpose in the event that the applicant does not complete all improvements in a manner satisfactory to the Commission, as provided in its approval.

~340-18. Permit Modifications

- A. Upon receipt of a petition to amend a previously approved PDS/MPA Site Plan, the Commission shall notify the applicant within twenty (20) business days whether the requested modification is approved, denied, determined to be substantial, or additional information is required in order for the Commission to make a decision.
- B. If additional information is required, the Commission shall notify the applicant within twenty (20) business days of receiving such additional information whether the requested modification is approved or denied, or whether additional information is still needed in order for the Commission to make a decision.
- C. Insubstantial Modifications. The following plan modifications shall be presumed to be insubstantial and shall be reviewed by the Commission at a posted meeting unless the Commission, by majority vote, delegates such authority to the Site Plan Administrator:
 - D. Underground changes;
 - E. Reduction in project size; or
 - F. Change in the location of buildings, parking, retaining walls or drainage facilities, as long as they do not move closer to the lot line of any adjacent lot owned or controlled by a party other than the applicant.
- G. Substantial Modifications. The following shall be presumed to constitute substantial modifications to an approved PDS/MPA Site Plan. In such cases, the same standards and procedures applicable to an original Site Plan Review application shall apply to such modification, and a public hearing shall be required by the Community Planning Commission.
 - H. Any change in the composition or number of uses on the site that results in an increase in traffic generation above the vehicle trips identified in the applicant's original PDS/MPA Site Plan submission;
 - I. Changes in the location of buildings, roadways, parking areas and other accessory structures that decrease the setbacks from lot lines indicated on the approved Site Plan;
 - J. Increases in the number of parking spaces beyond the number indicated on the approved Site Plan, except for additional parking spaces to be constructed in any reserve parking areas delineated on the approved plan;

- K. Changes that result in a net reduction of open space or lot coverage indicated on the approved Site Plan, except for an uninhabitable accessory structure not exceeding 2,000 sq. ft.;
- L. Changes to buildings that increase the total floor area of the project beyond that shown on the approved Site Plan; or
- M. Changes to the architectural character of buildings shown on the approved Site Plan.

~340-19. Appeals.

Appeal of a decision by the Community Planning Commission shall be in accordance with M.G.L. c.43D, § 10.

Fee Schedule

Application Type

**Commercial/Industrial Building
(square feet)**

	Fee	
0 to 499	\$100.00	(up to one (1) meeting)
500 to 999	\$150.00	(up to two (2) meetings)
1,000 to 4,999	\$200.00	(up to three (3) meetings)
5,000 to 9,999	\$600.00	(up to four (4) meetings)
10,000 to 49,999	\$1,000.00	(up to five (5) meetings)
50,000 +	\$2,000.00	(up to six (6) meetings)

The level of the fee is based on an assumed level of complexity and staff effort associated with the size of the project and corresponding to an assumed number of meetings required to issue a decision. If a matter is not resolved in the number of meetings indicated above, payment of second filing fee in the same amount will be required.

PLUS

Abutters:

Applicant does the required certified mailings; this fee is not included in the application itself.

NOTE: Any application which does not come under the above schedule, such as parking lots, landscaping, drainage changes, etc., and is determined to require site plan review, shall pay a base fee of \$50.00 plus abutter and waiver fees.

SITE PLAN REVIEW

North Reading Main Street Planting Guidelines

Street Tree Planting Under Power Lines: Plant only flowering trees under lines, taller street trees on other side of road.

Street Tree Planting Areas: 10' minimum width for parkway islands, trees spaced crown width apart, with a minimum distance of 15' to any driveway or public road intersection.

Soil Compaction Prevention / Remediation

Attention to Scale through Mass Planting: In general, all plants should be placed in mass plantings of odd numbers (3,5, 7 and more) to create cohesive, substantial groupings of color, structure and form.

Plant Selection: Select appropriate plants from approved plant list based on zone location; moisture, sun and salt exposure; and aesthetic and habitat considerations.

Planting Requirements: Topsoil, bed dressing (mulch, etc.) plant pit size and drainage, tree staking.

Maintenance: Anti-desiccants perennials, environmentally friendly lawn care, weeding, pruning, cutting back perennials.

General Planting Characteristics for each zone:

Zone A – Country Road: Rural transition to more wild, naturalistic type of character, using abundance of native plants, grasses and flowering perennials. Red Oak street trees, Serviceberry flowering trees.

Zone B – North Crossing: More formalized plantings in geometric arrangement, focusing on flowering and evergreen shrubs and specimen focal points. Honeylocust street trees. Crabapple flowering trees.

Zone C – Lowell Corner: Massings of perennials, open lawn areas and groves of evergreen and specimen trees. Autumn Purple Ash street trees, Eastern Dogwood flowering trees.

Zone D – Park & Rail Crossing: Traditional New England garden plantings: Maple, Hawthorne, Lilac displays, evergreen hedges with massed annual, perennial and bulb beds.

Category	Botanical Name	Common Name	Mature Size	Color/Features	Culture	Comments
Street Tree-D	Acer platanoides	Norway Maple	to 65'	Red fall foliage		S
Street Tree-C	Fraxinus Americana 'autumn purple'	Autumn Purple White Ash	60 – 100'	Purple fall foliage		S
Street Tree-B	Gleditsia triacanthos var. inermis	Thornless Honeylocust	50 – 90'	Yellow fall foliage		S
Street Tree	Liriodendron tulipifera	Tulip Tree	to 100'	White flowers		
Street Tree	Platanus x acerifolia	London Planetree	to +/-80'	Interesting bark		
Street Tree-A	Quercus rubra	Red Oak	to 100'	Red fall foliage		N S
Street Tree	Tilia cordata	Little Leaf Linden	To 90'			
Specimen Tree	Aesculus hippocastanum	Horsechestnut	to +/-80'			S
Specimen Tree	Betula papyrifera	Canoe Birch - Clump	to 90'	White bark	Use against evergreen screen	N S H
Specimen Tree	Eleagnus angustifolia	Russian Olive	to 20'	Silvery foliage	Drought tolerant	S H
Specimen Tree	Fagus sylvatica 'pupurea'	Copper Beech	to 100'	Copper foliage	Sun	
Evergreen Tree	Picea omorika	Serbia Spruce	65-70'			
Evergreen Tree	Picea pungens 'Hoopsll'	Hoops' Colorado Blue Spruce	to 100'	Blue-green foliage		
Evergreen Tree	Pinus strobus	Eastern White Pine	to 150'		Not salt tolerant	
Flowering Tree-A	Amelanchier laevis	Allegheny Serviceberry – Clump	to 35'	Pinky-white flowers Red fall foliage		N
Flowering Tree-A	Cercis canadensis	Eastern Redbud	to 35'	Magenta flowers		N
Flowering Tree-C	Cornus florida	Eastern Dogwood	to 30'h x 30'w	White flowers		N H
Flowering Tree-D	Crataegus viridis 'Winter King'	Winter King Hawthorn	To 30'	Red winter berries		N H
Flowering Tree-B	Malus 'Silver Moon'	Silver Moon Crabapple	20' - 30'	White flowers		H
Flowering Tree-B	Malus 'Robinson'	Robinson Crabapple	to 25'	Deep pink flowers		H
Evergreen Screen	Chamaecyparis pisifera	Sawara False Cypress	50-70'h x 10x20'w			
Evergreen Screen	Pinus nigra	Austrian Pine	to 60'			S
Evergreen Screen	Taxus x media "Hicksii"	Hicks Yew	to 20' in 15yrs.			
Evergreen Screen	Tsuga Canadensis	Canada Hemlock	to 80'		Watch for wooly aphids. Not salt tolerant	
Med./Lg. Shrub	Cornus sericea	Red Oster Dogwood	to 6'	Red twigs	N H	
Med./Lg. Shrub	Ilex x meserveae	Meserva Holly	8-12'	Red berries		
Med./Lg. Shrub	Kalamia latifolia	Mountain Laurel	7-15'	Pinky white flowers	Pt. shade, acid soil	N

Category	Botanical Name	Common Name	Mature Size	Color/Features	Culture	Comments
Med./Lg. Shrub	<i>Myrica pensylvanica</i>	Bayberry	3-10'	Blue-gray berries	Drought tolerant	N H
Med./Lg. Shrub	<i>Rhododendron catawbiense</i>	Catawba Rhododendron	6-10'	Deep pink flowers	Wet, acid soil	N
Med./Lg. Shrub	<i>Syringa vulgaris</i>	Common Lilac	50 15'	Whites, purples	Full sun	
Med./Lg. Shrub	<i>Vaccinium corymbosum</i>	Highbush Blueberry	8-12'	Blue berries	Wet, acid soil	N H S
Med./Lg. Shrub	<i>Viburnum dentatum</i>	Arrowood Viburnum	1-15'	Blue-black berries		H
Sm./Med. Shrub	<i>Berberis thunbergii</i>	Crimson Pygmy Barberry	to 2'	Red foliage		
Sm./Med. Shrub	<i>Euonymus alatus</i> 'Compactus'	Dwarf Burning Bush	to 8'	Red fall foliage		
Sm./Med. Shrub	<i>Juniperus horizontalis</i> 'Andorra'	Andorra Juniper	to 18'	Red winter foliage		
Sm./Med. Shrub	<i>Picea abies</i> 'Nidiformis'	Bird's Nest Spruce	3-6'	Evergreen		
Sm./Med. Shrub	<i>Rhododendron</i> 'Cole's Gray'	Cole's Gray Rhododendron	3-5'			
Sm./Med. Shrub	<i>Rhododendron</i> PJM	PJM Rhododendron	3-6'	Magenta flowers	Acid soil	
Sm./Med. Shrub	<i>Spiraea x bumalda</i>	Bumald Spirea	to 3'	Pink flowers		
Sm./Med. Shrub	<i>Viburnum trilobum</i>	Dwarf American Cranbrerry Bush	3-5'	Red fall foliage		N
Groundcover	<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	2-3'	Red berries	Full sun	H
Groundcover	<i>Juniperus horizontalis</i>	Creeping Juniper	6-18'		Drought tolerant	S
Groundcover	<i>Pachysandra terminalis</i>	Japanese Spurge	to 9'		Part shade	
Groundcover	<i>Vinca minor</i>	Dwarf Periwinkle	to 10'	Blue flowers	Part shade	
Grass	<i>Andropogon scoparius</i>	Little Bluestem	2-3'		Use to transition to wild area	N H
Grass	<i>Panicum virgatum</i>	Switch Grass	to 3'	Red fall foliage		
Grass	<i>Phalaris arundinacea</i>	Ribbon Grass	to 3'			N H
Grass	<i>Sorghastrum nutans</i>	Indian Grass	to 5'			N H
Perennial	<i>Aster novaei-beigii</i>	New England Aster	to 4'	Lavender	Sun, use w/grasses	N H
Perennial	<i>Coreopsis rosea</i>	Pink Tickseed	12-15"	Pink	Sun	N H
Perennial	<i>Echinacea purpurea</i>	Purple Coneflower	2-3'	Purple-pink	Sun	N H
Perennial	<i>Hemerocallis</i>	Daylilly	2-3'	Yellow variety	Sun, use w/grasses	H
Perennial	<i>Hosta</i> spp.	Plaintain Lilly	2' +/-		Part shade	
Perennial	<i>Rudbeckia Fulgida</i> 'Goldsturm'	Black-Eyed Susan	2'	Yellow/black	Sun, use w/grasses	N H
Bulb – A	<i>Narcissus</i>	Daffodil		Yellow	Early spring	
Bulb – B	<i>Tulipifera</i>	Tulip		Pink	Mid-spring	
Bulb – D	<i>Tulipifera</i>	Tulip		White	Mid-spring	
Bulb – C		Iris		Purple	Early summer	