

Example Steep Slope Language

- a. The purposes of this subsection shall be: to preserve and enhance the landscape by encouraging the maximum retention of natural topographic features, such as drainage swales, streams, slopes, ridge lines, rock outcroppings, vistas, natural plant formations and trees; to minimize the effects of grading to insure that the natural character of steep slopes is retained; to minimize water runoff and soil-erosion problems incurred in grading of steep slopes; and to encourage innovative architectural, landscaping, circulation and site design. For the purposes of this subsection, the term "natural" shall be defined as the condition of the ground surface as it exists at the time a subdivision or development is proposed including any man-made alterations such as grading, excavation or filling which may have occurred prior to the time such subdivision or development is submitted. No land intended for subdivision or development may be regraded or filled in such manner as to circumvent this by-law.
- b. The provisions of this subsection 4.1.4.5 shall not apply to building lots in a definitive subdivision plan submitted in accordance with G.L. c. 41 in order to obtain the protections afforded by G.L. c. 40A, s. 6. In addition, the provision of this subsection 4.1.4.5 shall not apply to building lots in a definitive subdivision plan approved prior to the enactment of this subsection 4.1.4.5. The provisions of this subsection 4.1.4.5 shall not apply to building lots on a plan subject to G.L. c.41, s. 81P approved prior to the first date of publication of notice of this by-law.
- c. The slope of land at any point, stated as a percentage, shall be defined as the change in elevation over a horizontal distance measured perpendicular to the contours divided by the distance over which the change occurs multiplied by one hundred.
$$\text{Slope} = (\text{Change in elevation/horizontal distance measured perpendicular to contours}) \times 100.$$
- d. All natural slopes exceeding thirty-five percent (35%) over a horizontal distance of ten feet as measured perpendicular to the contour on a tract or parcel of land intended or proposed for subdivision or on a building lot are protected and shall remain undisturbed.
- e. All areas with natural slopes exceeding twenty-five percent (25%) over a horizontal distance of thirty feet as measured perpendicular to the contour on a tract or parcel of land intended or proposed for subdivision or development, or on a lot intended for building purposes, shall be excluded from the calculation of the minimum lot area required for the applicable zoning district.
- f. The Planning Board may grant a special permit to vary the provisions of this subsection 4.1.4.5 if, in the Board's opinion, the proposal satisfies the purposes set forth above.