

Town of Plymouth

Transfer of Development Rights

Malcolm MacGregor, Chair



Plymouth Planning Board

Transfer of Development Rights

Why?

- Majority of development is occurring the rural areas of Plymouth
- Provides an alternative to developing in environmentally sensitive areas and areas with limited services
- Places a permanent development restriction on the sending parcel
- Without change Plymouth will be forced to provide services to development where ever it occurs

Outline of
Plymouth
103 sq. miles



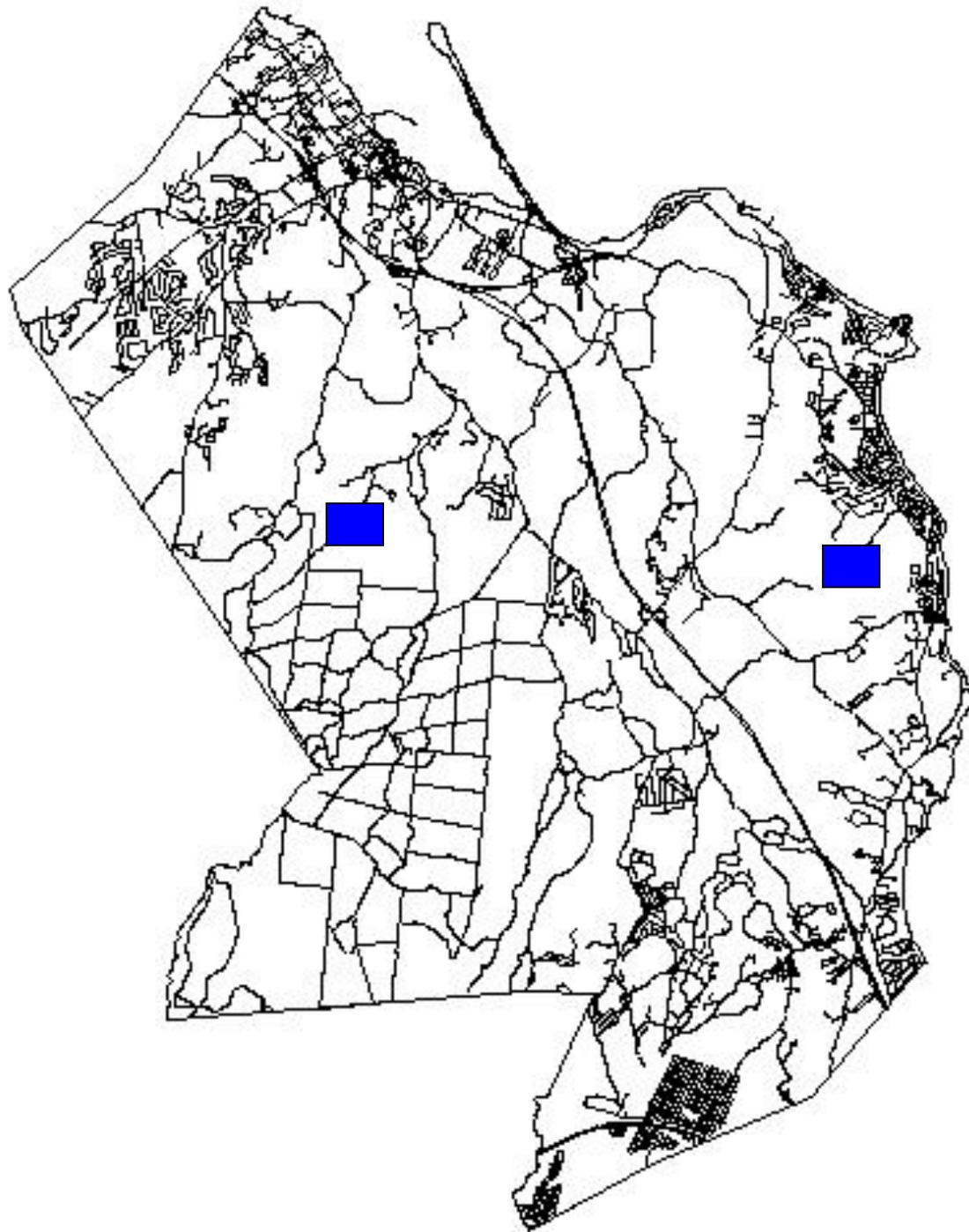
25,000 Acres
of
Developable
Land



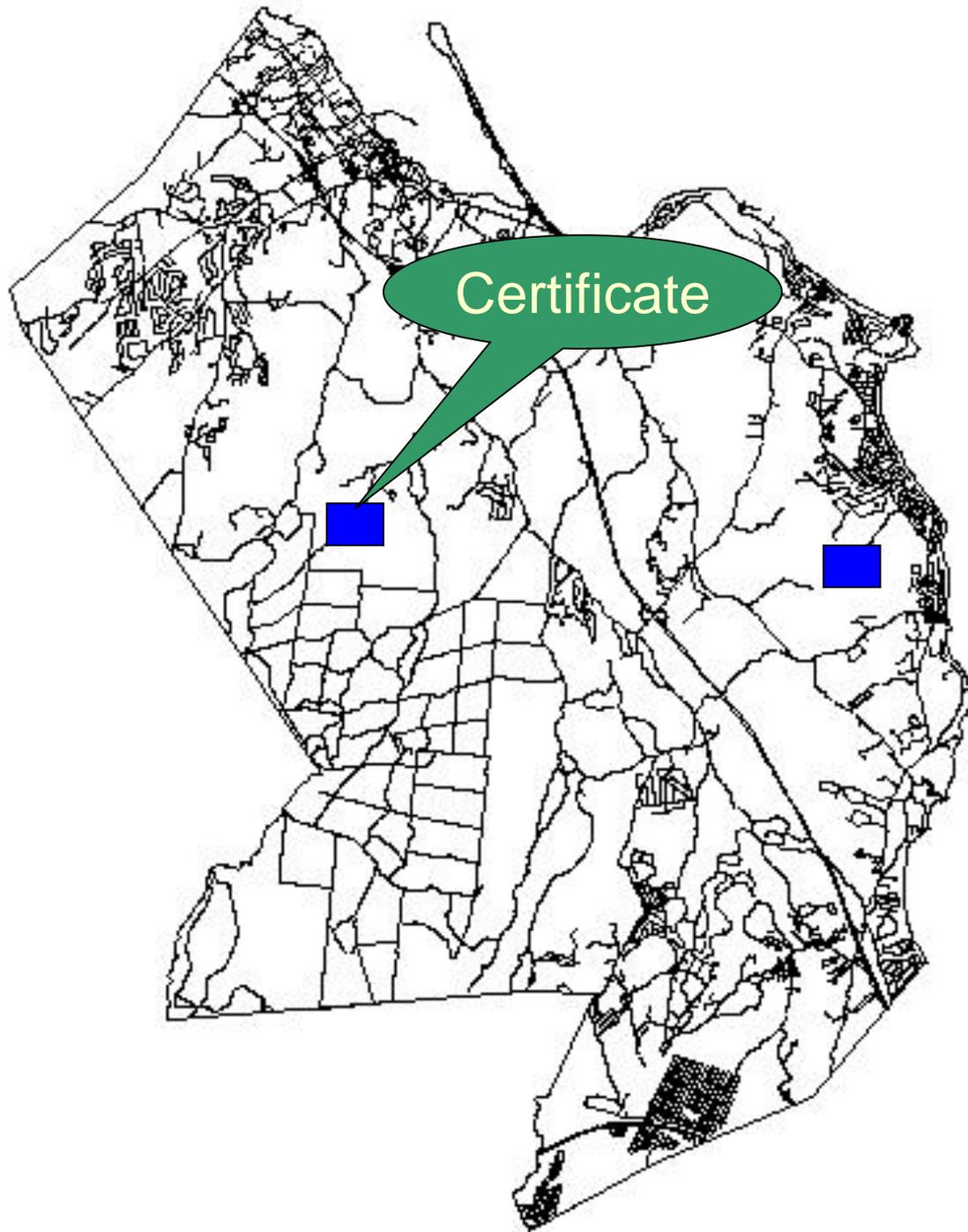
Transfer of Development Rights

- It is not possible for Plymouth to purchase and protect all remaining undeveloped land
- The potential for some level of development exists on most land in Plymouth
- TDR is a voluntary program

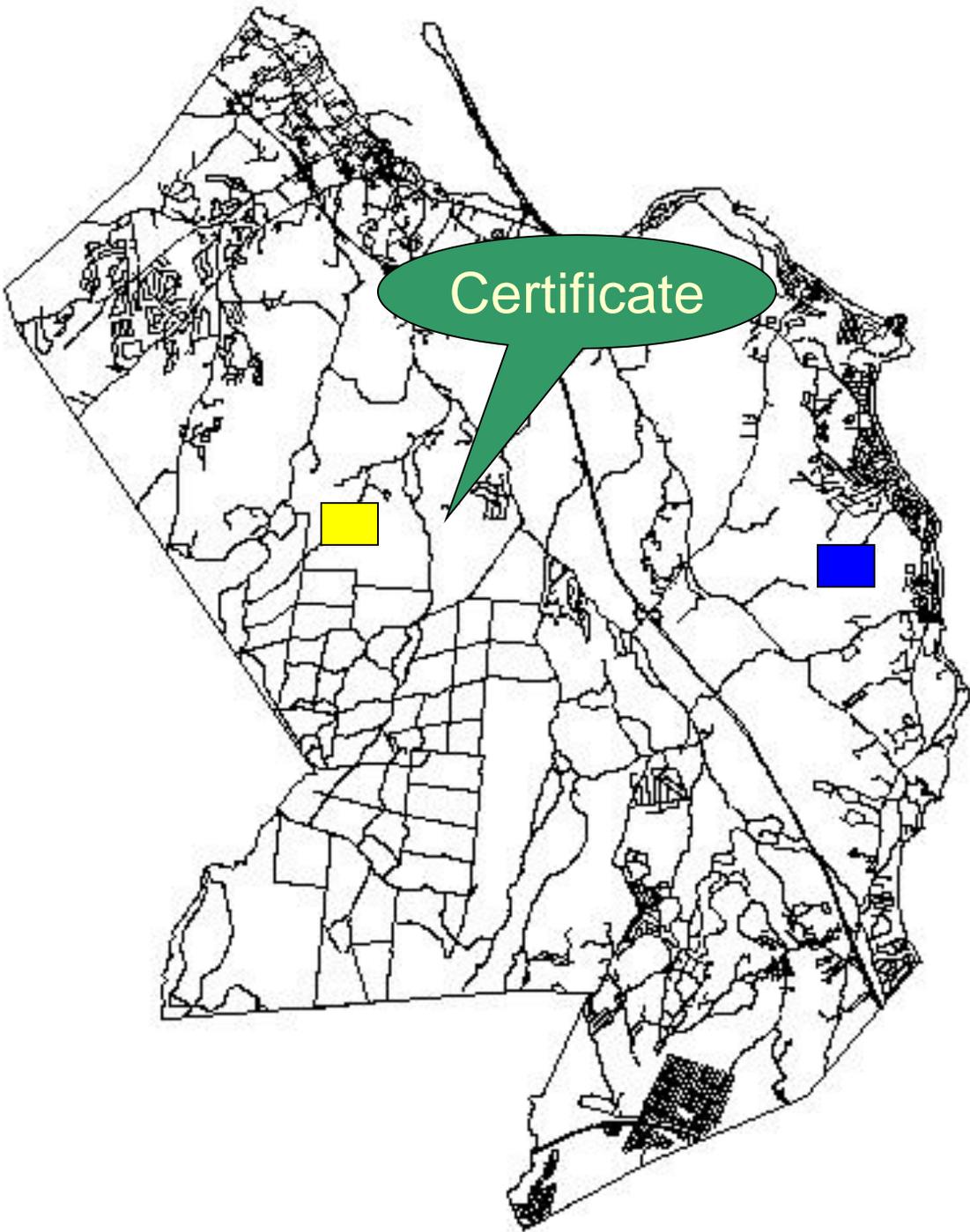
The Concept



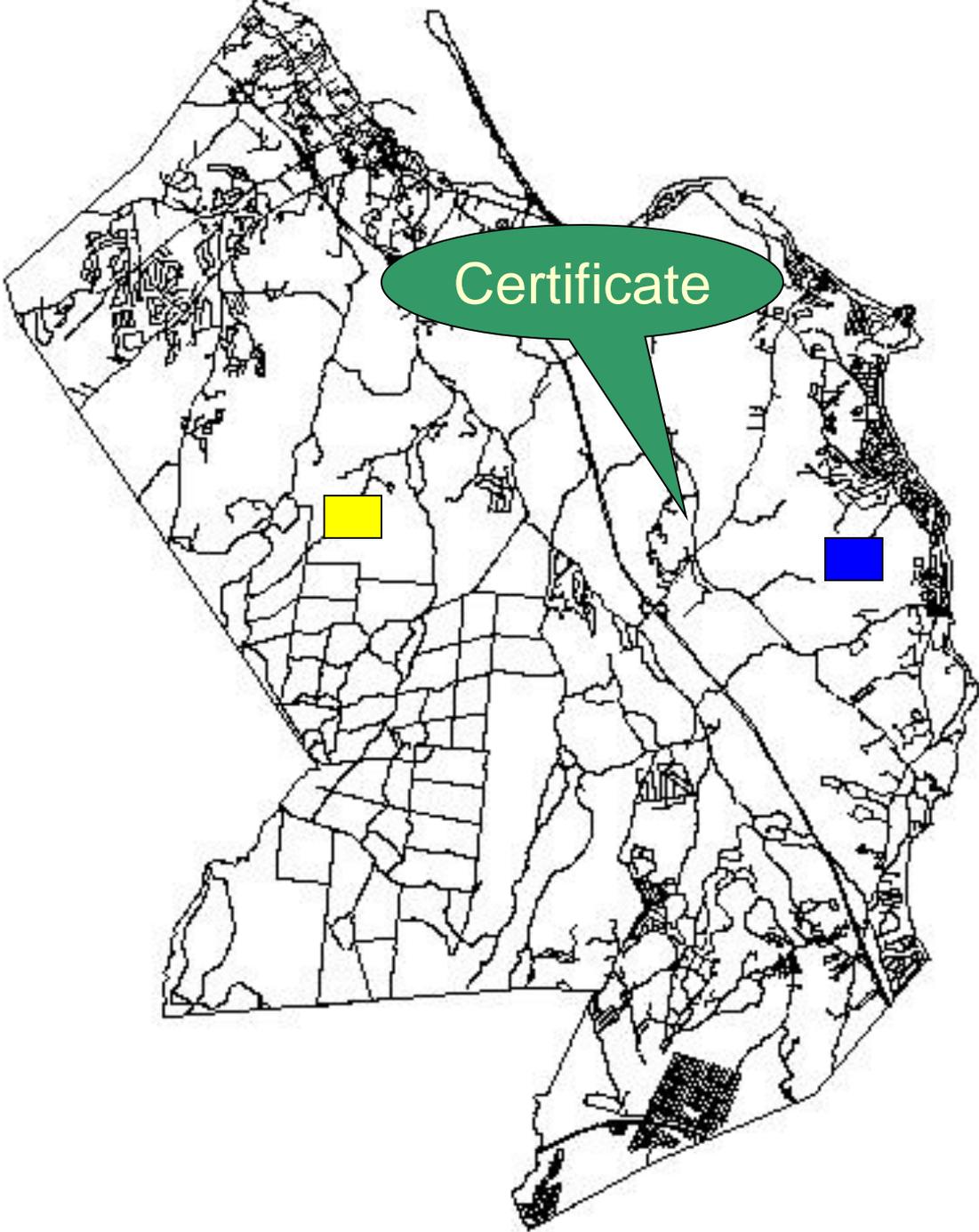
The Concept



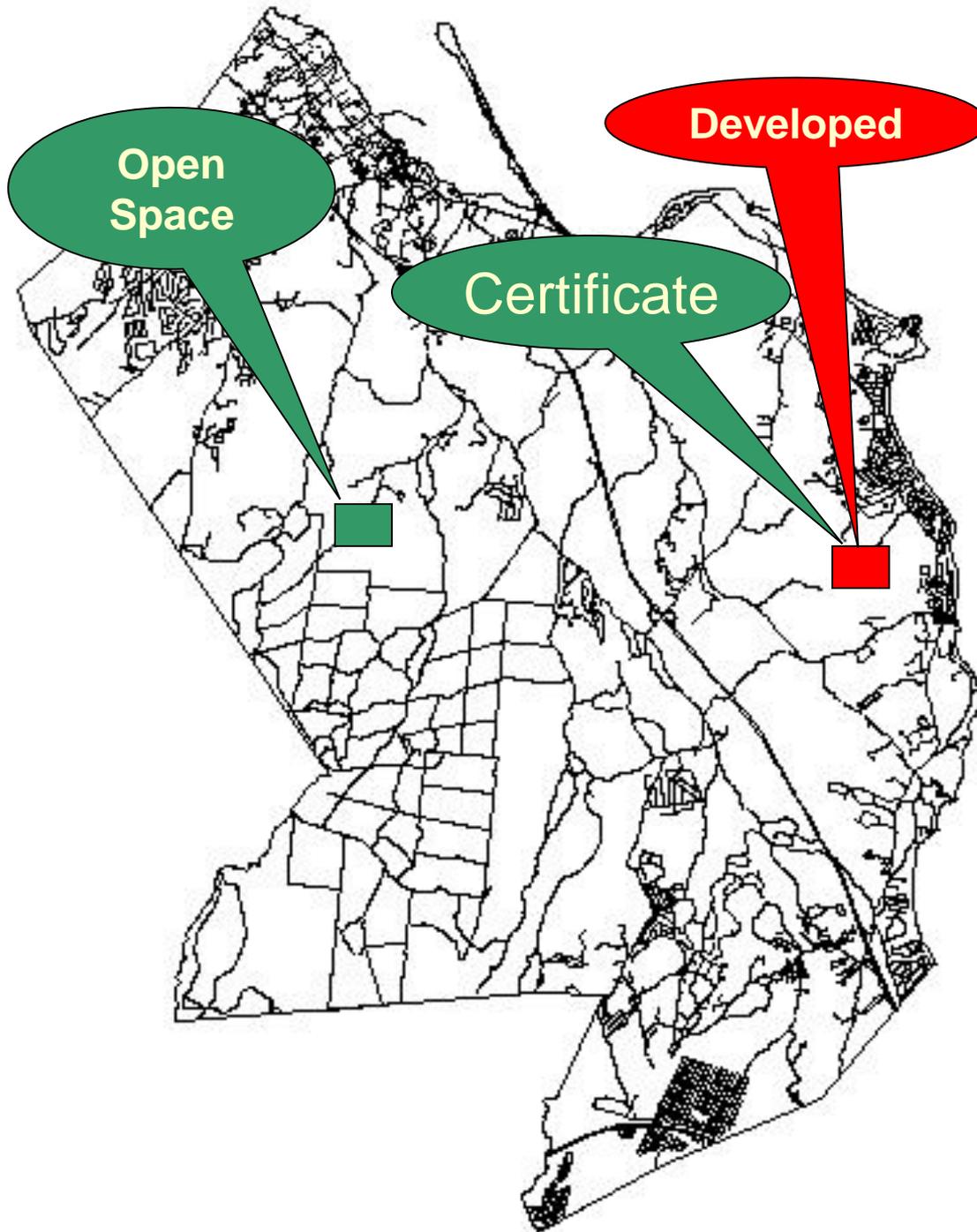
**The
Concept**



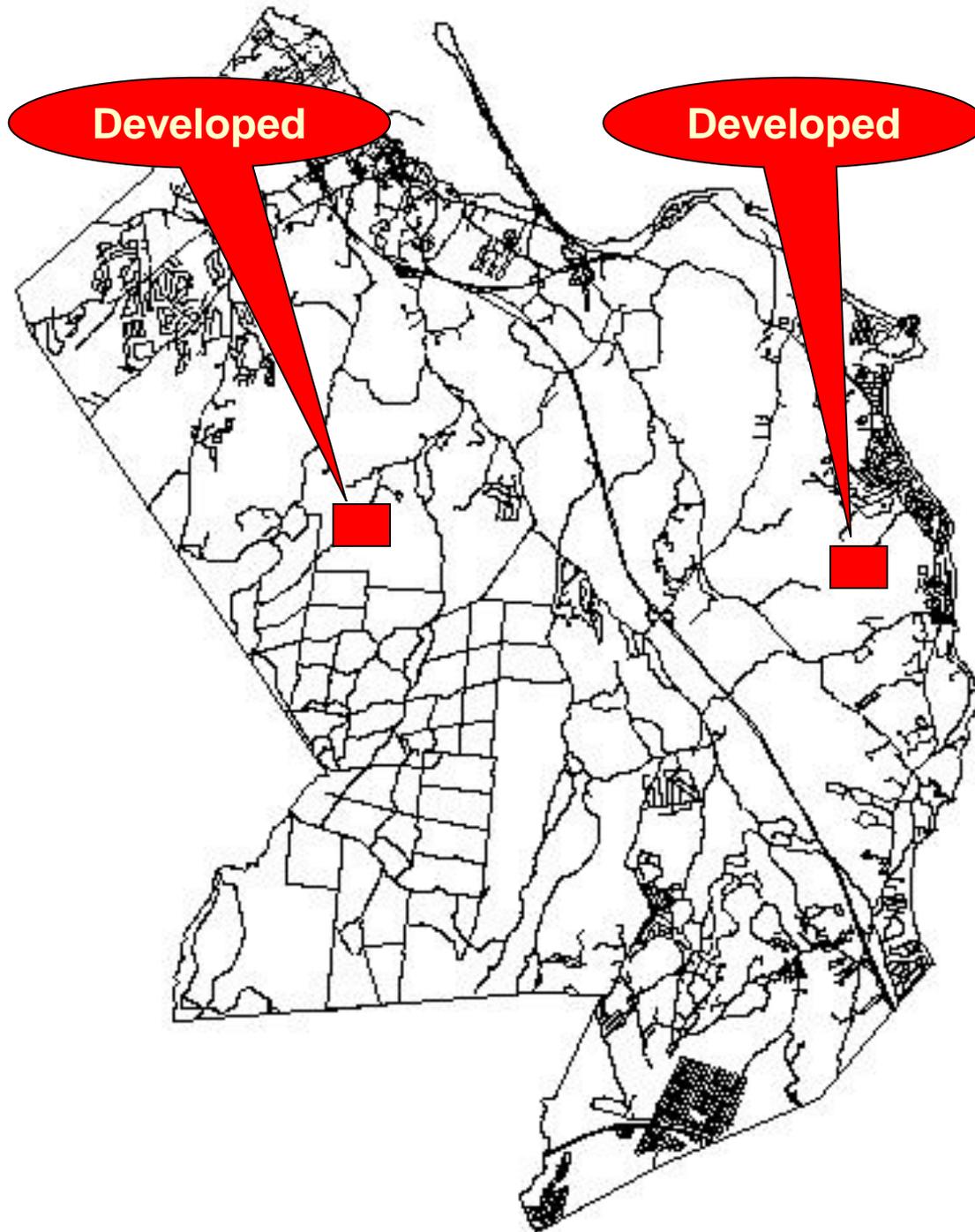
**The
Concept**



The Concept



**The
Alternative**



Transfer of Development Rights

- A two phase process
 - Certificates are issued
 - Receiving areas are approved
- Allows development rights “Banking”
- Allows denser development in new subdivisions

Transfer of Development Rights

- 50% density increase cap in existing neighborhoods
- A site plan review for large (500+ acre) receiving area - Redbrook
- All other areas or densities greater than 1 unit per acre requires a special permit

Transfer of Development Rights

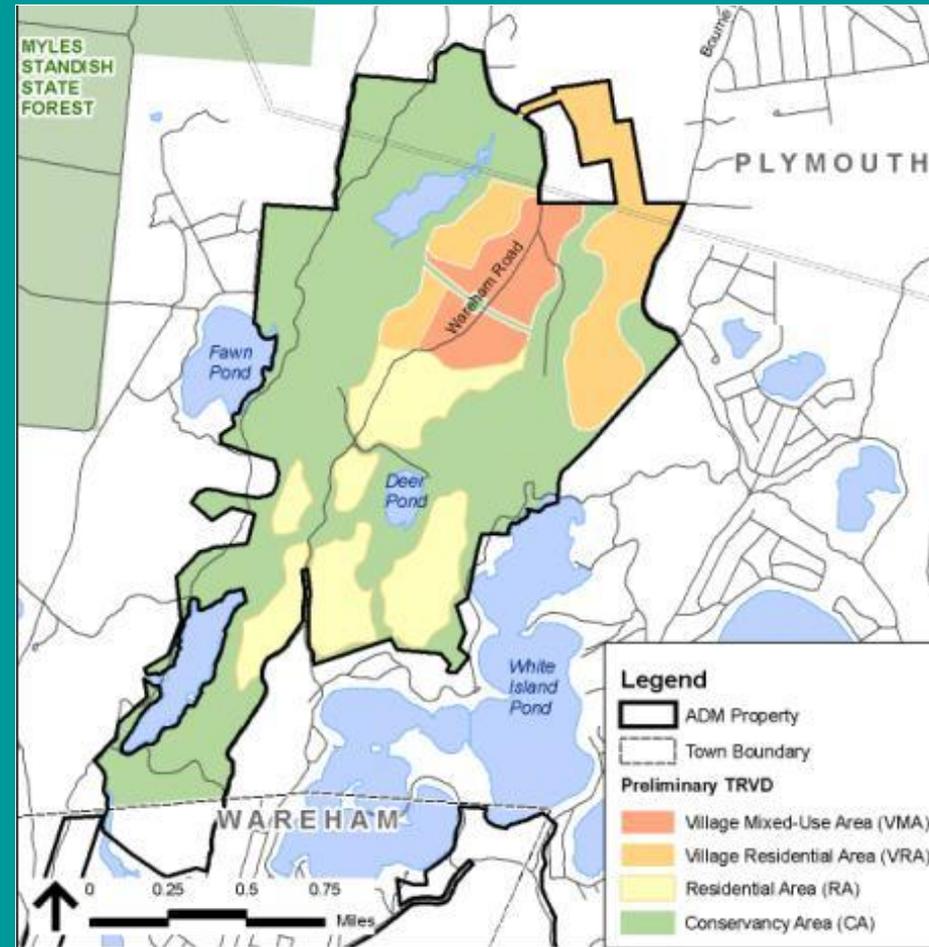
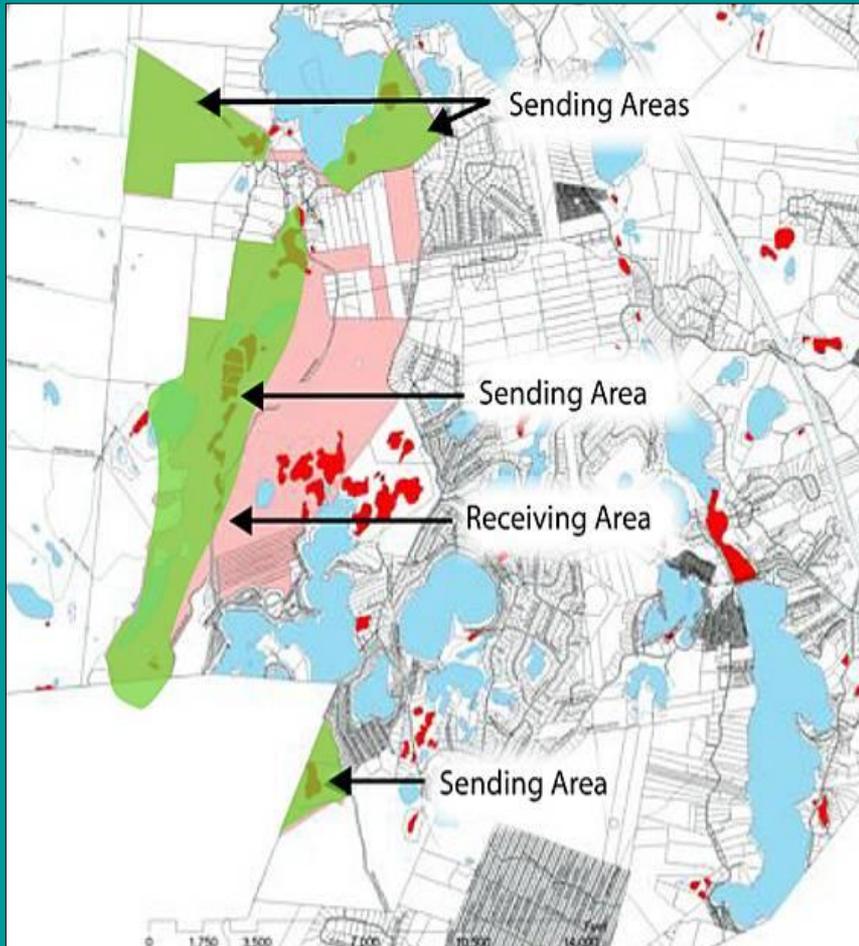
TDR's Potential

AD Makepeace

- 1,100 Units
- 400 acre development footprint
- Public water supply
- Central Wastewater System
- Private Roads
- **1,600 acres of open space**

Transfer of Development Rights

TDR's Potential



Transfer of Development Rights

Keys to success

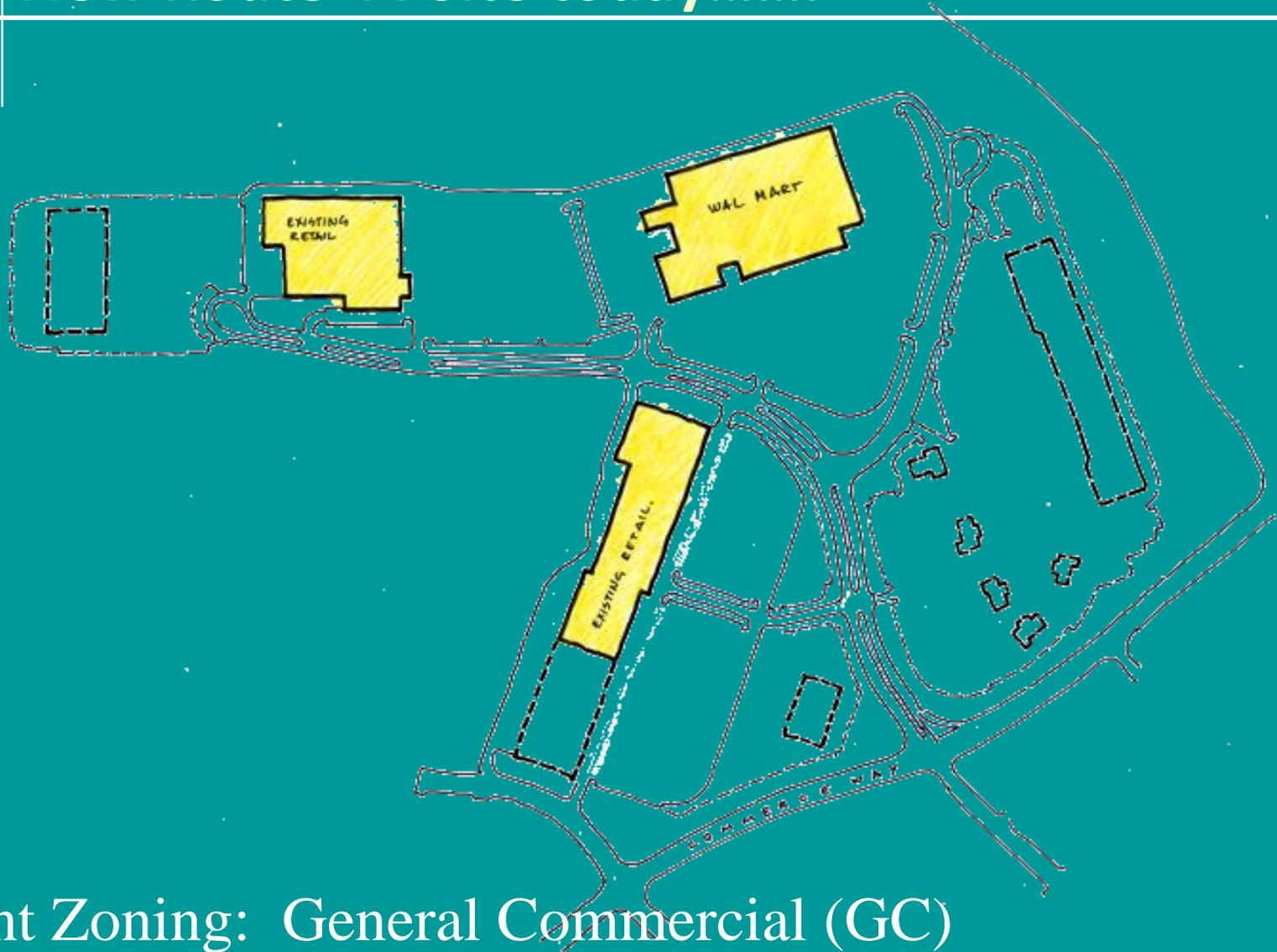
- Work with the development community
 - Don't create the perfect **Town** bylaw
 - Create a bylaw that makes economic sense for the developer
 - Focus on something both sides can live with

Residential Development

Open Space Land Preserved via Creative Zoning

Creative Zoning	2965 acres
TDR	1808 acres
GRAND TOTAL	4773 acres

New Route 44 Site today.....



Current Zoning: General Commercial (GC)

TDR Potential: New Route 44 Site

Near Term: For sites such as this, TDR provisions could present market opportunities that may have value to owners in terms of absorption rates – a mix of uses may be able to be advanced faster than a commercial only program

Longer Term: TDR provisions may present longer term opportunities for reuse/redevelopment of sites *provided* initial planning anticipates longer term potential





**Manomet
Village Site
today...**

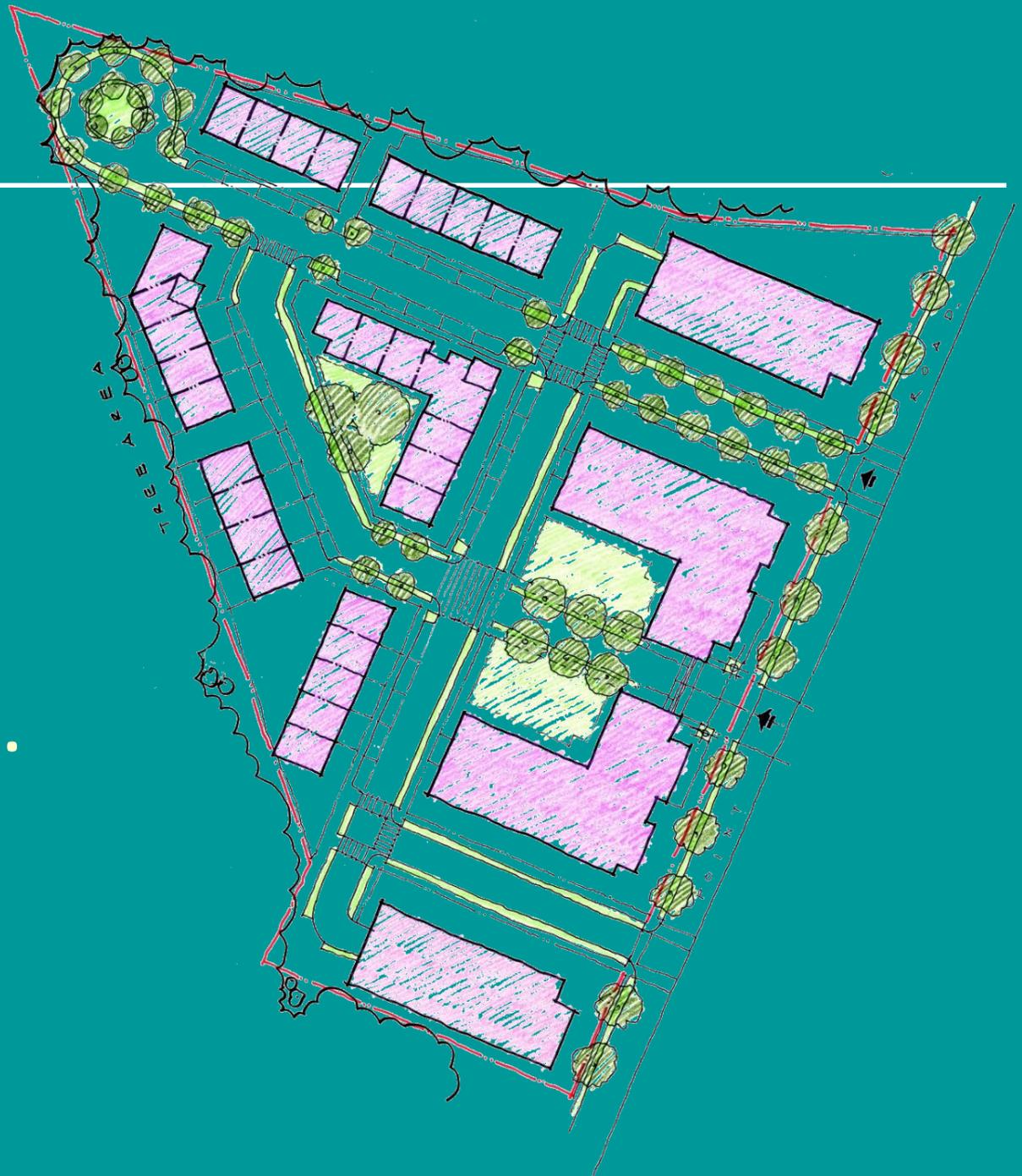
Current Zoning: General Commercial
Approximate Area: 5 acres

Manomet Village Site today.....



Scenario 1
Mixed use
residential/office/
retail plus
townhouses

**Manomet
Village Site**
**under a TDR
scenario**



Site Character: Manomet Village Site



Illustrative Site Development Program : Manomet Village Site

36 townhouses

18,800 SF retail

Post Office

Approximate # of acres
of open space
preserved as a result
of TDR: 10-45 acres



Finding

For every 10 acres developed under TDR, more than 20 acres of open space could be preserved with no direct cost to the town. Key variables will include valuation of land (ranging from developable waterfront land with access to less attractive, less developable land) and type of protection anticipated (from easements to outright sale)

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**Department of Planning
and Development**