

## (2) Village Center Square

The Village Center Square is the visual event that marks arrival at the Village Center District. It is surrounded by retail establishments and anchors the pedestrian mall. The Village Center Square is among the most important public spaces in the community.

### *Organizing Principles*

- Design of spaces in the square should accommodate a significant volume of pedestrians, a variety of activities, at all seasons. Conversely, the square should be a place of intimate scale that will feel activated by the presence of just a few people.
- Spaces should be formed at the edge of the square that will allow visitors to view others. Shade trees and seat walls are primary space-forming devices. In general, provide one linear foot of seating for each perimeter linear foot of the square. *See* Figure 10: Town Square Example
- Design should allow flexibility of uses at different times of day and year.
- Simple, attractive, ornamental treatment of paved spaces in the Square is encouraged. Treatments may consist of cement concrete with interesting scoring patterns or unit pavers in important locations. Paved areas should be adequate for the volumes of visitors expected for village events and should anticipate future pedestrian routes.
- Paved surfaces should be no less than forty percent and no more than seventy percent of the square area. A minimum of thirty percent (30%) of the landscaped area should be planted with trees and shrubs. Shrubs should be provided at a ratio of one shrub for every thirty (30) square feet of the shrub planting zone.
- One (1) tree shall be provided per 2,500 square feet of ground area. Shade tree and ornamental tree species should include those listed for Village Center Square in Appendix A: Approved Plant List.
- The design of Main Street as it approaches the square should be considered with the design of the square to create a coordinated arrival sequence. Spaces in the square should be oriented to accommodate pedestrian flows generated in the surrounding district.



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*Landscape Plan — Figure 10*

*Town Square Example*

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The square should exhibit a transparency that allows the structure of the pedestrian street beyond, to be apparent.

- The park should provide shade, water, seating and a reason to linger at key locations. The park should include a variety of smaller “places” within it to attract different user groups and ages. Spaces may include accommodations for a café, vendor carts and a performance space. *See Figure 11: Town Square Seating Example*
- Wind shelter and seats facing the spring/autumn sun should be provided to extend the outdoor season.
- The incorporation of elements with historical or cultural significance should be considered for the square. A kiosk with community announcements can anchor an entry area.
- Lighting should be simple, robust and should reflect the scale and character of the location and surrounding architecture.

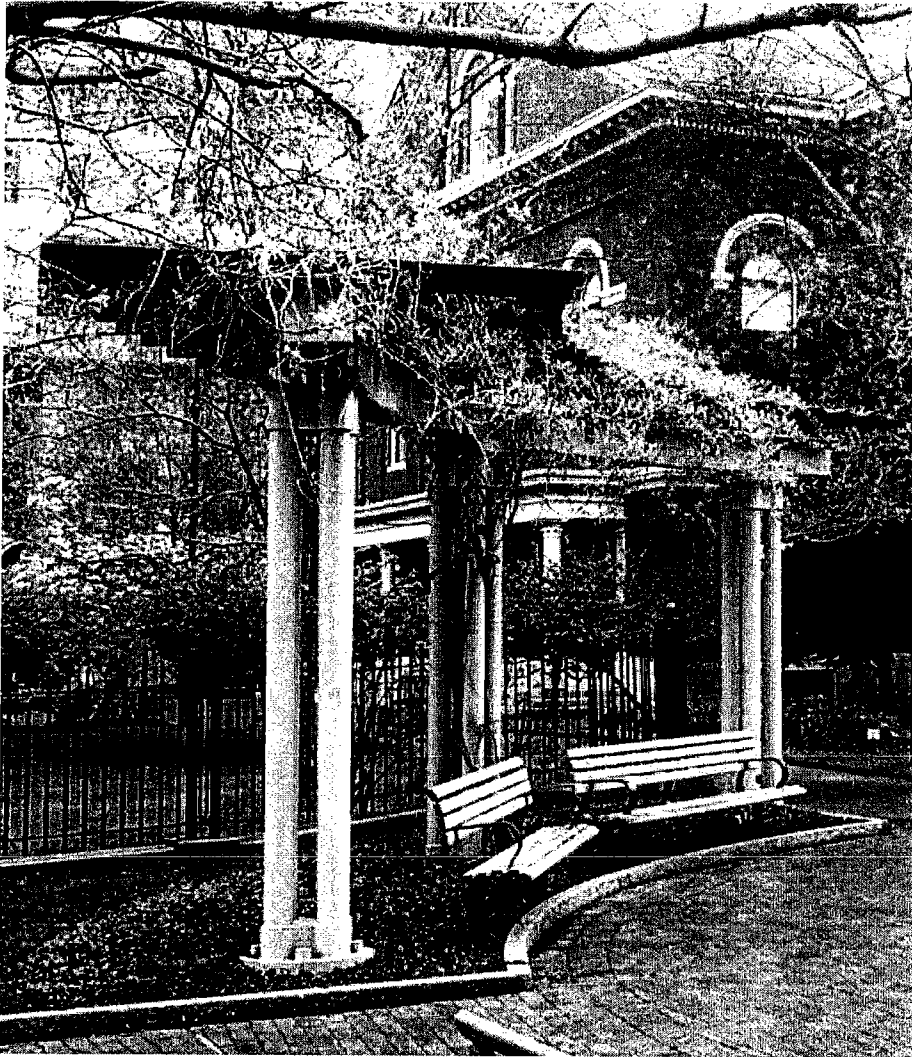
### (3) Linear Parks

Linear parks are located within certain neighborhoods and are an important open space connection between recreation facilities and other open space resources. They share some characteristics with neighborhood/pocket parks and pedestrian mews.

- The park program should be oriented to the needs of the adjoining neighborhood and should include children’s play areas, open grass areas, seating areas and trees and landscaping.
- Spatial ‘events’ such as small plazas or seating areas should be programmed for locations where streets end at or cross the linear park. These spaces will provide a local destination and a landmark that anchors the views from those intersecting streets. Trees and shrubs should be planted to reinforce the spatial definition of these important nodes.
- Spaces along the length of the park should be linked so that locations connect to each other in a visual, as well as a spatial, sense creating a feeling of progress to a destination. The alignment of trees can provide this sense of visual continuity as one moves through the park.
- Landscape treatment should be primarily lawn and trees to allow flexibility of use and to insure visual transparency. The park should have excellent visibility from adjacent streets for security purposes.

No shrubs with a mature height of more than thirty (30) inches shall be planted.

- Tree and shrub species should include those listed for Neighborhood Parks and Pedestrian Connections in Appendix A: Approved Plant List.
- Adequate lighting should be provided to enhance a feeling of security for pedestrians and to create an attractive public realm in front of the abutting homes. Lighting fixtures should respect the human scale of the spaces neighborhood and should be lower than street lights and more closely spaced.



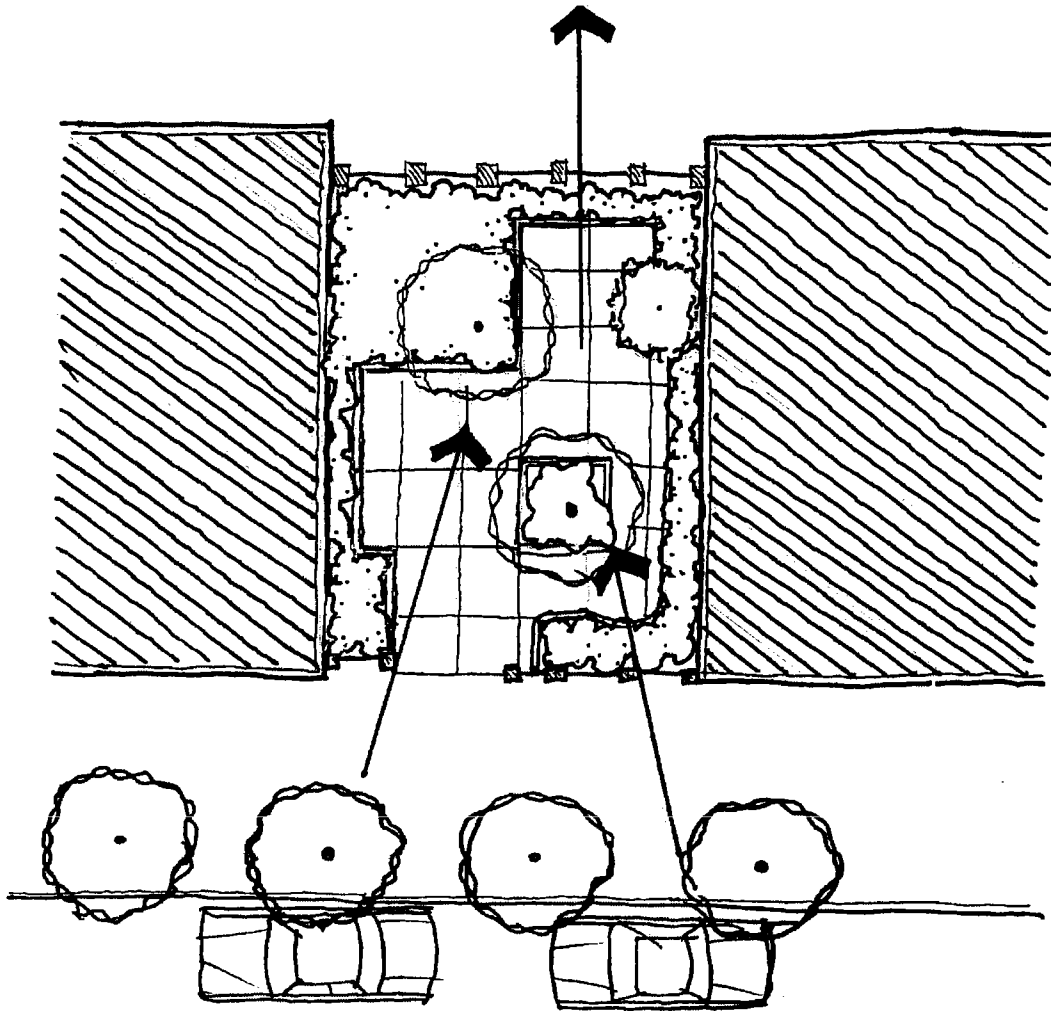
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#### (4) Pocket Parks

Pocket parks share some characteristics with linear parks, but are distinct in that they do not allow through passage. They should project a feeling of a public neighborhood space.

- The park space should be oriented to the passive recreation needs of the adjoining neighborhood and should include generous seating areas, some paved plaza treatments, trees, shrubs and landscaping.
- Pocket parks should feel like an extension of the adjacent parkway or street space while a well-defined edge should provide a sense of departure from the larger public realm and entry to an intimate neighborhood space.
- The park should include an element that creates a visual focus for the space and its visitors.
- The public edge treatment should maintain the street wall, but should be “light” and visually permeable to appear inviting. Solid fencing should be avoided. Architectural or landscape elements such as ‘green’ columns, trellises or planters should be utilized as gateway events.
- Landscape treatment should be a combination of paved surfaces, lawn and trees to allow flexibility of use and to insure visual transparency. Hard-scaping may constitute up to thirty-five percent (35%) of the pocket park area. Sixty percent (60%) of the landscape zone should be shade trees and shrubs.
- Tree and shrub species should include those listed for Neighborhood Parks in Appendix A: Approved Plant List.
- The park should have excellent visibility from adjacent streets for security purposes. No shrubs with a mature height of more than thirty (30) inches should be planted. *See* Figure 12: Pocket Park Concept.
- Long, unbroken building side walls may be fitted with rust-proof, vandal-resistant, vertical screens, lattice or wire fabric suitable for the training of vines. Openings should not be more than two (2) inches by two (2) inches to prevent climbing. Screens should be divided into discreet panels at a minimum of twelve (12) inches from the wall to prevent creation of an animal habitat. Appropriate vines may include *Clematis paniculata*, *Parthenocissus quinquefolia*, *Parthenocissus tricuspidata*.

- Adequate lighting should be provided to enhance a feeling of security for pedestrians and to create an attractive public realm in front of the abutting homes. Lighting fixtures should respect the human scale of the space and should be lower than street lights and more closely spaced.



The pocket park should have visual focus, generous seating and should be visually transparent

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## (5) Recreation Fields

The community recreation complex provides active and structured recreation opportunities for children, adults and league/tournament play.

- Accepted materials for athletic fields include natural and artificial turf.
- Substantial landscaping should be incorporated into those edges of the athletic field complex adjacent to the neighborhoods. Evergreen and shade tree plantings should be a visual and psychological buffer from the activity and lights of the fields. Landscaping should also buffer the parking lots from the fields. A minimum of fifty percent (50%) of the surface areas shall be landscaping.
- Tree and shrub species should include those listed for Recreation Fields and Facilities Appendix A: Approved Plant List.
- Links should be provided between the parking lots and the trail system in the natural open spaces adjacent to the field complex.
- Lights should be shielded to prevent glare on adjacent neighborhoods.
- Bio-swales or other water quality devices should be incorporated in the design of the complex perimeter to protect the adjacent wetlands from field runoff.
- Benches, picnic tables, bike racks should be provided in a shaded area where users can overlook some of the play fields.
- Interior landscaping of the field complex should be laid out to create large unobstructed areas allowing mowing maintenance by large 'gang' mowers.
- Because this facility may draw participants from beyond the community, ample off-site signage should be anticipated to direct visitors to the site.

## (6) Bio-swales

Bio-swales manage the volume and speed of localized storm water runoff and enhance the land's natural ability to absorb, clean and store stormwater. *See* Figure 13: Vegetated Bioswale Example and the NAS South Weymouth Standards and Guidelines.

### *Organizing Principles*

- Limit quantity of stormwater runoff leaving site to pre-development levels.
  - Minimize impervious surfaces in new construction to reduce amount of runoff and improve infiltration.
  - Design drainage systems in a way that allows as much water as possible to infiltrate naturally into the ground.
  - Any water that does not infiltrate should be stored in a safe and environmentally sound manner and released from the site at the same volume, velocity and water quality as under pre-development conditions.
  - Use Best Management Practices (BMPs) throughout the community to manage stormwater.
- Bio-swales should be incorporated in drainage system near the source of the runoff whenever space permits, and where the drainage system outfalls to community wetlands.
  - Bio-swales should be linked to existing wetlands and other open spaces.
  - Bio-swales should contain regionally appropriate native wetland plants. Plants in bio-swales should be matched to expected frequency, duration, and level of inundation.
  - Plants should be installed in substantial interlocking drifts to create a visual impact.
  - Bio-swales should follow the natural drainage pattern of the land and should preserve or restore natural vegetation as much as possible in the drainway zone.
  - Treatment systems should have associated Best Management Practices operations and maintenance plans to ensure that the treatment system functions as designed.



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## 4.6 Private Landscape Areas

### A. Common Open Spaces

Common Open Spaces are intended to be the spatial “front room” for the adjacent residents. They should be site-specific spaces that serve the needs of the residents rather than the larger public.

- Common Open Spaces should be predominantly composed of lawns and trees and should support most neighborhood passive uses such as sitting, sunning and watching other users. Turf areas should cover no more than eighty percent of the open space area and should be sited in the middle of the space to allow for some informal active recreation uses. The edges of the lawns should be planted in clusters of trees at thirty (30) feet to forty (40) feet on center, including ten (10) to twelve (12) trees per cluster.
- Provide one (1) tree per 1,500 square feet of ground area. Tree and shrub species should include those listed for Open Spaces in Appendix A: Approved Plant List.
- Shade tree plantings at the lawn edges should reinforce residential architecture in shaping the park space. Shrub plantings should be carefully considered to enhance the space without creating security ‘blind-spots’ and should be arranged in continuous masses to allow maintenance with gang mowers.
- The public edge treatment should be “light”, but should feel like a boundary. Solid fencing should be avoided. *See* Figure 14: Iron Fence Example.
- Connections to adjacent public open space areas and trails should be evident to encourage non-residents passing through the space to access recreation lands.
- Lighting that emphasizes the neighborhood scale of the space should be provided. Lighting should be aligned on walkways to reinforce the night-time shaping of the park space in front of the abutting homes. Lighting fixtures should be pedestrian in scale; should be lower than street lights and may include bollard lights.



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*Landscape Plan — Figure 14*

*Iron Fence Example*

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## B. Common Open Spaces: Pedestrian Mews

Pedestrian Mews are “pedestrian-only” ways that have characteristics of both streets and parks. With homes fronting on what feels like a quiet, semi-public park, they are among the most intimate and attractive of neighborhood spaces.

### *Organizing Principles*

- The sense of intimacy is defined by the surrounding buildings and should be reinforced by shade trees and ground plane treatment
  - Provide the sense of homes fronting on a semi-private park
  - Spaces within the mews should relate to the abutting residences and should meet the passive recreation needs of the inhabitants.
- Landscaping should provide clues to the degree of public access welcomed in neighborhood
  - The sense of intimate space is partly defined by the space between the surrounding buildings and should be reinforced by shade trees and ground plane treatment. A simple approach is best – an outdoor room with a generous lawn panel; a walk with benches under a “ceiling” of shade trees.
  - The alignment of trees should provide a sense visual continuity as one passes through the mews. Informal, non-linear plantings can also create this sense of continuity.
  - The principal pedestrian walk should be the organizing axis for shade tree planting. Shade trees shall be planted on both sides of the street between thirty-five (35) feet to fifty (50) feet apart, depending on tree species and street light spacing, in order to create a continuous tree canopy along the mews.
  - Tree and shrub species should include those listed for Pedestrian Mews in Appendix A: Approved Plant List.
  - Shrubs should be planted at a ratio of one (1) shrub for every three hundred (300) square feet of mews area. Seventy percent (70%) of the mews surface should be turf.

- Lighting should be pedestrian in scale, approximately twelve (12) feet in height, and suitably “park-like”. Lights should be lower than lights on streets and should be more closely spaced.

C. Townhouse-1 and Townhouse-2

The Townhouses make up a substantial fraction of the housing stock in the community. They share common walls and each townhouse has a small front garden with a direct relationship to the street.

- Landscaping should be used to identify the building entrance, focal points, and the street edge. It should create a visual rhythm at the sidewalk.
- Hedges, low walls and fencing may be used to define the edge of the semi-public realm behind the sidewalk. Walls and fencing should be designed to complement the building architecture and should be as low as possible while still fulfilling their screening and property definition functions, but in no event should walls or fencing be higher than thirty-six (36) inches. Long expanses of fences and walls should be partially buffered with landscaping. *See Figure 15: Townhouse Front Yard Example.*
- Small spaces look best with a simple landscape treatment based on a limited plant palette. The space should be both attractive, easy to maintain and functional for the home owner.
- Smaller ornamental trees in the town house garden are a good complement to the medium to large shade trees likely to be planted at the street curb line. Garden trees and shrubs should be located and spaced to allow for mature growth and long-term health of the installation.
- A mixture of deciduous and evergreen shrubs should be considered to provide all-season interest. Specimen size trees with one and one half (1 ½) inch to two (2) inch calipers and shrubs of two and one half (2 ½) to three (3) feet should be planted to assist new development in appearing “established” quickly. Fruit-bearing trees should be avoided near walkways.
- Trees should be used to create more intimate front garden spaces, to frame views and to space an outdoor ‘room’. Eye-level elements such as hanging planters, garden shrubs and grasses and ground-level features such as groundcovers and paving can all contribute to a memorable front garden and an enhanced public realm.



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- Garden landscaping should consist of one (1) ornamental tree for each townhouse. Woody shrub plantings should constitute fifty (50%) of planted area. The balance should be a combination of groundcover and lawn. Woody shrubs should be less than three (3) feet in height at maturity and should be planted at no more than forty-two (42) inches on center. Plantings should substantially cover mulch beds.
- Suggested trees and shrubs for Townhouses are listed in Appendix A: Suggested Plant List for Private Landscape Areas.

D. Single-Family House (up to 5,000 sq. ft.) and Single Family House (5,000 to 10,000 sq. ft)

The guidelines for Single-Family Houses use landscaping and ground plane treatment that together with architecture and site planning, reinforce the character and identity found in traditional neighborhoods.

- Landscaping should be used to create spaces at the front yard of the homes and should highlight the building entrance. To the extent possible, landscaping along the street frontage should be coordinated with adjacent properties to project a consistent visual corridor
- The front yard should have at least one (1) shade or ornamental tree and a four (4) foot wide walk. Planting design should be a simple treatment based on a limited plant palette. Shrubs should be limited to about four (4) species and no more than six (6) types of perennials. The rear yard should have at least one shade tree.
- The front and side yard space should be both attractive, easy to maintain and functional for the home owner. Lawns should be limited to reduce homeowner maintenance. The landscape image should be one of substantial drifts of shrub texture and color from eighteen (18) inches to thirty-six (36) inches high and punctuated by a spatial roof of a shade tree.
- Trees and larger shrubs should be located in the front and side yard between homes to frame the architecture. Smaller ornamental trees in the front are a good complement to the large shade trees planted at the street curb line. Shrubs and grasses should be massed to define outdoor spaces. The spaces should be both attractive and easy to maintain.
- Evergreen trees should be installed to provide year-round color or at breaks in a continuous façade.

- Utilitarian areas of the side and rear yard visible from the street should be screened from view. The screening fence should be installed no less than ten (10) feet back from the front façade of the house. The color and materials for privacy or perimeter fencing should be coordinated with the building architecture. *See* Figure 16: Single Family Home Example.
- A mixture of deciduous and evergreen shrubs should be considered to provide all-season interest. Specimen size trees one and one half (1 ½) inch to two (2) inch calipers and shrubs of two and one half (2 ½) to three (3) feet should be planted to assist new development in appearing “established” quickly. Fruit-bearing trees should be avoided near walkways.
- Suggested trees and shrubs for Single Family Houses are listed in Appendix A: Suggested Plant List for Private Landscape Areas.



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*Landscape Plan — Figure 16*

*Single Family Home*

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E. Apartments, Apartments with Commercial and Apartments-Podium

Landscaping at Apartments, Apartments with Commercial and Apartments-Podium should be utilized to break down the scale of the buildings and should impart legible sense of entry. Plantings should have a mass and extent that will not be overwhelmed by the architecture and should reinforce the street corridor.

*Organizing Principles*

- In required building setback areas, stairs, stoops and small front gardens should be designed to capture the qualities of a traditional downtown residential street. Where building setbacks are not required, planters and entry plantings may be organized to provide an animated pedestrian environment at the sidewalk.
- Low fencing or walls, hedges and front gardens may be used to define the back edge of the sidewalk and provide visual detail at the sidewalk. Walls and fencing should be designed to complement the building architecture and should be as low as possible while still fulfilling their screening and property definition functions, but in no event should walls or fencing be higher than thirty-six (36) inches. Fences and walls should be buffered with landscaping.
- For apartments with setbacks, apartment front garden landscaping should consist of one (1) medium shade or ornamental tree for each thirty (30) feet of façade width. Woody shrub plantings should constitute sixty percent (60%) of the in-ground planting area. The balance should be grasses and groundcovers. One (1) woody shrub should be provided for each thirty (30) square feet of landscape area. Shrubs should be less than five (5) feet in height at maturity and should be planted at no more than four feet on center.
- Where front gardens are not present, pavement treatment, landscaping or planters may be used to identify the building entrance, focal points and break down the scale of a long facade. Landscaping or planters should respond to the building architecture and should create a visual rhythm at the sidewalk.
- In any plant composition, visual unity should be created by emphasizing a dominant species, material, texture or color. Accent plants – singularly or in mass – should be introduced to “play against” the dominant material and provide some contrast.

- Plants should be chosen for their ability to withstand urban conditions, for all-season visual interest and for ease of maintenance.
- Suggested trees and shrubs for Apartments are listed in Appendix A: Suggested Plant List for Private Landscape Areas.
- Planters should be placed close to entries to facilitate maintenance and should be generously sized to allow a combination of shrubs, and herbaceous plants. Planters should be heavy in character and appearance to effectively define space. Planters should have a minimum of nine square feet in soil surface area and should be arranged in groups.
- Landscape design should help direct circulation without obstructing critical sightlines.

F. Anchor Retail, Office/Commercial in the Village Center District and Neighborhood Commercial in the Residential District, Mixed-Use Village District and Village Center District

Anchor Retail, Office/Commercial uses in the Village Center District and Neighborhood Commercial in the Residential District, Mixed-Use Village District and Village Center District will be among the most important activity generators in the civic center of the community. As abutters to the street-side pedestrian zone, these buildings will have the opportunity to enhance day and night-time street life by creating engaging transitions between the public and private domains.

*Organizing Principles*

- Utilize landscaping in the setback areas to extend retail spaces out to the sidewalk zone to encourage pedestrians to become shoppers. The setback area should be treated with seating, landscaping, visual detail and lighting. Spaces associated with buildings, such as entry plazas or recessed corners can provide civic gathering places or temporary refuge from the urban environment.
- Mixed use developments are encouraged to provide useable landscaped spaces adjacent to retail spaces or office entries to enliven the pedestrian zone. These might include a plaza with seating or an outdoor café at grade to create a seamless transition from the street. Spaces should be well-defined and contained within architectural elements and/or landscaping. Over-sized spaces lacking edge definition are discouraged.

- The usefulness of plazas are enhanced by landscape treatment that presents a welcoming character to ground-level uses and entrances facing the street. Use repeating landscape elements such as ornamental trees and planters at building façade modulations. Landscaping should have all-season character.
- In-ground planting areas should not be less than four (4) feet wide and not less than thirty-two (32) square feet in area.
- Setback zone landscaping should consist of one ornamental tree for each twenty-five feet of façade width. Woody shrub plantings should constitute seventy-five percent (75%) of in-ground planted area and fifty percent (50%) of permanent above-grade planters. Woody shrubs should be less than three (3) feet in height at maturity and should be planted at no more than forty-two (42) inches on center. Annuals, ornamental grasses and seasonal planting should make up the balance of available space in these planting areas. Plantings should substantially cover mulch beds. Lawns are not preferred in the setback landscaping zone.

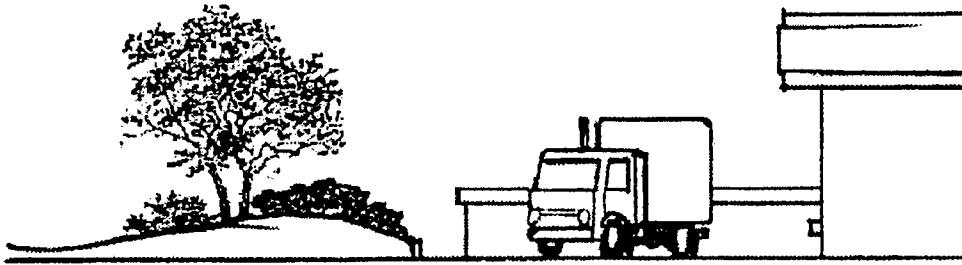
G. Biopharmaceutical Manufacturing, Light Industrial, Neighborhood Commercial and Office/Commercial in the Shea Village Commercial District

Landscaping for Biopharmaceutical Manufacturing, Light Industrial, Neighborhood Commercial and Office/Commercial uses in the Shea Village Commercial District is intended to create a campus with a positive landscape image for this gateway location in which business operations may be conducted with minimal impact on the natural environment and adjacent land uses.

*Organizing Principles*

- Create a memorable sense of a unified campus for the businesses and develop a logical entry sequence at individual buildings. Buildings should “fit into” the natural topography of the site. Seek to develop attractive new spaces that are enhanced or anchored by preserved islands of natural site vegetation
- Campus gateway design should a clear arrival event and orientation point that will direct campus visitors to their destinations.
- Landscaping should make route to principal building entry legible and intuitive.

- Create safe and convenient pedestrian walkways between building entrances and parking areas. Walkways should be attractive and well-defined by pavement treatment, landscaping and low-level lighting.
  - Plantings should reinforce the overall campus structure and should positively create spaces rather than be purely decorative. Landscaping should define visual corridors and define open spaces.
  - Trees should be used to create a comfortable exterior environment for employees. Broad-stroke use of plants with strong forms and large masses is preferable to fussy, detailed plantings. Plantings should be simple and restrained, limiting the diversity of species within given groups of trees and shrubs.
- Berms and evergreen tree screening should buffer views of service areas where space allows. Site walls should be utilized where space is not available for evergreen tree planting. *See Figure 17: Loading Dock Screen Concept.*
  - Landscape areas should emphasize simple, but substantial plantings of a limited number of species. Shrub beds should be planted in “drifts” that will allow maintenance with large lawn mowers, without fussy shapes
  - Regionally appropriate native plants should predominate in the landscape design. Plants should be tolerant of specific site conditions, including but not limited to wind, drought and road salt.
  - Landscaping at entries, seating/activity areas should give shelter from prevailing winds and should emphasize passive solar design.
  - Utilities, transformers, emergency generators, junction boxes, meters and trash enclosures shall be located in inconspicuous locations and shall be screened from public view with fencing and/or shrubs. Landscape screening material shall be at least half the height of the object to be screened at the time of installation.
  - These elements should not be located in the front street setback.



A combination of walls  
and/or berms and  
landscaping should be  
utilized to screen  
service areas

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## H. Buildings without Building Forms

For developments containing buildings that do not have a corresponding Building Form in the By-Laws, the Applicable Subdivision Board will establish landscaping guidelines for that building that are (i) consistent with Articles 4-1 through 4-3 of these Regulations and (ii) based on the most applicable Building Form for which landscaping guidelines exist in these Regulations, as modified as necessary by the Applicable Subdivision Board.

## I. Parking Lots

Parking lots include, but are not limited to, public facilities at the Village Center District, lots at Apartments, Apartments with Commercial, Apartments-Podium, Office/Commercial and buildings without applicable building forms under the By-Laws.

### *Organizing Principles*

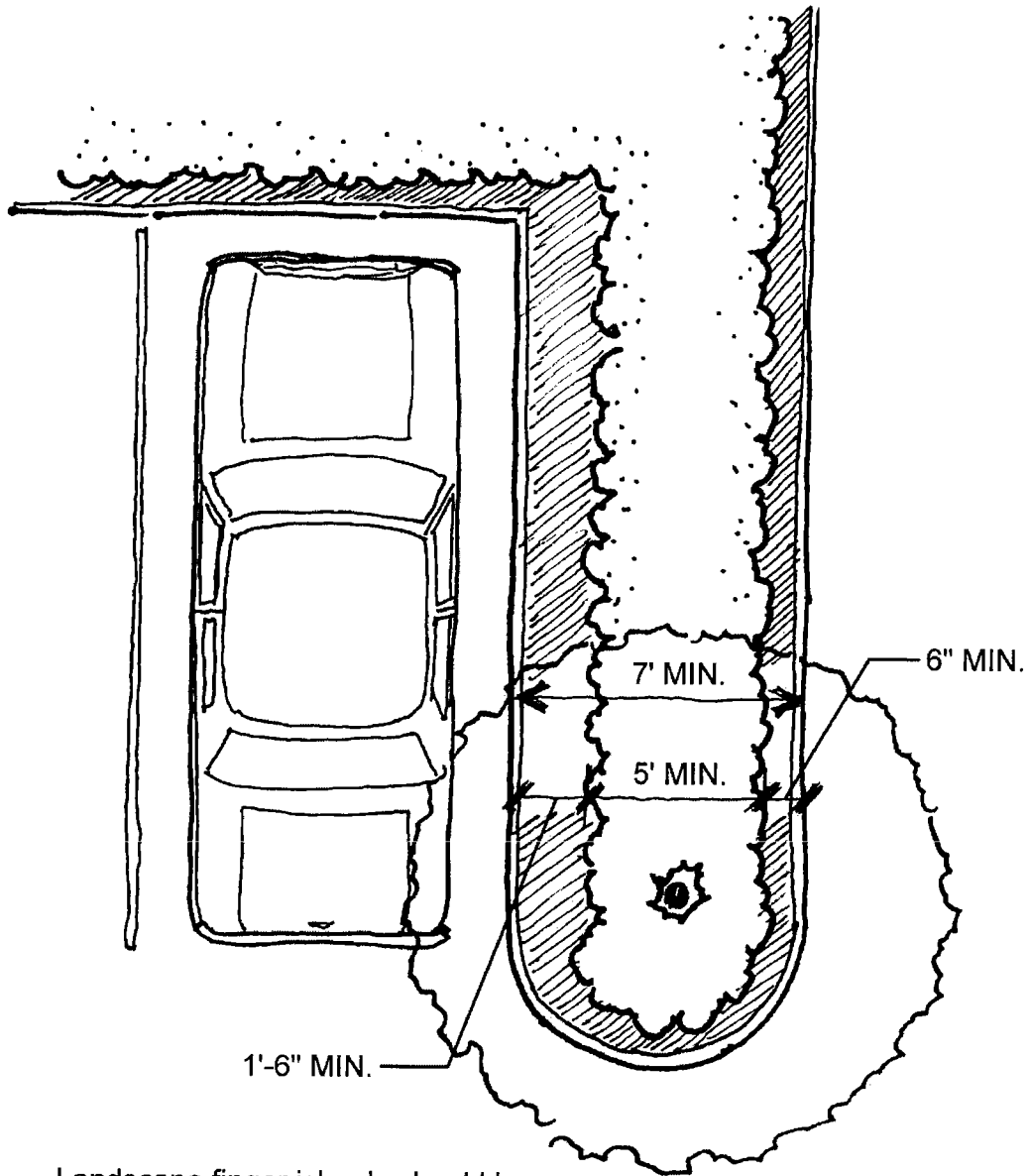
- Parking lots should be configured to reduce the apparent mass of paved surfaces. Large surface parking lots should be visually and functionally segmented into several smaller lots.
  - Parking lot design should incorporate methods of storm water management utilizing low impact development techniques.
  - Lot design and landscaping should make orientation and circulation legible and intuitive.
  - Parking lot design should provide safe and convenient through-routes for pedestrians. Walkways should be attractive and well-defined by pavement treatment, landscaping and lighting.
- The principal visual aspect of the parking lot shall not be long uninterrupted rows of parked cars. Parking lots shall be subdivided into a series of smaller, connected lots with raised landscaping strips, pedestrian paths with special pavement treatment and shade trees. A minimum area equal to ten percent (10%) of the gross interior parking area shall be landscaped.
  - Landscaping within the parking areas shall consist of a combination of end-row islands and linear islands between rows of parking stalls. No parking row shall be longer than fifteen parking stalls without a curbed planting area. Linear islands shall be no less than six (6) feet

wide and a minimum seven feet long, densely planted area shall be provided at the end of each parking aisle.

- Shade trees shall be planted on the linear islands at a ratio of one (1) three (3) inch caliper tree per eight (8) parking bays (approximately seventy (70) feet on center) and one (1) three (3) inch caliper trees per end-island. Trees shall be evenly distributed within the parking lot so that at tree maturity, forty percent (40%) of the parking stalls, backup and loading areas will be shaded at noon. Shrubs should be planted in a staggered row at no more than four (4) feet on center or at a ratio of one (1) shrub per thirty-five (35) square feet of landscape area, whichever method yields the greater number of shrubs. Shrubs should form a continuous, unbroken mass between trees.
- Eighty-five percent (85%) of the available landscape island and perimeter zone shall be planted with trees shrubs, grasses and groundcovers. Expansive areas of bark mulch should not be permitted. *See* Figure 18: End Island Parking Lot Landscape Concept.
- The portion of the parking lot adjacent to the street or a public sidewalk should be adequately screened from view through landscaping and may be supplemented one or more of the following methods: rolling earth berms, changes in elevation, fences and walls.
- A continuous buffer strip at least eight (8) feet in width should be provided at the at the property line adjacent to a public street or public open space. The planted screen should consist of densely planted trees and shrubs. Trees should be provided at no less than one (1) three (3) inch caliper tree per thirty (30) linear feet of perimeter length. Shrubs should be provided at a ratio of one (1) shrub per thirty-five (35) square feet of the perimeter landscape area and should be a maximum of three (3) feet tall when viewed from the interior of the parking lot. Screening in the parking lot perimeter shall be both continuous and effective year-round.
- Within the parking lot, shade trees should be located in islands protected by curbs and bollards.
- Plantings supplemented with walls and fencing consistent with security issues are strongly encouraged. Walls and fences should be no less than twenty percent (20%) and no more than fifty percent (50%) transparent. Fences and walls installed in the perimeter buffer zone should not exceed four (4) feet in height.
- Parking circulation aisles should be aligned in the direction of principal pedestrian travel and walkways should be provided through

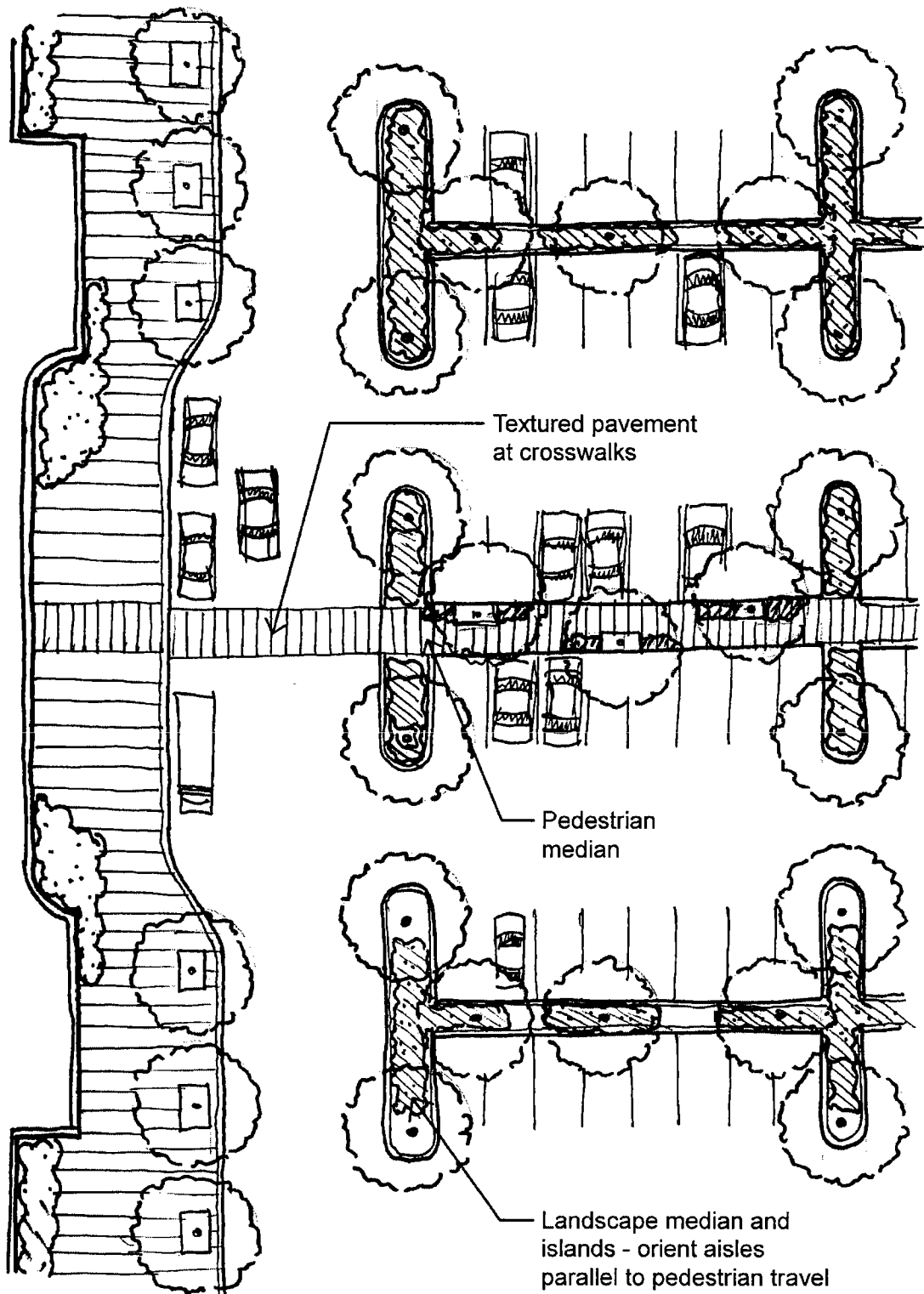
landscaped areas at convenient locations. Paved areas for pedestrian travel within landscaped islands should be provided in addition to required landscaping on that island. *See* Figure 19: Parking Pedestrian Median Landscape Concept.

- Landscape areas should emphasize simple, but substantial plantings of a limited number of species. Mature size of tree and shrub species should be large enough to match the scale of the installation.



Landscape finger islands should be provided at one per twenty spaces and should be designed to accommodate vehicle door 'swing'

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Landscape Plan — Figure 19

Parking Pedestrian Median Landscape Concept

- Parking lot bays, aisles and perimeter landscaping should be laid out with due consideration for snow plowing operations. Areas for snow storage should be sited at appropriate aisle-end locations. Plant species at these locations should be salt-tolerant and have a robust, horizontal branching structure that will not be damaged by snow load. Snowmelt water should be directed to drainage control devices such as bio-swales to prevent contamination of community water courses.
- Tree and shrub species should include those listed for Surface Parking Lots in Appendix A: Approved Plant List.
- Impervious areas directly connected to drainage structures are the greatest contributors to storm water pollution. Curbing design should allow passage of storm water into planted receiving areas and buffer strips (bio-swales) before discharge to a drainage system.
- Utilities, connections, junction boxes and meters shall be located in inconspicuous locations and shall be screened from public view. Screening material shall be at least half the height of the object to be screened at the time of installation.

#### J. Green Streets

The responsible use of natural resources and native plants within the New England context is as important as developing a visually appealing landscape approach and design to NAS South Weymouth. Street trees, tree lawns, bioswales and landscape strips should be designed to balance aesthetic and ecological aims. Reference should also be made to the NAS South Weymouth Sustainable Standards and Guidelines. The following water considerations should guide the development of green streets in NAS South Weymouth:

- Group plants according to irrigation needs.
- Use solar orientation, exposure and drainage patterns to guide planting locations and palettes.
- Prepare soil according to site conditions.
- Prevent soil compaction around street trees and street landscaping through tree grates or un-mortared unit pavers.
- Use drip or sub-surface drip irrigation systems or other efficient water irrigation methods for street trees and tree lawn areas.
- Incorporate drought-tolerant, native plants that will spread and naturalize.

- Select street trees with sufficient canopy to shade roadways and minimize heat island effect.
- Locate bioswales and grass buffers along Primary Streets to mitigate stormwater runoff and promote natural irrigation.

## ARTICLE V - INSPECTION

### 5.1 General Inspection Requirements

- A. The Applicable Subdivision Board or its representative may inspect all site development activities, including erosion and sediment control devices and facilities while a development site subject to these Regulations is under construction. When facilities are not constructed according to approved plans, the Applicable Subdivision Board has the explicit authority to compel compliance with the approved plan and the objectives and standards of this Regulation.
- B. All precautions should be taken by the Applicant and his/her contractors and subcontractors to observe common sense safety requirements. The Applicable Subdivision Board, or its designated agent, is to report all unsafe activities in preparation of the subdivision to the Applicable Subdivision Board.
- C. The Applicable Subdivision Board assumes no responsibility for construction site safety, which shall remain the liability of the Applicant and his/her contractors and subcontractors.
- D. Development sites involving land-disturbance of less than one (1) acre, when not a part of a larger plan of common development, do not require the submission of an erosion and sediment control plan; however, such sites are subject to spot-inspection and site investigation by the Applicable Subdivision Board to determine that requirements of these Regulation are being met.
- E. During the construction stage of any new roadway and associated work, the Applicant or his/her agent must notify the Applicable Subdivision Board and its designated "Director of Public Works" in advance of starting the following phases of construction:
  - (1) Pre-construction conference shall be held to review procedures, identify responsibilities and obtain listing of responsible individuals' names and phone numbers for emergencies, maintenance and protection of traffic, erosion and drainage controls, bonding, any previous Corporation or Town approval requirements and outline inspection procedures.

- (2) After all clearing, stumping and grubbing and prior to placement of any fill material or subbase gravel. Approval to proceed will not be given until the road segment is cleared of all slash, stumps and other debris which may affect the structural integrity of the road. A similar inspection shall be performed prior to issuance of approval to backfill of any drainage, water, sewer or utility trench. Offset stakes shall be set under the direction of a Registered Land Surveyor at fifty (50) foot intervals and at each sewerage and drainage structure and at each hydrant, to indicate the location and the exact amount of cut, fill, or grade.
- (3) After placement of approved subbase material and prior to placement of crushed gravel. The Applicant shall make available a static 10-ton roller for this inspection to proof roll the subgrade prior to continuing with the next stages of construction. Any nonsuitable/ unstable subgrade areas shall be marked for removal and replaced with stable material. Re-inspection will be required in these areas. Sufficient grade stakes shall be available to the agent so that the profile can be checked.
- (4) After placement of approved crushed gravel material and prior to placement of bituminous asphalt binder course. Prior to backfill of any drainage, water, sewer or utility trenched within the right-of-way, written approval shall be obtained by the Applicable Subdivision Board or applicable Director of Public Works or his/her agent.
- (5) During the placement of asphalt materials. Certification by the asphalt supplier may be required, to verify that the materials and gradation conforms to MHD Standards. Prior to final inspection, the Applicant's engineer shall provide the site grading plan documenting the intended site final grades. The Applicable Subdivision Board or applicable Director of Public Works shall inspect for defects of the improvements.
- (6) After project completion and prior to a written request to the Corporation for acceptance of the roadway and its improvements, a punch list of deficiencies shall be prepared by the Applicable Subdivision Board or other town agent for review with the owner before the Corporation will entertain acceptance of the road.

- (7) On newly constructed roadways, the wearing course of pavement shall not be constructed within the same season as the construction of all other improvements. During the following construction season an inspection shall be made by the applicable Director of Public Works prior to allowing the wearing course to be placed. A tack coat of bituminous asphalt shall be placed over the binder course of pavement prior to placement of the wearing course.

## **5.2 Work Notification and Inspections**

- A. The applicable Wiring Inspector shall be notified prior to the installation of any telephone, electric, and other utility wires.
- B. The Applicable Fire Department shall be notified prior to the installation of any work on the fire alarm system. No portion of any utilities shall be backfilled until approval for such backfilling is obtained in writing from the Applicable Subdivision Board or the Applicable Fire Department in the case of the fire alarm system. Such approval does not constitute acceptance of such utilities by the Corporation. Prior to backfilling, the Applicant shall, at his own expense, have the utilities located, including determination of elevation by a Registered Land Surveyor or Professional Engineer, and proof of such location, such as field notes, shall be presented to the Applicable Subdivision Board for approval prior to back-filling. Such will enable the Applicant to provide the "As-built" plans with ties to all utility structures required in these Regulations.
- C. The Applicable Subdivision Board and its designated "Director of Public Works" shall be notified a minimum of three (3) working days prior to work requiring inspection.

## **5.3 Testing**

The Applicant shall provide for compaction testing of each twelve (12) inch lift of fill, base and subbase materials. No further work shall proceed unless and until all inspections and test results pertaining to completed work are deemed satisfactory.

## **5.4 General Inspection Procedures**

Inspection and enforcement actions shall include the following:

- A. A copy of the approved erosion and sediment control plan shall be maintained on site or in a location easily accessible by the contractor and the inspector for the Applicable Subdivision Board.
- B. On developing areas with disturbed areas in excess of one (1) acre, the Applicant may request that the applicable inspector inspect work completed at the stages of construction specified below to ensure accordance with the approved erosion and sediment control plan, the grading or building permit, and these Regulations:

- (1) Upon completion of installation of perimeter erosion and sediment controls, prior to proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until initial approval by the applicable inspector is made; and
  - (2) Upon final stabilization before removal of sediment controls.
- C. Every active site having a designed erosion and sediment control plan may be inspected for compliance with the plan at a frequency to be determined by the Applicable Subdivision Board.
- D. Inspectors shall prepare written reports after every inspection.
- E. The inspection report shall describe:
- (1) The date and location of the site inspection;
  - (2) Whether or not the approved plan has been properly implemented and maintained;
  - (3) Any practice deficiencies or erosion and sediment control plan deficiencies; and the agreed upon type(s) of corrective action necessary to rectify any identified deficiencies;
  - (4) If a violation exists, the type of enforcement action taken; and
  - (5) The Applicant or an authorized representative of Applicant shall sign and receive a copy of the report before the inspector leaves the site.
- F. The applicable inspector shall notify the on-site personnel or the Applicant when deficiencies are observed, describing the nature of the deficiency, the agreed upon corrective action and the time period in which to have the deficiency corrected.
- G. If after a reasonable amount of time for voluntary compliance, the corrective actions are not undertaken to the satisfaction of the Applicable Subdivision Board, the Applicable Subdivision Board may issue a Notice of Violation and proceed with other enforcement remedies as provided by these Regulations.
- H. Where the violations and/or deficiencies represent an immediate and substantial threat to the public health, safety or welfare, the Applicable Subdivision Board may immediately proceed with enforcement remedies as provided by these Regulations.

- I. Failure to comply with the inspection procedure may necessitate removal of improvements at the expense of the Applicant or rescission of the approval of the plan in accordance with M.G.L. Chapter 41, Section 81W.

#### **5.5 Final Inspection and Certification**

- A. Upon completion of the improvements, the applicable Director of Public Works, or authorized agent, shall file with the Applicable Subdivision Board a statement either certifying that the improvements have been completed in the specified manner or listing the defects in those improvements.
- B. Upon completion of the improvements, the Applicant shall file with the Applicable Subdivision Board a statement stipulating that all improvements are complete, are constructed in compliance with these Regulations, are free of defects, and are free and clear of any encumbrance or lien.
- C. Within forty-five (45) days after site final stabilization has been achieved, the Applicant shall file a Notice with the Applicable Subdivision Board that site activities are complete.

## APPENDICES

## APPENDIX A

### PLANT PALETTE

#### 1. INTRODUCTION

The urban forest benefits the local environment and makes our communities more livable. Trees and shrubs clean the air, control runoff, reduce flooding, provide sun and wind protection, define spaces for living and social interaction and can orient the visitor to the organization of an area. Conversely, conditions in the urban environment create stresses that are hostile to the health of many plants that would thrive in a more natural situation. Limiting environmental factors include air pollution, soil compaction and limited aeration, low soil fertility, lack of soil moisture or poor drainage, high summer heat and potential for de-icing salt spray. As planting conditions become more stressful, the plant palette will necessarily become more limited. Trees and shrubs that are not biologically adapted to urban conditions will incur higher mortality rates and increased maintenance costs.

A variety of spaces in the community will be planted. The types of spaces include:

- Parkway /arterial streets
- Collector streets
- Local streets
- Surface parking lots
- Village squares and plazas
- Pedestrian connections
- Neighborhood parks and open spaces
- Active recreation facilities
- Landscaped buffer areas, forest edges and nature trailheads
- Landscaped enhancements at wetland edges
- Drainage ways and wetland mitigation areas

Some of these spaces share a common environmental regime and functional requirements for the plants to be installed. Plant lists for those spaces with similar characteristics have been consolidated for simplicity. These lists are intended to provide guidance and a point of departure. They are not intended to be definitive or exclusive. The lists emphasize native plant material, but also include non-invasive species that are not native, but are well-adapted to local conditions.

