

# FOREST ROW LAND USE PLAN

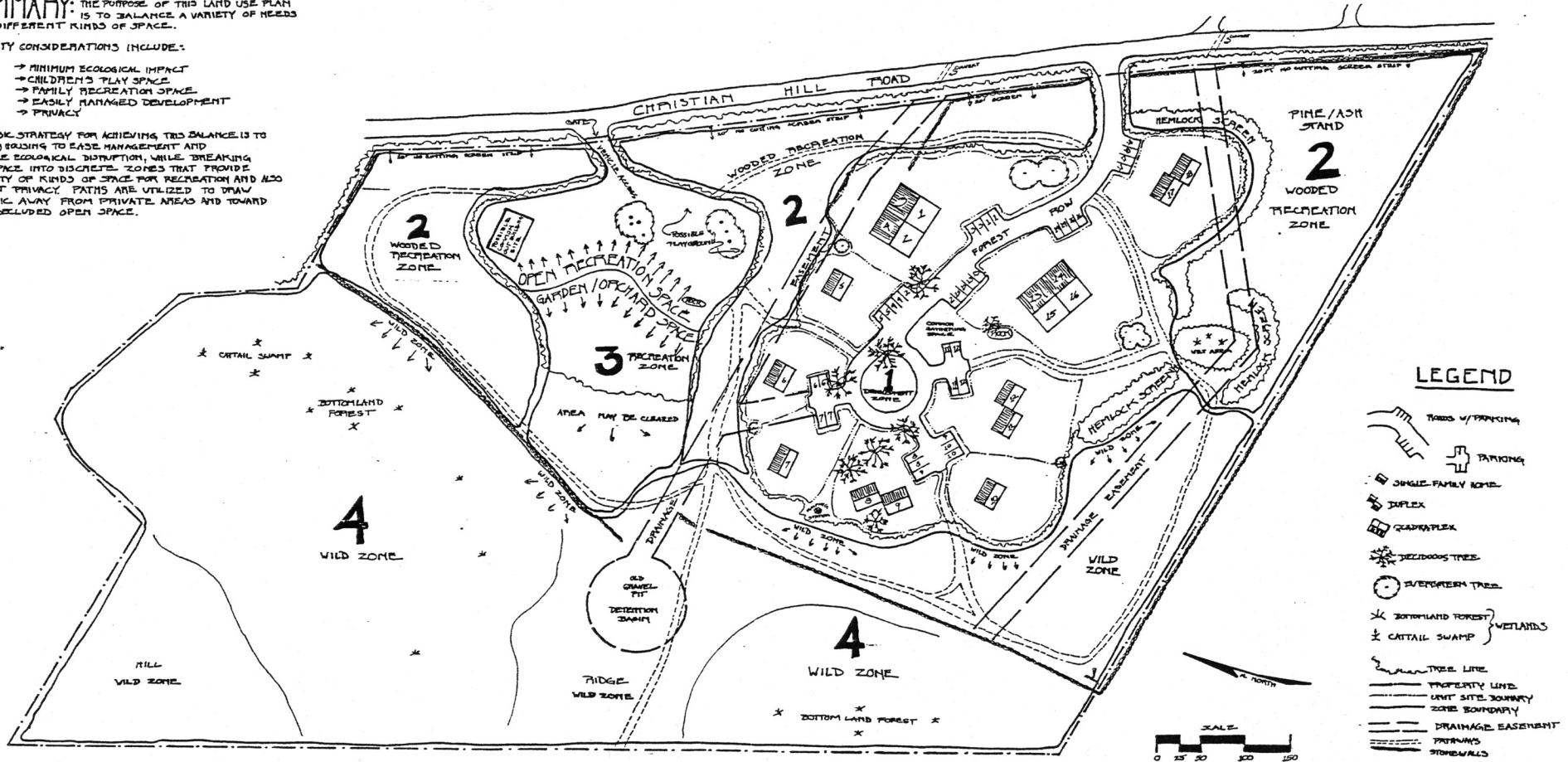
## COMMUNITY LAND TRUST OF THE SOUTHERN BERKSHIRES

**SUMMARY:** THE PURPOSE OF THIS LAND USE PLAN IS TO BALANCE A VARIETY OF NEEDS FOR DIFFERENT KINDS OF SPACE.

### PRIORITY CONSIDERATIONS INCLUDE:

- MINIMUM ECOLOGICAL IMPACT
- CHILDREN'S PLAY SPACE
- FAMILY RECREATION SPACE
- EASILY MANAGED DEVELOPMENT
- PRIVACY

THE BASIC STRATEGY FOR ACHIEVING THIS BALANCE IS TO CLUSTER BUILDINGS TO EASE MANAGEMENT AND MINIMIZE ECOLOGICAL DISTURPTION, WHILE BREAKING OPEN SPACE INTO DISCRETE ZONES THAT PROVIDE A VARIETY OF KINDS OF SPACE FOR RECREATION AND ALSO PROTECT PRIVACY. PATHS ARE UTILIZED TO DRAW TRAFFIC AWAY FROM PRIVATE AREAS AND TOWARD MORE SECLUDED OPEN SPACE.



### LEGEND

- Trees w/Plantings
- Parking
- Single Family Home
- Duplex
- Quadplex
- Deciduous Tree
- Evergreen Tree
- Bottomland Forest
- Cattail Swamp
- Tree Line
- Property Line
- Unit Site Boundary
- Zone Boundary
- Drainage Easement
- Pathways
- Stone Walls

### NOTES

1. PROPERTY LINES TAKEN FROM A 1"=100' SURVEY PLAN BY LAND LAND SURVEYS, INC., SHEPHERD.
2. ENGINEERING PLANS BY JACOB DIVERSIFIED CONSULTANTS, TYPINGHAM.
3. FOR TOPOGRAPHIC INFORMATION SEE SURVEY BY DAVID JACOB & DAVID LONG AT BARRINGTON.
4. THIS LAND USE PLAN IS PART OF A WRITTEN LEASE AGREEMENT. ALL LAND USES MUST CONFORM TO THIS PLAN, THE LEASE, & ANY LAWS OR LOCAL ORDINANCES.

JUNE 18, 1986  
DAVID LONG

FOR -  
THE COMMUNITY LAND TRUST OF THE SOUTHERN BERKSHIRES  
ALL LAND USE PLAN FEATURES REPRESENT AN AGREEMENT OF THE LESSEES & THE CLT-4-B

**1. DEVELOPMENT ZONE:** THE DEVELOPMENT ZONE IS CHARACTERIZED BY HOUSES, ROADS & UTILITIES. IT IS DESIGNED TO BALANCE ISSUES OF PUBLIC & PRIVATE SPACE. PRIVATE SPACE IS PROVIDED FOR LAUNDRY DRYING AREAS, ENTERTAINMENT & OTHER DAILY HOUSEHOLD ACTIVITIES OF EACH UNIT.

PUBLIC ACCESS TO ALL PARTS OF PROPERTY ARE PROVIDED BY MEANS OF A SERIES OF PATHS THAT LEAD FOOT TRAFFIC AWAY FROM PRIVATE SPACES

WHEREVER POSSIBLE, BOUNDARIES OF PRIVATE SPACE FOLLOW LOGICAL LANDMARKS SUCH AS TREE LINES, PATHWAYS, ROADS, & PLANTINGS.

**DRAINAGE EASEMENTS:** MAY NOT BE FILLED, DINED EXCAVATED OR OTHER WISE MODIFIED ALTHOUGH LANDSCAPE PLANTINGS & MOVING WILL BE ALLOWED WHERE APPROPRIATE.

DEEP SWALS & DRAINAGE COURSES MAY BE BRIDGED WITH CONSENT OF BOTH THE FOREST ROW LESSEES ASSOCIATION & THE COMMUNITY LAND TRUST OF THE SOUTHERN BERKSHIRES

**2. WOODED RECREATION ZONES:** THESE ZONES ARE CONCEIVED TO BE OPEN WOODED SPACES SEPARATING THE TWO CLEARED AREAS AND SERVING AS VISUAL SCREENING ALONG THE PROPERTY BOUNDARIES

THOUGH SOME TREE & UNDER GROWTH CUTTING IS ALLOWED, ANY SUCH CUTTING MUST INCREASE THE ZONES USEFULNESS AS A WOODED RECREATION AREA AND MUST BE APPROVED BY THE FOREST ROW LESSEES ASSOCIATION.

UNDER NO CIRCUMSTANCES SHALL CUTTING TAKE PLACE WITHIN TWENTY (20) FEET OF ANY PROPERTY LINE.

**3. OPEN RECREATION ZONE:** THIS IS A CLEARED AREA FOR THE PURPOSES OF GATHERING, CHILDREN'S PLAY, EXERCISE, ETC. SMALL LIGHTS, SUCH AS CRICKETS OR GATS, MAY BE KEPT IN THIS ZONE BY CONSENSUS OF FOREST ROW LESSEES AND WITHIN TOWN GUIDELINES.

TREES IN THE LOWER PORTION OF THIS ZONE WILL BE THINNED FOR TRIPPER AND DRAINAGE. AT THE TIME OF DEVELOPMENT, FURTHER CLEARING WITHIN ZONE BOUNDARIES WILL BE ALLOWED WITH CONSENT OF THE LESSEES ASSOCIATION.

**4. WILD ZONE:** THIS ZONE SHALL BE TREATED AS CONSERVATION LAND. NO CUTTING, FIRES, HUNTING OR BUILDING WILL BE ALLOWED. THIS SPACE IS INTENDED TO PROVIDE LESSEES A PLACE TO WALK, TRIPPER, & RELAX IN A WILD SETTING AND PRESERVE THE NATURAL HABITAT.

### ZONE DESCRIPTIONS

