

Portsmouth Avenue Flexible Zoning Guideleines
Evaluation Score Sheet

1.0 SITE DESIGN		CALCULATION	POINTS N/A = 0
1.1 Building Placement			
	▪ Setback within 5' +/- of Property Line	5	
	▪ Setback further from Property Line	-5	
1.2 Entries			
	▪ Primary entry façade on street front	3	
	▪ Primary entry façade not on street front	-3	
1.3 Sidewalks			
(a)	▪ More than 7 feet wide	4	
	▪ 5 1/2 to 7 feet wide	2	
(b)	▪ Clear attractive separation from roadway	1	
	▪ No or minimal separation	-1	
(c)	▪ Where sidewalk crosses internal road, bumpouts provided	2	
	▪ Direct access route	1	
	▪ No bumpouts provided at internal road	-2	
(d)	▪ Unit paver or porous pavement	2	
	▪ Concrete paver, porous bituminous concrete or porous concrete	1	
	▪ Cast-in-place concrete	0	
	▪ Asphalt	-1	
(e)	▪ Granite vertical curbing	2	
	▪ Granite sloped curbing	1	
	▪ Bituminous curbing	-1	
1.4 Parking Arrangement			
	▪ Parking lot behind building	Percent behind x 5	
	▪ Side lot parking	Percent at side x 3	
	▪ Parking lot in front of building	Percent in front x -5	
1.5 Service Needs			
(a)	▪ Stockpiled items and Waste receptacles are inside	1	
	▪ Loading zones and delivery areas are screened	0	
	▪ Service concerns visible from street	-2	
(b)	▪ Access to service area does not cross main pedestrian route	2	
	▪ Conflict points between trucks and pedestrians	-2	
(c)	▪ Noise largely controlled	1	
	▪ Noise is not controlled	-1	
(d)	▪ Private utilities with little or no visual impact	1	
	▪ Private utilities visible	-1	
(e)	▪ Industrial product not visible	1	
	▪ Industrial product visible	-1	
1.6 Public Use Features			
(a)	▪ Site amenities provided with thoughtful location	1 pt per type of feature (3 pts max)	
	▪ Site amenities not provided	-1	
(b)	▪ Public use Greenspaces provided	1 pt per greenspace (3 pts max)	
(c)	▪ Clearly articulated pedestrian walkways	1	
	▪ No pedestrian walkways	-1	
(d)	▪ Plaza space	1	
(e)	▪ Connecting walkways/multimodal paths	2	

1.7 Fences, Walls and Hedge plantings		
	▪ Metal, Decorative wood, brick or stone wall	1
(a)	▪ Stockade fence or concrete wall	0
	▪ Chain link fence	-1
(b)	▪ Two sided fence/wall or with best side facing abutter	1
	▪ Fence/wall is attractive on owner's side only	-1
(c)	▪ Hedge plant selection long-lasting	1
	▪ Hedge does not meet requirements	-1
1.8 Front landscape		
(a)	▪ Street Trees at minimum of every 50' and 3.5" caliper	2
	▪ Street Trees at lessor density and 3.0" caliper	1
	▪ No Street Trees	-2
(b)	▪ Appropriate planting plan with a watering and maintenance plan	2
	▪ Planting plan basic	1
	▪ Minimal planting plan	-2
(c)	▪ Hardscape and architectural richness appropriate to to apparent design theme	2
	▪ Little richness	-1
1.9 Stormwater Design		
(a)	▪ Green Infrastructure system	5
(b)	▪ Treatment Practices: for nearly all of volume	4
	▪ Treatment Practices: for good portion of volume	2
	▪ No additional treatment practices beyond mandated Town minimums	-3
1.10 Lighting		
(a)	▪ High quality fixtures	3
	▪ Lighting options are basic	0
	▪ Institutional shoebox or cobra style fixtures	-1
(b)	▪ Cohesive design that meets guidelines	3
	▪ Design that falls short of guidelines	-1
Bonus Points for Site and Streetscape		
AA.	Additional street trees with provisions for long term tree health	2
BB.	Horticultural advancements	3
CC.	Larger street trees	2
DD.	Rainwater collection system	2
EE.	Shared parking with legal agreements	4
	Good faith effort for shared parking	1
FF.	Electric Vehicle Charging station	2 x # provided
GG.	Collaboration with Town projects	7 (variable dependent on scale)
HH.	Collaboration on Landscape with Abutters	4 (variable depending on result)
TOTAL FOR SITE AND STREETScape SECTION		

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2.0 BUILDING FORM		CALCULATION	POINTS
2.1 Building Height			
(a)	▪ Transition Zone: Within range	5	
	▪ Within 10% of range	0	
	▪ More than 10% outside of range	-5	
(b)	▪ Business and Highway Zones: Within 10% of range	5	
	▪ Within range	0	
	▪ More than 10% outside of range	-5	
2.2 Primary façade		(Pts per each primary façade)	
(a)	▪ Encourages friendly walking environment	2	
	▪ Does little to support walking environment	0	
(b)	▪ Window design is appropriately proportioned	2	
	▪ No or limited positive proportions	-2	
(c)	▪ Design complexity integral to concept	1	
	▪ Design complexity absent	0	
(d)	▪ Excessive repetition avoided	3	
	▪ Repetitive design	-3	
(e)	▪ Blank walls avoided	2 x # blank walls (4 pts max)	
	▪ Blank walls	-2 x # blank walls (4 pts max)	(-
(f)	▪ Well designed entry	1	
	▪ Missing appropriately designed entry	-1	
(g)	▪ Entry enhancements	1	
	▪ Missing entry enhancements	-1	
2.3 Roof Form			
(a)	▪ Pitched roof with three dimensional elements	4	
	▪ Pitched or flat roof or a combination	3	
	▪ Flat roof	-4	
TOTAL FOR BUILDING FORM SECTION			

3.0 BUILDING DETAILS		CALCULATION	
3.1 Roof Details			
(a)	▪ Roof edges with three dimensional transitions integrated into overall design	2	
	▪ Transitions without design integration	1	
	▪ No transitions	-1	
(b)	▪ Balustrades and parapets support design theme	1	
(c)	▪ Utilities indoors	2	
	▪ Rooftop utilities screened	1	
	▪ Rooftop utilities visible	-1	

3.2 Windows			
(a)	▪ Appropriate window proportions	1	
	▪ Poor window proportions	-1	
(b)	▪ Windows with appropriate interest	1	
	▪ Window features in conflict with design	-1	
(c)	▪ Shutters in support of design	1	
	▪ Inappropriate shutter design	-1	
(d)	▪ Pedestrian-scaled commercial display windows	1	
	▪ Inappropriately scaled commercial windows	1	
(e)	▪ Bay windows or windowhoods, if appropriate	1	
3.3 Assorted Elements			
(a)	▪ Substantial trim	1	
(b)	▪ Decorative woodwork	1	
(c)	▪ High quality entry doors	1	
(d)	▪ Overhanging marquees, if appropriate	1	
(e)	▪ Masonry design elements	1	
(f)	▪ Horizontal elements	1	
(g)	▪ Frieze	1	
(h)	▪ Accessory building harmonizes well	1	
	▪ Accessory building in disharmony	-1	
(i)	▪ Signage in support of overall design theme	1	
	▪ Poor signage design	-1	
TOTAL FOR BUILDING DETAILS SECTION			

4.0 BUILDING MATERIALS		CALCULATION	
4.1 General Materials Preference			
(a)	▪ Materials are representative of desired neighborhood character	1	
(b)	▪ Authentic materials	1	
4.2 Siding Materials			
	▪ Natural materials	2	
	▪ Simulated natural materials	0	
	▪ Least preferred materials	-2	
4.3 Roof Materials			
	▪ Slate, Standing seam roofing, wood shakes	2	
	▪ Architectural shingles	1	
	▪ Three tab asphalt shingles	0	
	▪ Rolled Roofing	-2	
TOTAL FOR BUILDING MATERIALS SECTION			

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Bonus Points for Building			
AA.	Rooftop Noise Supression	2	
BB.	Sustainable materials: At least 3 applied	6	
	Sustainable materials: At least 2 applied	4	
CC.	Heat Island Reduction-Major	3	
	Heat Island Reduction-Minor	1	
DD.	Energy Efficiency-Major	3	
	Energy Efficiency-Minor	1	
EE.	Greywater-Major Cycling	2	
	Greywater-Minor Cycling	1	
BONUS POINTS TOTAL FOR BUILDING			

TOTAL FOR SITE AND STREETScape SECTION	
TOTAL FOR BUILDING FORM SECTION	
TOTAL FOR BUILDING DETAILS SECTION	
TOTAL FOR BUILDING MATERIALS SECTION	
BONUS POINTS TOTAL FOR BUILDING	
TOTAL FOR ALL SECTIONS	