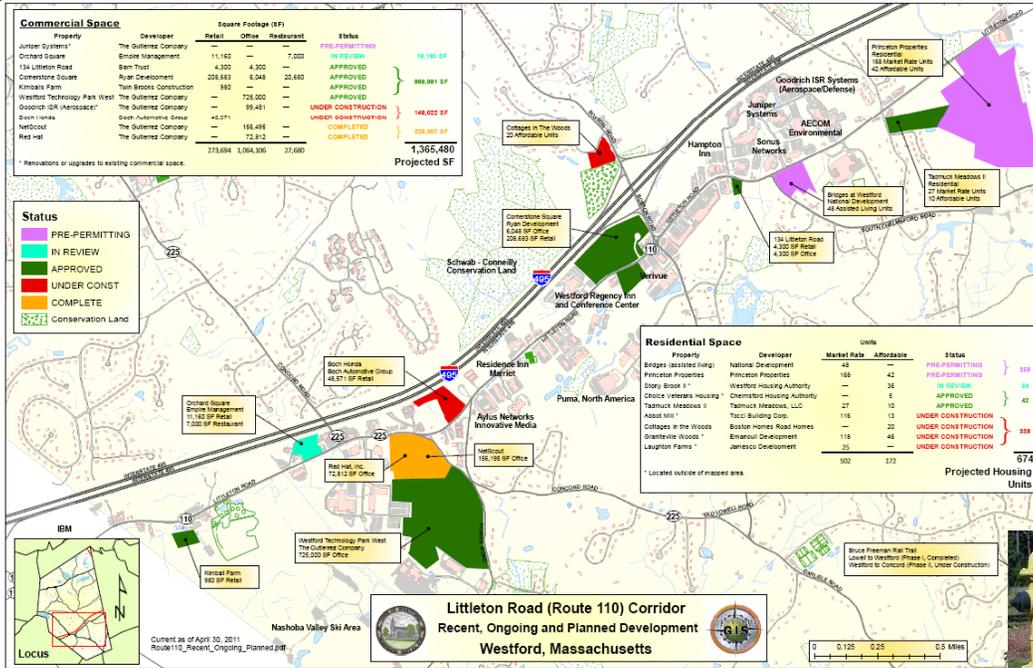


New Development Update and Adequate Public Services



Public Services: includes the basic services provided by the town for new development including: water, fire, police, health, transportation and government administration.

Policy Challenge

- A lot of new development on horizon – timing is unknown and not in Town control (appeals, financing)
- Need to improve connection between long range public facilities and development process

What could be done?

- Reference capital facilities planning with a 5 year capital facilities plan as basis for fees & mitigation
- Develop sub-area infrastructure needs as basis for development review within the sub area.

How to do it? Key Policy Questions

- Need to have a rational connection between development impact and mitigation.
- Timing of public facilities and new development (which comes first)?

Master Plan excerpts

- Improve coordination and communication between town boards and officials with development review responsibilities.
- Implement the recommendations of the Fire Services Organizational Analysis (2007).
- Continue to evaluate the adequacy of fees charged for municipal services and, where appropriate, base fees on a full cost recovery analysis. In addition, develop a policy to guide fee waiver decisions.



Land Use : Zoning, Historic Resources and Natural Resources



Master Plan excerpts

- Allow vertical and horizontal mixed-use development in the Commercial Highway (CH) District [Route 110].
- Encourage development of villages or mixed-use overlays to promote pedestrian, rather than vehicular, accessibility to services and resources.
- Provide incentives for developers to contribute to the town's open space goals.



Policy Challenge

- Where should mixed use be allowed in CH district (Route 110)?
- Align village zoning to match existing conditions

What could be done?

- Create a prioritized list and plan for sequential Zoning Bylaw revisions

How to do it? Key Policy Questions

- Standing Zoning Bylaw Amendment subcommittee of the PB and BOA?
- Encourage volunteer-based neighborhood planning for Villages

June 23, 2011



Land Use: Connection to Transportation Infrastructure



Master Plan excerpts:

- Require developers to construct some of the improvements as part of traffic mitigation.
- Update and implement the Route 110 Master Plan and use it as a framework for regulating all development within the corridor.
- Establish a formal process for roadway and traffic-related design review that would require sign-off by the Town Engineer and the Highway, Police and Fire Departments. This should be integrated into the Planning Board's procedures for site plan review and special permits.
- Adopt a policy that requires traffic monitoring of developments after opening.

Policy Challenge

- Many transportation related recommendations, which are the most important?

What could be done?

- Create a prioritized list of transportation system improvements for both local and state roads

How to do it? Key Policy Questions

- Need for increased transportation oversight
- How to accomplish with existing resources?

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