

Outline for Discussion at May 23, 1977 Planning Board Meeting:

POSSIBLE PLANNING TASKS, 1977-1980

P L A N N I N G P R O G R A M S

I. TOWN CENTER PLANNING 1977

A. Reasons

- 1. Need for plan for optimum future use of Conant Land
- 2. Municipal "musical chairs"?
- 3. Availability of Congregational Church
- 4. Problems with existing business sites in Center

B. Possible Approaches

- 1. Work with Selectmen to determine interim and ultimate location of public buildings, parking and access
- 2. Work with Conscom and Recreation Commission to develop open space plan for key areas of Conant Land
- 3. Use Architectural Advisory Group to reconcile objectives
- 4. Work with Historic Commission and Center residents to modify business zoning boundaries
- 5. Ask Selectmen to negotiate with banks to remove front parking when zoning is changed.

C. Products

- 1. Interim and ultimate site plans for municipal facilities
- 2. Amendments to Center Business District boundaries

II. OPEN SPACE PLAN 1977-1978

A. Reasons

- 1. Prerequisite to renew eligibility for 50-75% assistance for conservation purchases*
- 2. Assistance in subdivision reviews (when and where to suggest trail or open space easements), particularly if:
 - (a) Town adopts cluster zoning, and/or
 - (b) Ch. 41 Subdivision Law is revised, as this may give Board more power to set aside open space, provided it has adopted an open space plan
- 3. Bearing on other Town decisions regarding future of Valleyhead and farming lands in general
- 4. Need to revive public support for open space protection

B. Possible Approaches

- 1. Enlist Conscom, Conservation Foundation and volunteers under Planning Board guidance in a Natural Resources Planning Program (NRPP) as outlined by Soil Conservation Service. Advantages: public participation, low cost, free technical advice, much work already in hand. Caveats: can't go beyond inventory stage without soil survey; does not by itself completely meet state spec's for open space plan; takes a lot of organizational energy.

* state may accept an up-date of earlier plan while ^{yet} in progress

C. Products

1. Open Space and Recreation Plan meeting state specifications (Conscom and Board can fill in gaps)
2. Possibly, if Town votes the \$8,500, a soil survey with interpretations
3. Assessors' plan at 1"=800' (Plan. Brd. and Assessors' budgets ?)
4. Guide for review of subdivisions

III. EXPANSION OF HOUSING OPPORTUNITIES 1978-1980

A. Reasons

1. See League of Women Voters' conclusions when ready
2. Chapter 774 ("Anti-Snob" zoning)
3. Existing problems with conversions
4. Possible use of part of Conant Land

B. Possible Approaches

1. Work with League to set up housing goals
2. As appropriate, support non-profit, limited dividend or public housing on Conant Land
3. Work with consultant to devise cluster zoning which will not only preserve open space but also reduce housing costs by:
 - (a) passing on savings in improvement costs to buyers;
 - (b) giving incentives for inclusion of below-market cost units
 - (c) allowing townhouses if on-site utilities are provided

C. Products

1. Zoning amendments (conversions, cluster zoning)
2. Plan for eventual housing on Conant Land
3. Participation in organizing appropriate housing sponsor

IV. MISCELLANEOUS 1977

A. Subdivision Rules and Regulations

1. Revise as needed to fit road/bikepath combination
2. Develop policy on stub roads
3. Ask Historic Commission for fresh list of historic names for streets and developments

B. Miscellaneous Zoning Amendments

1. Improve standards for special permits in Residential Districts; consider expanding list for special problems of re-use such as Valleyhead, Bates Farm
2. Tighten porkchop lot specifications (e.g. allow no more than one lot between porkchop house and road). Note that revised Ch.41 will class lots on existing roads as subdivisions too, if passed !
3. Reconsider occupancy permit after checking with other towns

C. Scenic Roads

1. Include School Street and review present coverage
2. Formalize criteria (note that private driveway cuts into a Scenic Road may also be subject to control !)