



December 17, 2014

Town of Dighton  
Board of Selectmen and Planning Board  
979 Somerset Avenue  
Dighton, MA 02715

RE: Zoning Bylaw and Master Plan Implementation Study

Dear Town of Dighton Board of Selectmen and Planning Board:

The Town of Dighton requested assistance with a review of the existing Dighton Zoning Bylaw and its ability to implement the draft Master Plan. To this end, the town provided SRPEDD with the 2012 Zoning Bylaw and the draft Master Plan elements for our review. SRPEDD recently concluded this work.

The draft Master Plan elements available for analysis were problematic in that they did not maintain the same approach for identifying goals and strategies. For example, some Master Plan elements clearly listed strategies for their related goal. Others listed all the goals then identified implementation strategies in a bulleted list, not linking strategies to specific goals. Finally, the Transportation section identified common transportation needs for Dighton, listed goals to generally meet those needs, and then cataloged strategies by transportation need without relating them to the list of goals. In order to apply an overall, cohesive format to our work, SRPEDD determined that our review should link listed strategies with relevant and applicable goals as directly as possible.

Additionally, several goals of the Master Plan will not be affected (or would, at best, be minimally affected) by zoning. For example, zoning bylaws have little impact on a transit feasibility study. Therefore, SRPEDD only assessed those goals and strategies that could be implemented through the Dighton Zoning Bylaw.

Below, please find a summary of five (5) major findings. The detailed analysis was sent via email to the Planning Board and is available from the SRPEDD website by searching for “Dighton Master Plan and Zoning Review” in the Resource Library.

- 1) The Master Plan has many goals and strategies that call for compact, village-style development – especially development that contains mixed-uses (residential and business uses on the same parcel). However, the existing Zoning Bylaw presents major hurdles to this type of growth:



- Mixed-uses, one residential and one business (commercial or industrial), are not allowed on a single parcel.
    - Please note that commercial mixed-use (two or more principle, non-residential uses) are allowed on one parcel.
  - The required minimum lot size of 35,000 sq. ft. leads to sprawl development, not “compact development.”
  - Despite its purpose, development under the existing Conservation Subdivision bylaw does not allow for “vibrant village-style development.”
    - While the development may be more compact than a conventional subdivision, the existing bylaw does not allow for a diversity of housing types that are contained in many New England villages.
    - Units are allowed on smaller lot sizes, but these clusters are not located near commercial development that is seen in many vibrant New England style villages, which still requires the use of a vehicle for goods and services.
- 2) Smart growth and sustainable/compact development should be directed to the town-designated Priority Development Areas (PDAs), many of which already have supportive municipal infrastructure and capacity for such development.
- 3) Stormwater management standards for new development and redevelopment should be guided by modern Low Impact Development (LID)/Green Infrastructure best practices such as the State Model LID bylaw.
- 4) Without close attention and clear communication between town stakeholders and officials, there is potential for conflict between stated Economic Development element and Land Use element goals and stated Open Space & Recreation element and Natural and Cultural Resources element goals.
- Particular attention should be paid to avoid conflicts and potential conflicts of within the Master Plan.
    - Land Use Goal 3 would like to attract context-sensitive businesses along the Taunton River corridor while Natural and Cultural Resources 1a would like to develop the potential of increased passive and active recreational activities in Dighton’s natural areas. These goals are not mutually exclusive, but rather could be accomplished with coordinated efforts.



- Land Use Goal 5 and Economic Development Goal 1g call for zoning that would encourage the industrial or commercial redevelopment of the Zeneca property on Main Street while the Open Space and Recreation Goal 1b would like to see zoning changes “to retrofit the Zeneca property and incorporate it into the open space system of Dighton.” This appears to be an internal conflict.
    - With such a conflict in the Master Plan, and the fact that the property is designated as a Priority Development Area (South Coast Rail land use planning efforts) and an Economic Opportunity Area (Economic Development Incentive Program), securing funding for preservation could be difficult.
    - Consider developing a plan to redevelop the disturbed portion of the lot and preserving the undisturbed area.
- 5) The main tool available to achieve many of the Transportation and Circulation Goals is complete streets standards for sustainable development. Other transportation goals are beyond the scope of zoning, but it is still important to consider impacts on the circulation system, as well as other services, in Dighton when making land use decisions.

Please do not hesitate to contact SRPEDD with any questions regarding this work.

Sincerely,

Sandy Conaty  
SRPEDD Deputy Director/Comprehensive Planning Manager

**TOWN OF DIGHTON ZONING BYLAW AND MASTER PLAN IMPLEMENTATION STUDY**

LAND USE						
Goal	Strategy	Site	Zone	Redevelopment	Allowed in ZBL	SRPEDD Comments
<b>LU Goal 1:</b> Undertake a comprehensive review of the zoning bylaw and incorporate new smart growth zoning tools and techniques.	Conduct a thorough review and comprehensive update of the ZBL that addresses issues including format of the bylaw (to make it more user-friendly), land uses, dimensional regulations, parking requirements, supplemental development regulations (landscaping, stormwater management, etc.), and potential new provisions that incorporate smart growth tools designed to steer development where appropriate while preserving natural resources.	Townwide	All	To reflect the desired land use policy.		"Smart Growth tools and techniques" are considered those that allow for the development of a mix of uses in a more compact form of development. These promote the ability to walk or ride a bicycle from home to services, goods, and work. The development also includes "complete street" design that accommodates multiple modes of travel - walking, bicycling, cars - within the right-of-way.
<b>LU Goal 2:</b> Preserve Dighton's rural character and agricultural heritage that makes the Town special.	Incorporate open space residential design (OSRD), which is an updated version of conservation subdivisions, as a by-right residential land use to encourage the preservation of open space while creating a new option for single-family residential development.	Townwide	Residential & Agriculture	Cluster development that encourages the preservation of open space.	Cluster development is allowed under the Conservation Subdivision bylaw.	The existing bylaw could be revised to be the default type of subdivision; include streamlining the permitting process as an incentive for developers.
<b>LU Goal 3:</b> Preserve Dighton's rural character and agricultural heritage that makes the Town special.	Consider changes to the ZBL that would allow tourism/recreational uses in key appropriate areas along the Taunton River in an effort to attract context-sensitive businesses connected with boating and fishing in the river.	Along the Taunton River	Industrial, Business, Residential & Agriculture, Recreation/Conservation	Lodging such as bed and breakfasts and inns, restaurants, and retail services related to waterfront recreation.	Bed & Breakfasts are allowed by SP in Residential and Agriculture, Business, Open Space/Recreation; Motel or hotel allowed by-right in Business; Restaurants allowed by-right in Business and by SP in OS/R and are not allowed in Residential and Agriculture or Industrial.	Context-sensitive uses to consider can include lodging, such as bed and breakfasts and inns, restaurants, retail services related to waterfront recreation. The Town will need to coordinate this goal with the Open Space and Recreation goals and Natural and Cultural resources Goal 1a for preservation of areas along the Taunton River.
<b>LU Goal 4:</b> Vibrant village center that provides town residents with places to live, work, shop locally.	Redevelopment Plan/strategy for Rte 138 Business Corridor to create a central business or village area.	Rte 138 Business Corridor	Business	Mixed-Use development, small-scaled multi-family residential, local retail, service businesses.	The Mixed-Use development and small-scaled multi-family residential uses are not allowed.	MP strategy recommends amending zoning to allow mixed-use, small-scale multi-family residential uses.
<b>LU Goal 5:</b> Encourage the reuse and redevelopment of vacant or underutilized buildings and land to increase the Town's economic vitality.	Establish zoning incentives to encourage reinvestment and redevelopment of existing properties, particularly vacant or underutilized industrial buildings.	Zeneca Corporation Property (ID 76-07)	Industrial, Industrial Overlay	Incentivization of Industrial redevelopment.	The existing Industrial and Industrial Overlay districts allow for the desired industrial uses. Additionally, some commercial uses (such as medical offices and retail stores) are also allowed by right in the Industrial Overlay.	Incentives could include density bonuses, expedited review [43D]; flexibility in uses allowed on site. Note that there is the potential for conflict with Open Space and Recreation Goal 1 Strategy to "Pursue funding resources, appropriate zoning changes, and other available supports to retrofit the Zeneca property and incorporate it into the open space system of Dighton."

HOUSING						
Goal	Strategy	Site	Zone	Redevelopment	Allowed in ZBL	Comments
<b>H Goal 1:</b> Meet local needs across the full range of housing options, ownership/rental and housing types at all income levels promoting the stability of individuals and families in Dighton.	1a. Promote greater housing diversity by allowing a broader mix of dwelling types based on specific conditions and in appropriate locations.	Appropriate locations			Single family, detached housing is allowed by-right and two-family housing is allowed by special permit. Any other type of housing, such as dwelling units in a mixed-use development or small scaled multi-family residential uses are not allowed.	The Zoning Bylaw would need to be amended to reflect the diversity in housing that is desired and the zoning districts in which it is desired.
	1b. Amend the Zoning Bylaw to allow duplex or two-family dwellings if at least one of the units is affordable and can be counted as part of the Subsidized Housing Inventory.	Townwide			Two-family housing is shown in Appendix A Use Regulation Schedule as allowed by special permit in the Residential and Business districts.	Town may consider amending the ZBL to allow two-family dwellings by-right in the Business district to promote this type of housing.
	1c. Allow starter housing on nonconforming lots, those that do not meet minimum area or dimensional requirements but might still be suitable for the development of starter housing.	Townwide			Single family, detached housing is allowed by-right and two-family housing is allowed by special permit. Any other type of housing, such as dwelling units in a mixed-use development or small scaled multi-family residential uses are not allowed.	A Zoning Bylaw would need to be adopted that allows "starter housing" on a sub-standard lot. This type of housing also meets the needs of households looking to downsize and can also be considered "retirement housing."
<b>H Goal 2:</b> Add housing stock compatible with the Town's rural qualities and sensitive natural resources.	2a. Promote mixed-use residential and commercial development through changes in the Zoning Bylaw, directing such development to places in town that already allow commercial uses and are better suited to higher density development and requiring some amount of affordability.	Appropriate locations	Business			No clear strategy was outlined for this goal. While some areas in Dighton are rural, there are also other areas that are not - the North Dighton village area and the "south Dighton" area around the intersection of Main St. and County St. Perhaps this goal should tie in with Goal 5 - Promote smart growth development that would put housing in areas that are suitable, such as those mentioned above, while preserving the natural resource areas.
<b>H Goal 4:</b> Pro-actively pursue new affordable housing opportunities to meet the 10% state affordable housing goal.	4a. Amend the Conservation Subdivision bylaw to allow such subdivisions by right and add density bonus incentives if affordable units are provided as part of the development	Townwide	Residential & Agriculture		The Conservation Subdivision bylaw does not include incentives for the development of affordable housing.	Amend the Conservation Subdivision bylaw to include incentives for the creation of affordable housing units. The Town of Seekonk amended their Conservation Subdivision bylaw to allow additional market rate housing units for the inclusion of affordable units.

<p><b>H Goal 4 (cont.):</b> Pro-actively pursue new affordable housing opportunities to meet the 10% state affordable housing goal.</p>	<p>4b. Adopt an Inclusionary Zoning Bylaw to ensure that any new residential development in Dighton provides a percentage of affordable units or cash in lieu of units.</p>				<p>The ZBL does not have an Inclusionary Zoning bylaw.</p>	<p>In a previous attempt to develop an Inclusionary Zoning bylaw, Town Counsel cautioned the Planning Board to develop a bylaw that was not contrary to case law that does not allow a subdivision to be denied through a special permit review process (Wall Street Development court decision). He recommended that the town to use incentive zoning, such as the provision of additional market rate units for the provision of affordable units (see above).</p>
<p><b>H Goal 5:</b> Promote smart growth development.</p>	<p>5a. Promote mixed-use residential and commercial development through changes in the Zoning Bylaw, directing such development to places in town that already allow commercial uses and are better suited to higher density development and requiring some amount of affordability.</p>	<p>Appropriate locations</p>	<p>Business</p>	<p>Mixed-use residential and commercial development.</p>	<p>Mixed-use residential and commercial development are not allowed in the ZBL. Single family, detached housing is allowed by-right and two-family housing is allowed by special permit. Any other type of housing, such as dwelling units in a mixed-use development or small-scaled multi-family residential uses are not allowed.</p>	<p>"Smart Growth tools and techniques" are considered those that allow for the development of a mix of uses in a more compact form of development. These promote the ability to walk or ride a bicycle from home to services, goods, and work. The development also includes "complete street" design that accommodates multiple modes of travel - walking, bicycling, cars - within the right-of-way.</p>

ECONOMIC DEVELOPMENT						
Goal	Strategy	Site	Zone	Redevelopment	Allowed in ZBL	Comments
ED Goal 1: Economic development in town priority development areas.	1a. Ensure that zoning regulations (permitted uses and densities) allow and encourage desired development types as identified by the town.	Route 44 Business Corridor (ID 76-06)	Business	Mixed-use commercial or mixed-use including residential, reuse, redevelopment, and infill.	Commercial uses are broadly allowed in the Business District. However, mixed-use development (that includes both commercial uses and residences on the same lot) and small-scaled multi-family residential uses are not allowed.	Consider amending the use schedule in Appendix A to allow for mixed-use and small-scale multi-family residential uses in the Business District. Alternatively, create a new Mixed-Use Overlay District to allow for all desired uses and desired development types. Ensure that all potential and desired redevelopment sites are included within the zoning boundary. Review permitted building densities (controlled by building lot coverages, building heights, minimum lot sizes, etc.) to ensure that the bylaw allows for sufficient building intensity.
	1b. Ensure that zoning regulations (permitted uses and densities) allow and encourage desired development types as identified by the town.	Manheim Site (ID 76-03)	Business	Light Industrial (production, assembly, distribution, warehouse); commercial redevelopment; office.	Many commercial uses, including offices, are allowed by right or by special permit in the Business district. However, "light manufacturing" is not allowed in Business districts.	Consider amending the use schedule in Appendix A to allow for light manufacturing in Business Districts. Alternatively, add the Industrial Overlay to the area in order to allow for desired uses. Ensure that all potential and desired redevelopment sites are included within the zoning boundary. Review permitted building densities (controlled by building lot coverages, building heights, minimum lot sizes, etc.) to ensure that the bylaw allows for sufficient building intensity.
ED Goal 1 (cont.): Economic development in town priority development areas.	1c. Ensure that zoning regulations (permitted uses and densities) allow and encourage desired development types as identified by the town.	Dighton Industries (ID 76-01)	Industrial, Industrial Overlay	Maintain light industrial and include mixed-use including residential on the cleared portion of site.	The existing Industrial and Industrial Overlay districts allow for the desired industrial uses. However, no residential uses or mixed-use development are permitted.	Consider amending the use schedule in Appendix A to allow for mixed-use and small-scale multi-family residential uses in the Industrial District or the Industrial Overlay District. Alternatively, create a new Mixed-Use Overlay District to allow for all desired uses on the cleared portion of the site. Ensure that all potential and desired redevelopment sites are included within the zoning boundary. Review permitted building densities (controlled by building lot coverages, building heights, minimum lot sizes, etc.) to ensure that the bylaw allows for sufficient building intensity.

	1d. Ensure that zoning regulations (permitted uses and densities) allow and encourage desired development types as identified by the town.	Dighton Power and Advanced Looseleaf Technologies (ID 76-02)	Industrial	Light industrial redevelopment or reuse; light manufacturing, assembly, and warehouse and distribution.	The existing Industrial district allows for the desired industrial uses.	The existing bylaw allows for the desired uses on site.
<b>ED Goal 1 (cont.):</b> Economic development in town priority development areas.	1e. Ensure that zoning regulations (permitted uses and densities) allow and encourage desired development types as identified by the town.	Maxaldan Corporation Complex (ID 76-04)	Business, Industrial, Medical Use Overlay, and Industrial Overlay	Industrial and commercial reuse or redevelopment; mixed-use redevelopment including residential options.	The main Maxaldan site (east side of Route 138) is covered by three zones: Industrial, Industrial Overlay, and Medical Use Overlay; therefore, a broad spectrum of commercial and industrial development is allowed. However, no residential or mixed-uses are permitted in these zones.	Consider amending the use schedule in Appendix A to allow for mixed-use and small-scale multi-family residential uses in the Business District. Alternatively, create a new Mixed-Use Overlay District to allow for all desired uses and desired development types. Ensure that all potential and desired redevelopment sites are included within the zoning boundary. Review permitted building densities (controlled by building lot coverages, building heights, minimum lot sizes, etc.) to ensure that the bylaw allows for sufficient building intensity.
	1f. Ensure that zoning regulations (permitted uses and densities) allow and encourage desired development types as identified by the town.	Route 138 Business District (ID 76-05)	Business	Business, commercial redevelopment, reuse, and infill; mixed-use redevelopment including residential options.	A broad range of business and commercial uses are allowed in Business. Additionally, single family and 2-family dwellings are permitted. However, mixed-use (multiple principal uses that include residential) is not allowed.	Consider amending the use schedule in Appendix A to allow for mixed-use and small-scale multi-family residential uses in these districts. Alternatively, create a new Mixed-Use Overlay District to allow for all desired uses. Ensure that all potential and desired redevelopment sites are included within the zoning boundary. Review permitted building densities (controlled by building lot coverages, building heights, minimum lot sizes, etc.) to ensure that the bylaw allows for sufficient building intensity.
<b>ED Goal 1 (cont.):</b> Economic development in town priority development areas.	1g. Ensure that zoning regulations (permitted uses and densities) allow and encourage desired development types as identified by the town.	Zeneca Corporation Property (ID 76-07)	Industrial, Industrial Overlay	Industrial or commercial redevelopment.	The existing Industrial and Industrial Overlay districts allow for the desired industrial uses. Additionally, some commercial uses (such as medical offices and retail stores) are also allowed by right in the Industrial Overlay.	The existing bylaw allows for the desired uses on site. Note that there is the potential for conflict with Open Space and Recreation Goal 1 Strategy to "Pursue funding resources, appropriate zoning changes, and other available supports to retrofit the Zeneca property and incorporate it into the open space system of Dighton." Consider redevelopment of only the disturbed portion of the site.



NATURAL, CULTURAL AND HISTORICAL RESOURCES						
Goal	Strategy	Site	Zone	Redevelopment	Allowed in ZBL	Comments
NR Goal 1: Preserve, protect, and enhance Dighton's natural, cultural, and historic resources.	1a. Work collaboratively to assess and develop the potential of increased passive and active recreational activities in Dighton's natural areas, especially along the Taunton River corridor.	Taunton River Corridor	Industrial, Business, Residential & Agriculture, Recreation/Conservation	Passive and active recreation	Golf Course, Outdoor commercial recreation allowed by SP in Recreation/Conservation districts.	May need to reflect these uses in Appendix A, Table of uses. Also take into consideration and coordinate with Land Use Goal 2 strategy to amend zoning to allow for tourism and land uses that promote the use of the Taunton River. Do not want two goals within the Master Plan to be in direct conflict.
	1b. Encourage conservation easements to help preserve rural landscapes.	Townwide			Conservation Subdivision development is currently allowed.	Conservation Subdivision development helps to preserve open space. May want to consider a Scenic Streets designation review. May also want to consider a Natural Resource Protection Zoning (NRPZ) that combines low underlying densities with compact patterns of development so that significant areas of land are left permanently undeveloped and available for agriculture, etc. Also consider Transfer of Development Rights (TDR) zoning.
NR Goal 2: Establish a long-term sustainable balance between development and agricultural and open space resources preservation.	Update zoning bylaw and consider adopting additional smart growth policies and tools such as OSD to encourage sustainable land use in Dighton and preserve agricultural and open space land.	Townwide		Subdivisions using OSD	Currently allowed under the Conservation Subdivisions bylaw.	May want to review existing OSDR bylaws to see if there are amendments to the existing bylaw that could be made to further this goal and others identified in the Master Plan.
NR Goal 3: Maintain and improve the quality of Dighton's water resources including streams, ponds, rivers, and drinking water resource areas through sustainable stormwater management and targeted land conservation.	3a. Develop and adopt a Stormwater Management Bylaw and promote town wide Best Management Practices, such as Low Impact Development, for the collection and treatment of stormwater.	Townwide		Residential, Commercial, Industrial development using LID BMPs	Article XXVIII Stormwater of Dighton's General Bylaws encourages the use "low-impact development practices and Better Design Practices;" however, Low Impact Development (LID) and Green Infrastructure Best Management Practices for Stormwater Management are not currently incorporated into the Zoning Bylaw or the Planning Board's Subdivision Rules and Regulations.	Incorporate Low Impact Development (LID)/Green Infrastructure/Better Site Design requirements into Subdivision Regs, Site Plan Review. Refer to the state model Low Impact Development Bylaw from the Massachusetts Smart Growth/Smart Energy Toolkit.
	3b. Evaluate and enforce the Wetland Protection Bylaw to protect important wetland resources throughout Town.	Townwide			The Town has adopted a local Wetlands Protection Bylaw that is overseen by the Conservation Commission	This review of the Wetlands Protection bylaw may want to done as relative to the Community Priority Preservation Areas. Coordinate with any new LID practices.
HISTORIC AND CULTURAL RESOURCES						
Goal	Strategy	Site	Zone	Redevelopment	Allowed in ZBL	Comments

<b>HCR Goal 1:</b> Preserve the Town's historical and archaeological integrity for the benefit of current and future generations.	1a. Encourage the rehabilitation and adaptive reuse of the Town's historic buildings, including the Mount Hope Finishing Company factory.	Townwide		Historic building reuse, Mount Hope Finishing Company Factory	Reuse of historic structures would be allowed as single principle use by-right; Mixed-use or multi-family redevelopment is not allowed in the zoning bylaw.	Amend the ZBL to allow mixed-use and multi-family uses. These higher intensity uses may help offset the costs of historic preservation.
	1b. Hold property owners accountable for building maintenance by adopting a demolition by neglect bylaw.	Townwide				Create a Demolition by Neglect bylaw as a General Bylaw that will complement the existing Demolition Delay General Bylaw.
	1c. Promote and adopt design guidelines to protect the architectural cohesion of North Dighton Village.	North Dighton Village	R & A, I	SF infill, Two-Family, Multi-family, Mixed Use	SF infill structures are allowed by right on 35,000 s.f. parcels; 2-Family structures are allowed by SP; Multi-family and Mixed-Use are not allowed.	Amend the ZBL to allow mixed-use and multi-family uses.
<b>OPEN SPACE &amp; RECREATION</b>						
<b>Goal</b>	<b>Strategy</b>	<b>Site</b>	<b>Zone</b>	<b>Redevelopment</b>	<b>Allowed in ZBL</b>	<b>Comments</b>
<b>OSR Goal 1:</b> Promote and enhance open space preservation in Dighton as an essential part of the town pride of "living in Dighton".	1a. Review zoning bylaws, regulations and rules to ensure that they help facilitate open space retention.		Townwide			Consider Natural Resource Protection Zoning and Transfer of Development Rights (TDR), both of which may implement this strategy.
	1b. Pursue funding resources, appropriate zoning changes, and other available supports to retrofit the Zeneca property and incorporate it into the open space system of Dighton.	Zeneca Corporation Property (ID 76-07)	Industrial, Industrial Overlay	Retrofit the site as Open Space	The existing Industrial and Industrial Overlay districts allow for industrial uses. Additionally, some commercial uses (such as medical offices and retail stores) are allowed by right in the Industrial Overlay.	Consider economic development of the disturbed site area and open space preservation of the undisturbed area. Zoning amendments to prohibit industrial or commercial redevelopment of this site would be needed if the regulatory prohibition of future reuse of this property is desired. Please note that this strategy conflicts with Economic Development's Goal 1 strategy for Industrial or Commercial redevelopment of the Zeneca Property. This site is also a designated Community Priority Development Area, a designated Economic Opportunity Area under the Economic Development Incentive Program, and is being considered for Chapter 43D Expedited Permitting Priority Development Site (Ch 43D PDS) designation.
<b>OSR Goal 2:</b> Preserve Dighton's agricultural heritage and rural character through protection of agricultural landscape and small farm viability.		Townwide				Natural Resource Protection Zoning and Transfer of Development Rights (TDR) may implement this strategy. Dighton may also want to consider a Scenic Road Bylaw.
<b>OSR Goal 3:</b> Maximize recreational opportunities for citizens of Dighton to encourage healthy living in town.	Prioritize trail and sidewalk connections that will enhance the internal connectedness of Dighton's walking path network and points of interest, and/or help link to the regional trail systems wherever possible		Townwide			Complete Streets standards in Subdivision Control.

TRANSPORTATION AND CIRCULATION						
Goal	Strategy	Site	Zone	Redevelopment	Allowed in ZBL	Comments
T Goal 1: Define a long-term vision for initiating complete street visions within Town.	1a. Complete streets program within the town.	Townwide		Consider Complete Street standards, sidewalk connections, streetscape amenities.		Complete Streets standards in Subdivision Control.
	1b. Improve Sidewalk connectivity	Town-wide		Consider Complete Street standards, sidewalk connections, streetscape amenities.		
	1c. Infrastructure projects should consider all forms of transportation prior to being finalized.	Town-wide		Consider Complete Street standards, sidewalk connections, streetscape amenities.		
T Goal 2: Identify sustainable transportation and infrastructure improvements that minimize the impact of new development or re-development.	2a. Access Management and Compact Development: Review ZBL and consider amendments that would encourage mixed-use (residential, office, retail) and compact/clustered development in areas already served by transportation infrastructure, particularly in the downtown area or in priority development areas.			Consider Complete Street standards, sidewalk connections, streetscape amenities.	Mixed-Use/multi-family structures are not allowed under current zoning. Conservation Subdivision allows for some compact development; however, the 35,000 sq. ft minimum lot size does not promote compact development.	Incorporate the PDA/PPAs in the ZBL.
	2b. Compact development: review the zoning bylaws and consider amendments that would encourage mixed-use (residential, office, retail) and the creation of compact/clustered development in the center of town or in priority development areas (PDAs).			Consider Complete Street standards, sidewalk connections, streetscape amenities.		Consider a Green Infrastructure bylaw.
T Goal 3: Improve connections of bicycle lanes and sidewalks among neighborhoods and other destinations in Town.	Infrastructure projects should consider all forms of transportation prior to being finalized.	Town-wide		Consider Complete Street standards, sidewalk connections, streetscape amenities.		
T Goal 4: Develop a storm water management plan that is sustainable and uses best management practices (BMPs).		Town-wide			LID is not currently in the ZBL or Subdivision Control Rules and Regulations.	Low Impact Development (LID) or Green Infrastructure Development could be incorporated as a ZBL or within the Planning Board's Subdivision Control Rules and Regulations.
SERVICES AND FACILITIES		NOTE: DRAFT SECTION NOT AVAILABLE FOR REVIEW				