



Berkley Master Plan
Land Use, Housing, Economic Development
Public Workshop Report
Saturday, April 6, 2019



Land Use



Housing



Economic
Development



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Introduction

Massachusetts General Law, Chapter 41, Section 81D states that a Master Plan “shall be a statement, through text, maps, illustrations, or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality.” At its heart, a Master Plan is a living document that needs to be updated on a regular basis (every 10 years) to reflect the changes in a communities goals, values, and desires. This will be Berkley’s first Master Plan.

In the Spring of 2018, Berkley formally began the process of creating a Master Plan. The Town contracted with the Southeastern Regional Planning and Economic Development District (SRPEDD) to complete this work. As with any successful planning document, public participation is a critical and important part in developing Berkley’s Master Plan, as it ensures that the document responds to the needs and desires of the community. The Master Plan Committee and SRPEDD personnel are providing a number of in-person and online opportunities throughout the 24 month process for the public to provide their thoughts and ideas. To that end, the Town, in collaboration with SRPEDD, established a “project brand”, a project website and Facebook page, numerous promotional materials, comment cards, large format paper maps, electronic presentations (PDFs and ArcGIS interactive maps) and other relevant materials to make every effort to engage with residents, business and property owners, town employees, and other interested stakeholders throughout the process.

Discovery Workshop (November, 2018)

The first step of the public process, the Berkley Master Plan Discovery Workshop, took place at Berkley Town Hall, on Saturday, November 3, 2018. The workshop sought to inform Berkley residents and business owners about Master Plans, their content, and the process by which they are created in. In addition, it kick-started a civic engagement campaign that will take place during the Master Plan process.

Land Use, Housing, and Economic Development Workshop (April, 2019)

The second workshop, documented in this report, addressed the (1) Land Use, (2) Housing, and (3) Economic Development Master Plan elements. It took place at Berkley Town Hall on Saturday, April 6, 2019. Similar to the Discovery Workshop, the objectives were to inform attendees about the update process and to gather feedback on the three specific topics.

In the time leading up to the workshop, SRPEDD personnel distributed the workshop advertisement and other materials at a number of local establishments and posted the flyer on the project webpage and Facebook page. Master Plan Committee members also shared the workshop flyer on a number of Berkley-based Facebook pages. Additionally, 900 copies of the workshop notice were sent home with schoolchildren who attend the Berkley Community School and the Berkley Middle School. Approximately 20 participants attended and shared their thoughts about Berkley’s current and future Land Use, Housing, and Economic Development.

The Day of the Workshop

1. Welcome and Introduction

The workshop began with an introduction describing the purpose of the meeting by addressing the following questions: What is a Master Plan? Why is a Master Plan relevant? What are the major planning elements that comprise the document? How does a town create a plan? How long does this take? This discussion was supplemented with a brief overview of current demographic data (the presentation is available in Appendix B).

2. Group Discussion

Following a short refreshment break, the workshop participants gathered together to discuss current issues or thoughts and to provide new ideas and input. The group focused on the following three elements: (1) Land Use, (2) Housing, and (3) Economic Development. In general, participants were encouraged to offer their thoughts (positive or negative) about each element, what changes they would like to see, and how to make those changes. During this conversation, SRPEDD’s facilitators helped guide the discussion and took notes, transcribing the ideas on large note paper. The workshop participants were reminded that they would be asked to participate in a voting exercise at the conclusion of the workshop. The discussion group portion of the workshop took approximately one (1) hour.

3. Closing Remarks and Voting

The workshop closed with a “thank you” expressed to all participants who contributed valuable input on Master Plan elements. SRPEDD outlined future plans for work on the Master Plan and demonstrated how to stay in touch using the project web page and the Master Plan Facebook Page. Then, on their way out, participants were asked to review the group’s notes, posted on poster boards at the rear of the room, and to vote for the top eight (8) most important items from the group. Participants voted by placing “sticky dots” next to a chosen item. Information resulting from the group discussion and the voting exercise is available in Appendix C.



Group Discussions

Vote Counts & Top Comments

In order to organize and analyze all comments received at the workshop, SRPEDD created a simple database. A total of 22 comments were received and a total of 120 votes were cast.

Comments Summary

The three comments that received the most votes in each of the workshop categories are displayed below:

Land Use

- Retain our open space - how do we help the people who own this open space? Options - 11 votes
- Protect land in the river corridor and over the identified aquifer resource areas - 11 votes
- How can we make information/public education materials more accessible to the public? - 9 votes

Housing

- 55+ Village/Cottage/Integrated Retail/Conservation Areas/Pathways, etc. - 11 votes
- More options around “the Common”; this also ties-in to economic development opportunities - 7 votes
- Housing Production Plan - 4 votes

Economic Development

- Create mixed-use opportunities around “the Common” - 9 votes
- Look at potential of Town-owned property - 8 votes
- Keep our vision/ideas to an appropriate community scale - design guidelines - 6 votes

A comprehensive list of all 22 comments is available in Appendix C, organized by Master Plan element. All comments will be reviewed and considered during the creation of each Master Plan element and during dedicated public workshops. However, the remainder of this report will only present a grouping of comments that received the highest number votes in each section.



Closing & Voting Exercise

Main Themes

Throughout the update process, the analysis of all comments allows for even greater clarity and reveals a number of broad themes. Based on comments received at the first two public workshops, these themes are:

1. Explore ways to preserve open space in an effort to maintain Berkley’s rural character and natural resources.
2. Provide additional housing options in Berkley, specifically affordable housing for seniors.
3. Explore additional opportunities to create new businesses and economic development that complement Berkley’s rural character.
4. Pursue additional sidewalks and bike facilities to allow for alternative transportation options.
5. Place a greater emphasis on maintaining the town’s capital assets, specifically its buildings.
6. Enhance public education and information sharing efforts using all available tools to ensure that the public can make informed decisions.
7. Explore the possibility of creating mixed-use options around “the Common” and in the Myricks area.

These overarching themes merit close attention during all subsequent public outreach and civic engagement efforts.

Discovery Workshop Main Themes



What We Heard at the Discovery Workshop (November 2018)

- 1 Explore ways to continue to preserve open space in an effort to maintain Berkley’s rural character.
- 2 A need to create additional housing options in Berkley, specifically affordable housing and housing for seniors.
- 3 Explore additional opportunities to create new businesses and economic development.
- 4 Pursue additional sidewalks and bike facilities to allow for alternative transportation options.
- 5 Greater emphasis on maintaining the town’s current capital assets, specifically its buildings.



Please note, the main themes from the Discovery Workshop have been modified to reflect comments received at the second public workshop.

Land Use

A total of eleven (11) comments related to Land Use were recorded; six (6) of which received the most consensus votes:

Element	Comment	Votes
Land Use	Retain our open space - how do we help the people who own this open space? Options?	11
Land Use	Protect land in the river corridor and over the identified aquifer resource area	11
Land Use	How can we make information/public education materials more accessible to the public?	9
Land Use	Identify just where/what our "downtown" is, and then identify the type of development that we want to see in this area	7
Land Use	Conservation set asides must be maintained if we allow conservation development options	6
Land Use	Our land use potential will be very much linked to our infrastructure needs	6

As was noted in the Discovery workshop, attendees expressed that retaining Berkley's rural character is very important to them. Retaining Berkley's open space, protecting land in the river corridor, and protecting aquifer resource areas were the comments in which the most votes were cast. Discussion also focused on where development in Berkley should occur, specifically identifying where/what their "downtown" is and how it should be developed. Underlying the entire land use discussion was how the lack of municipal infrastructure (particularly municipal water and sewer) plays a critical role in all land use decisions. There was also a desire for the town to increase its public information and information sharing efforts, not only on land use topics, but in all areas, allowing citizens to make informed decisions.

Housing

A total of six (6) comments related to Housing were recorded; four (4) of which received the most consensus votes:

Element	Comment	Votes
Housing	55+ Village/Cottage/Integrated Retail/Conservation Areas/Pathways, etc.	11
Housing	More options around “the Common”; this also ties-in to economic development opportunities	7
Housing	Housing Production Plan	4
Housing	Are there assets that we can repurpose or expand?	4

Based on the comments received at the workshop, many residents acknowledged the need to diversify the town’s housing stock. The current acre and a half (65,340 s.f.) residential zoning minimum lot size has created high housing costs which make it challenging for people with limited incomes, such as seniors to afford housing in Berkley. Looking to the future, there was a desire to create a variety of housing types, including 55+ housing, clustered subdivisions, and mixed-use housing. It is important to note that all of these zoning initiatives would require a 2/3 majority vote at Town Meeting, which has been a major hurdle to similar changes in Berkley’s past. Lastly, residents noted that the development of a Housing Production Plan would allow the town to develop a proactive strategy to address its housing needs.

Economic Development

A total of five (5) comments related to Economic Development were recorded; three (3) of which received the most consensus votes:

Element	Comment	Votes
Economic Development	Create mixed-use opportunities around “the Common”	9
Economic Development	Look at potential of Town-owned property	8
Economic Development	Keep our vision/ideas to an appropriate community scale - design guidelines	6

The discussion around economic development focused on supporting economic development around “the Common”, but at an appropriate scale. Development around the Common would need to complement both the areas existing businesses and institutions as well as Berkley’s rural character. The type of development around the Common and throughout town could be coordinated via the use of design guidelines, which would help strengthen the local business environment and enhance property values by improving the quality of the built environment.

Conclusion

The Berkley Master Plan Land Use, Housing, and Economic Development Workshop was the **second of five** workshops in a sustained and comprehensive civic engagement campaign. Similarly, this document is the second step in identifying issues that are important to the citizens and businesses of Berkley.

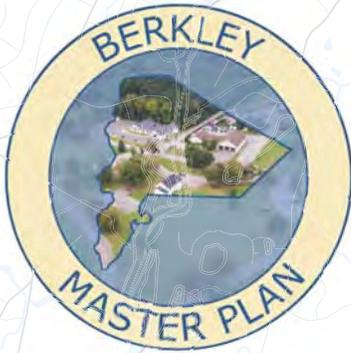
Based on comments received at the **first two** public workshops, the Berkley Master Plan has the following seven (7) main themes:

1. Explore ways to preserve open space in an effort to maintain Berkley's rural character and natural resources.
2. Provide additional housing options in Berkley, specifically affordable housing for seniors.
3. Explore additional opportunities to create new businesses and economic development that complement Berkley's rural character.
4. Pursue additional sidewalks and bike facilities to allow for alternative transportation options.
5. Place a greater emphasis on maintaining the town's capital assets, specifically its buildings.
6. Enhance public education and information sharing efforts using all available tools to ensure that the public can make informed decisions.
7. Explore the possibility of creating mixed-use options around "the Common" and in the Myricks area.

These overarching themes merit close attention and will reappear in future Master Plan workshops to provide for opportunities for further refinement and possible additions.

Appendix A

Workshop Flyer & Sign-In Sheet



Berkley Master Plan

Master Plan “Land Use, Housing & Economic Development” Workshop

Saturday, April 6, 2019

10 AM - 12 PM

Town Hall

Snow Date is April 20, 2019

Join your fellow Berkley residents and business owners at this public workshop and provide your input to help guide Berkley into the future.

For more information, please visit:

www.srpedd.org/Berkley-Master-Plan

and

www.facebook.com/BerkleyMasterPlan



project website



Facebook page





MASTER PLAN WORKSHOP: Saturday, April 6, 2019

Name	Address (optional)	Email (optional)	Affiliation
Nancy Cochran	500 Berkeley St	Wcoet2448@aol.com	
Joe Callahan	1 Fairview Farm Rd	jcallahan@esr-inc.com	
Jana Callahan	1 FAIRVIEW RD		
JATHAN STROENK	1 EQUESTRIAN RD		
Erica McGuire	27 Holloway St	ericamcguire@gmail.com	
James Substater	29 Dobbinsway St		
Stephen Callahan	141 Padelford St		
Kelinda Raines D'Amico	1 Member St.		
Tara Weber	46 Burt St		
Eden Jones	40 Padelford St	eden.jones.dsm@gmail.com	
Cindy Speer	72 Anthony St	CAPMKS@ME.COM	
Vicky Dawson	2 N. Main St (Library)	YDAWSON@SAI-SINC.ORG	Librarian
Brian T Mello	69 Bayview Ave	Btmello@gmail.com	Aces Physics Therapy
Ellen Hearne	524 Berkeley St	e.ellenhearne@gmail.com	Committee
Derek Costa	32 PARSONS WALK	Dcosta79@comcast.net	Town Meeting
Danilo Henry	1 N. MAIN		
Des Ayres	121 Plain St	planningboard@berkeleyma.us	
	Town to N		



Appendix B

Workshop Presentation & Handout



Berkley Master Plan

Land Use, Housing, and Economic Development Workshop

Saturday - April 6, 2019

Town Hall - 1 North Main Street, Berkley, MA 02779

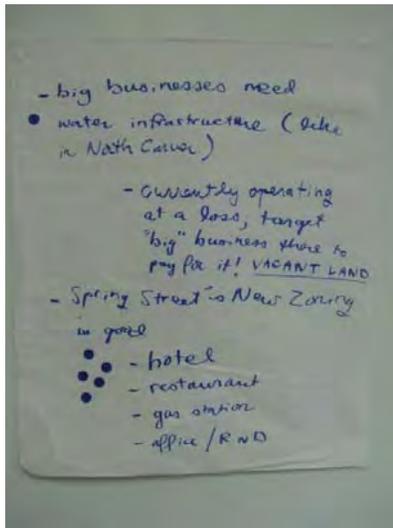
Agenda for Today

*This is a very basic, **big picture** conversation. Just tell us what you think.
No homework necessary.*

- 10:00 - 10:10: *Introductions*
- 10:10 - 10:40: Master Plan Introduction and Information Presentation
- 10:40 - 10:45: Refreshment Break
- 10:45 - 11:45: Discussion Group
- 11:45 - 12:00: Closing Remarks, Voting, Adjourn

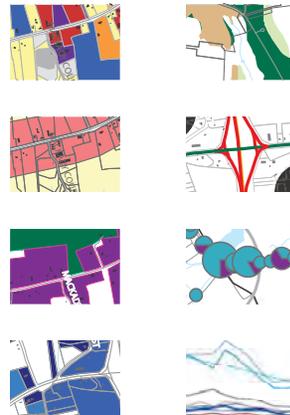
What is SRPEDD's role here?

- Listen to you
- Understand your goals and priorities
- Gather, analyze, and present information
- Help make a plan that responds to your goals



Main Goals

+



Who/What Info

=

What opportunities do we have?

What actions are needed?

What resources are required?

Who's in charge?

What are the main hurdles?

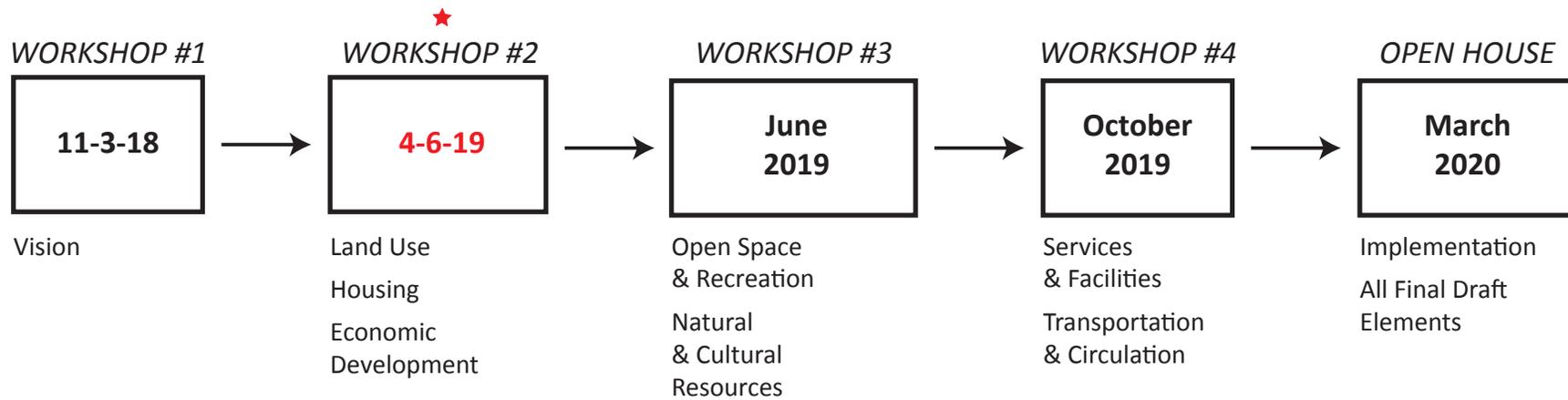
Planning

Opportunities to Participate



Public Input Process

★ YOU ARE HERE!



Visit the project website to find out more: www.srpedd.org/Berkley-Master-Plan



Agenda for Today

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What is a Master Plan?

- A comprehensive analysis of all aspects of community development
- A plan for a community's physical growth
- A **long-range document** (typical 5 to 10 year "life")
- A guide for local public policy

Such plan shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality. The comprehensive plan shall be internally consistent in its policies, forecasts and standards . . . [M.G.L. c. 41, s. 81D]

What are the Elements of a Master Plan?

State Requirements - M.G.L. c. 41, s. 81D directs Planning Boards to prepare a Master Plan with the following elements:

- Statement of Goals and Policies
- ***Land Use***
- ***Housing***
- ***Economic Development***
- Natural and Cultural Resources
- Open Space and Recreation
- Services and Facilities
- Transportation and Circulation
- Implementation Strategies

What type of information do we consider?



land use patterns



zoning and laws



town priority areas



ownership and rights



facilities and assets



water resources



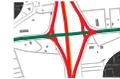
conservation



habitat areas



agriculture



transportation



crash rates



environmental hazards



land values



development history



demographic and
economic trends

and . . .

... most importantly, your community's character, input, and goals.



The flyer features a background map of Berkley, MA. At the top, there is a photograph of a park with a pond and a brick bridge. The Berkley Master Plan logo is in the upper left. The main text is centered on the map, providing details for a public workshop. At the bottom, there are two QR codes and a photograph of a residential street.

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 project website

 Facebook page

- Public Workshops
- Community Events
- Website and Facebook
- Comment Cards
- Master Plan Committee
- Existing Plans

Why Create a Master Plan?

A Master Plan helps municipalities to:

- Promote orderly and predictable development
- Provide clarity to property owners, developers, and permitting authorities
- Promote open, transparent decision-making
- Set priorities for developing and maintaining infrastructure and public facilities
- Protect environmental resources
- Strengthen local identity

Main Themes



What We Heard at the Discovery Workshop (November 2018):

1. Continue to preserve open space in an effort to maintain Berkley's rural character.
2. Create additional housing options in Berkley, specifically affordable housing and housing for seniors.
3. Explore additional opportunities to create new businesses and economic development.
4. Pursue additional sidewalks and bike facilities to allow for alternative transportation options.
5. Place a greater emphasis on maintaining the town's current capital assets, specifically its buildings.

What Does the Data Say?

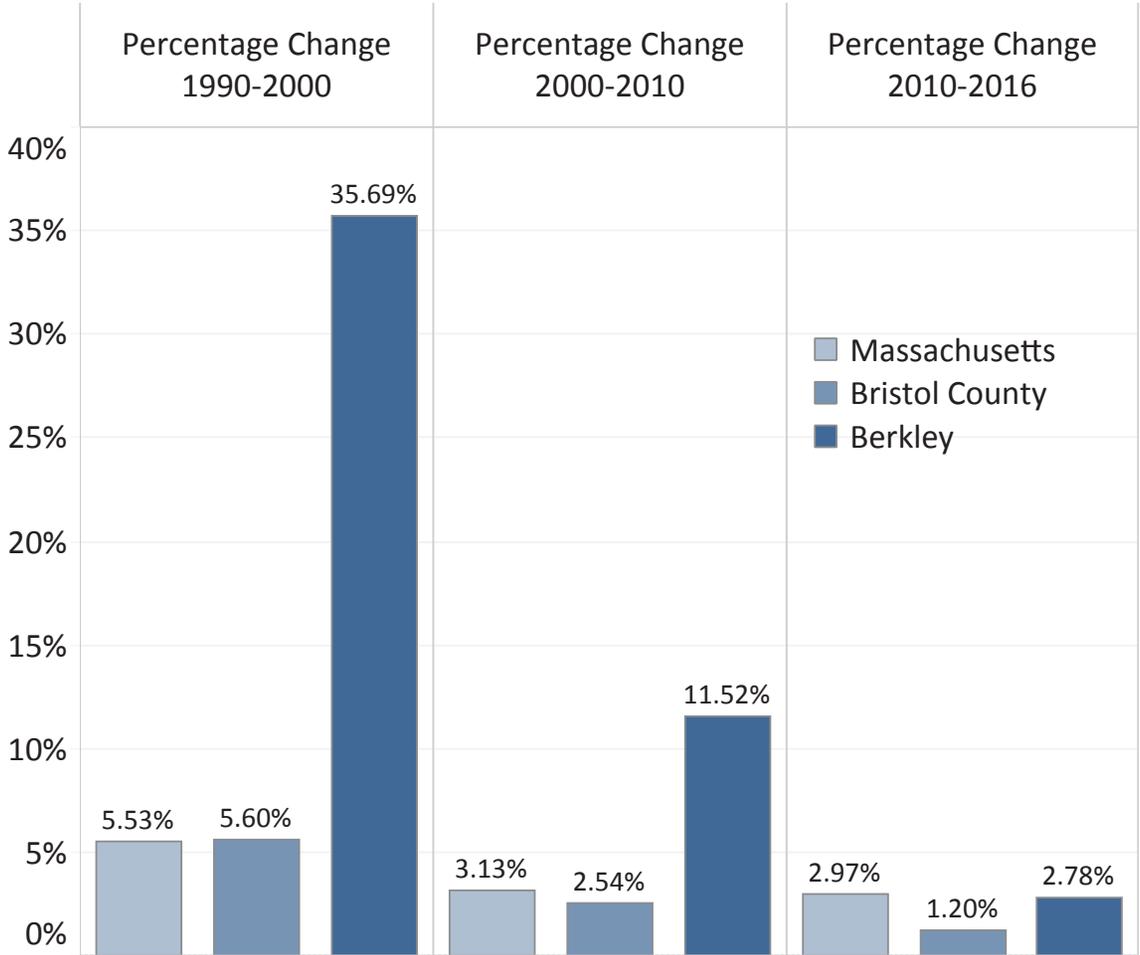
Let's explore some data from the following sources:

- U.S. Census Bureau (Decennial & American Community Survey)
- U.S. Department of Housing & Urban Development (HUD)
- MA Department of Education (DOE)
- MA Department of Housing & Community Development (DHCD)
- MA Executive Office of Labor & Workforce Development (EOLWD)
- MA Division of Local Services (DLS)
- Somerset Berkley Regional School District

(Bristol County Agricultural HS & Bristol-Plymouth Regional Tech. HS)

Population Growth Rates by Decade

Source: U.S. Census Bureau



Berkley's population was booming in the 1990s. The rate has slowed, but Berkley is still growing at a faster rate than Bristol County.



Households

Average household size
has decreased slightly.



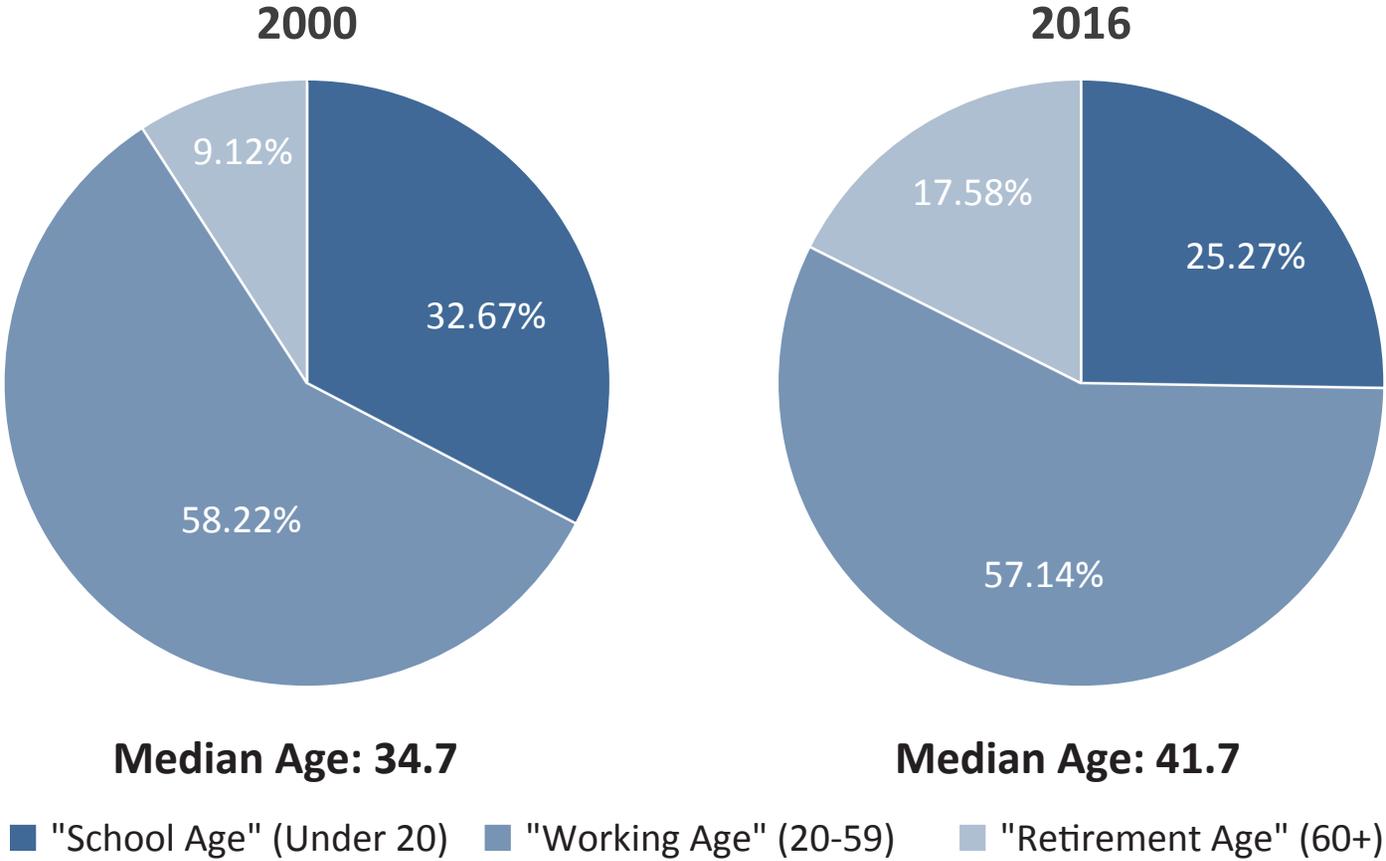
20.3% of Berkley households
include a person age **65+**
(up from 14.9% in 2000)

36.8% of households include children under 18
(down significantly from 51.3% in 2000)



Source: U.S. Census Bureau

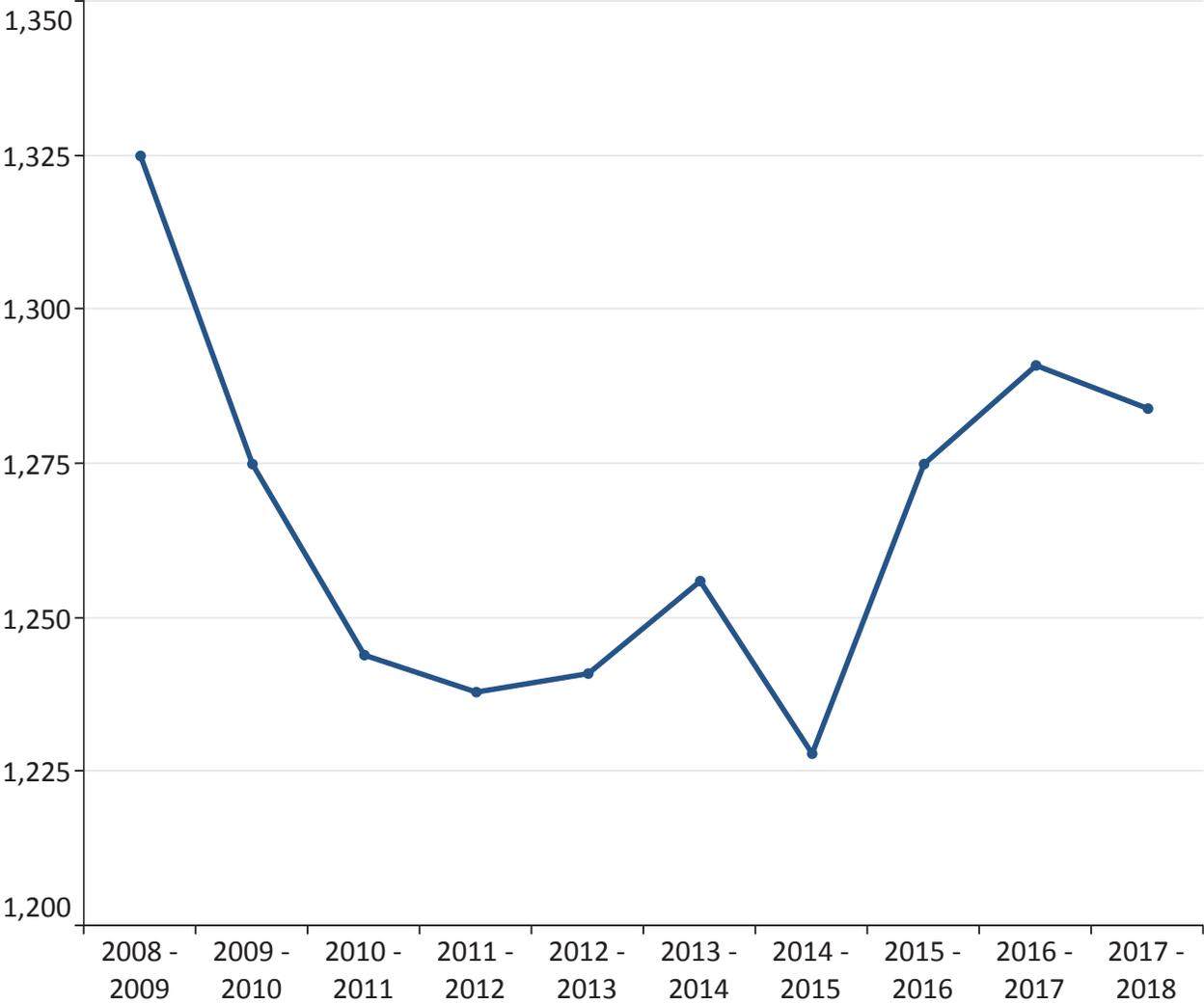
Age Trends



Source: U.S. Census Bureau

Berkley's median age increased by 7 years from 2000 - 2016. The share of older, "Retirement Age" people is increasing.

School Enrollment



Source: Somerset Berkley Regional School District, Bristol County Agricultural HS, and Bristol-Plymouth RTHS

Berkley's student population declined slightly between 2008 and 2018.



Income

Median Household Income in Berkley is estimated at

\$95,186

Source: U.S. Census Bureau

This is much higher than
median incomes in:

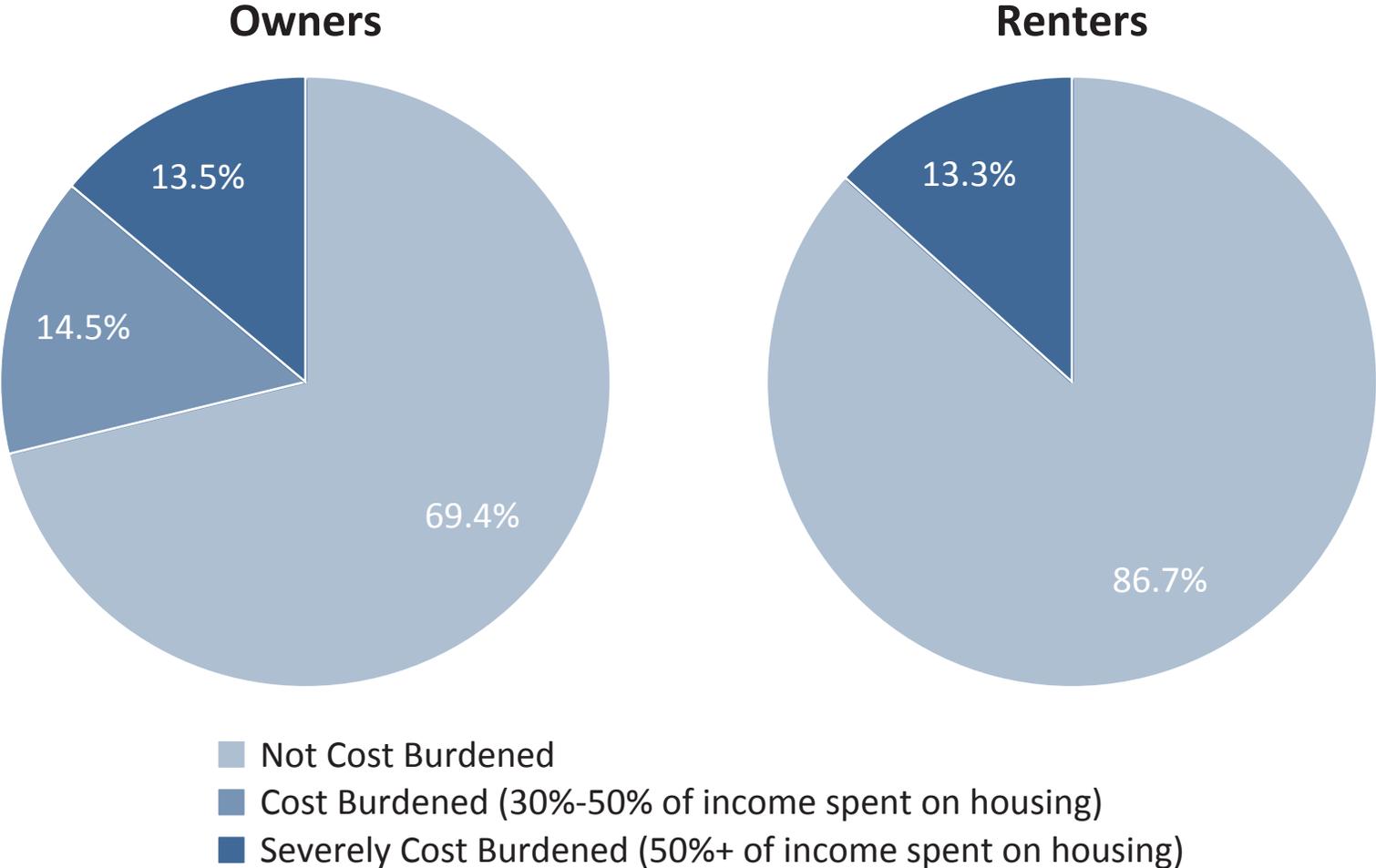
Bristol County	\$59,343
Plymouth County	\$77,627
Massachusetts	\$70,954

Surrounding towns:

Dighton	\$92,818
Freetown	\$91,618
Lakeville	\$93,691
Somerset	\$68,900



Households Spending More than 30% of Income on Housing



Source: U.S. Department of Housing and Urban Development (HUD)

Slightly more than a quarter of owner households are housing cost burdened, whereas slightly more than 10% of renters are burdened.

Berkley's Subsidized Housing Inventory (SHI)

Community	2010 Census Year Round Housing Units	SHI Units	Percent
Berkley	2,169	24	1.1%
Dighton	2,568	144	5.6%
Freetown	3,263	86	2.6%
Lakeville	3,852	274	7.1%
Somerset	7,335	273	3.7%
Taunton	23,844	1,529	6.4%

Source: MA Department of Housing and Community Development (DHCD)

In order to gain more control over the Chapter 40B process, Berkley must have 10% of its housing stock on the state SHI or meet annual production goals. It currently has 1.1%.

Affordable Housing vs. Housing that is Affordable

“Affordable” Housing:

- Subsidized by a public agency, non-profit, or a limited dividend company
- Income-restricted to households with incomes at or below 80% of area median income
- Deed restriction

Housing that is “affordable”:

- A household that is spending less than 30% of the household income on basic costs (mortgage/rent and utilities).

Berkley AMFI: \$94,400

80% Limit (family of four): \$68,000

Please note that this is a very basic description of the differences and is not meant to be an all inclusive definition.

Job Growth, 2007 - 2017

Jurisdiction	2007 Jobs	2017 Jobs	Percent Change
Berkley	619	741	19.7%
Dighton	1,788	1,796	0.4%
Freetown	3,861	3,942	2.1%
Lakeville	3,341	3,361	0.6%
Somerset	4,608	4,725	2.5%
Taunton	25,887	22,952	-11.3%
SRPEDD	242,164	250,713	3.5%
Bristol County	219,492	226,322	3.1%
Massachusetts	3,236,118	3,544,095	9.5%

Source: MA Executive Office of Labor and Workforce Development (EOLWD)

In the past ten years, Berkley has gained about 122 jobs. Job growth was higher than its neighbors, the state, and the region.

Jobs by Sector, 2017

NAICS Code and Industry	2017 Jobs
23 - Construction	115
42 - Wholesale Trade	19
44-45 - Retail Trade	86
54 - Professional and Technical Services	25
62 - Health Care and Social Assistance	87
72 - Accommodation and Food Services	91
81 - Other Services, Except Public Administration	18
Total, All Industries	741

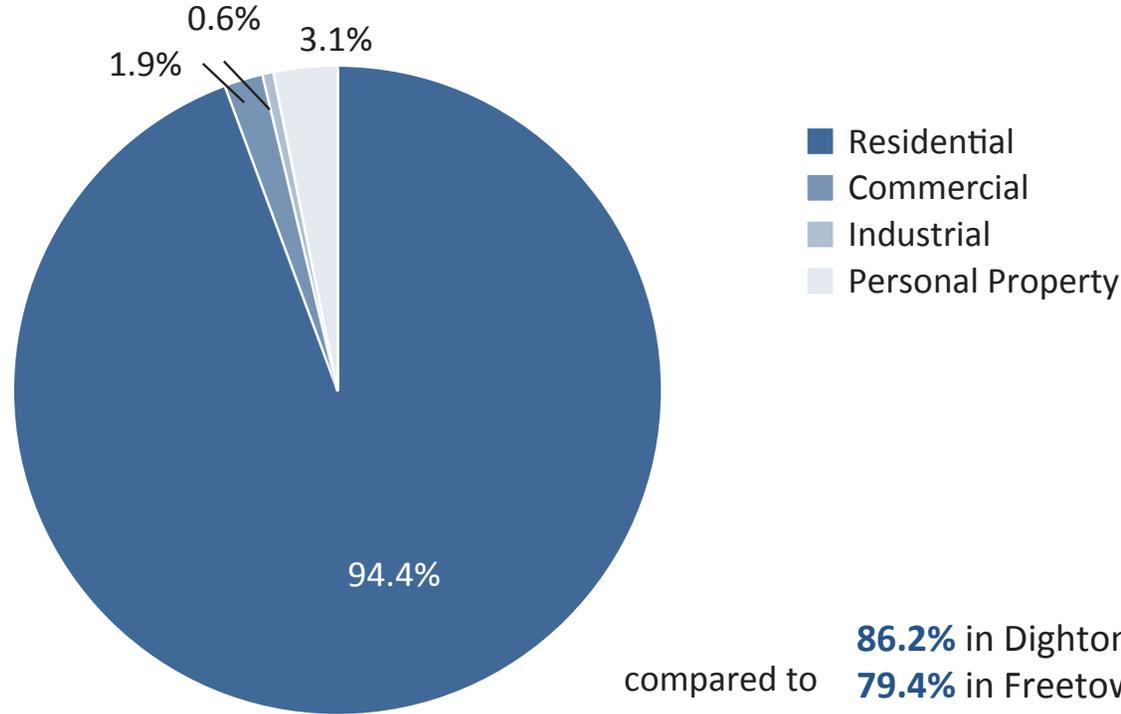
In 2017, the biggest industries in Berkley (in total jobs) were construction and accommodations and food services.

Top Employers in Berkley, 2018

Top Employers in Berkley, 2018	Number of Employers
Berkley Community School	50-99
Berkley Middle School	50-99
Berkley Fire Department	20-49
Berkley Poice Department	20-49
Consolidated Edison Solutions	20-49
Dunkin Donuts	20-49
J&R Precast Inc.	20-49
Berkley Used Auto Parts	10-19
Bucksworth	10-19
Community Care Svc. Inc.	10-19
Dynavac	10-19
Emerald Quality Construction	10-19
Nanny Kim Scioneaux Daycare	10-19
People Inc.	10-19
Pride Environmental Construction	10-19

The top employers in Berkley are the Somerset Berkley Regional School District and the Town of Berkley.

Tax Base, 2018



compared to

- 86.2% in Dighton
- 79.4% in Freetown
- 86.4% in Lakeville
- 81.2% in Somerset
- 78.9% in Taunton

Source: MA Division of Local Services (DLS)

Berkley's tax base is 94.4% residential.
For FY2018, the average single family tax bill in Berkley is \$4,842 compared to \$3,945 in Taunton, \$4,114 in Freetown, \$4,587 in Dighton, and \$4,669 in Lakeville.

Tax Rates Per \$1,000 of Value (Millage Rates), 2018

Community	Residential Tax Rate	Commercial Tax Rate
Berkley	\$14.02	\$14.02
Dighton	\$14.87	\$27.39
Freetown	\$13.31	\$21.42
Lakeville	\$13.59	\$13.59
Somerset	\$16.96	\$29.02
Taunton	\$15.72	\$34.43

Source: MA Division of Local Services (DLS)

Berkley has a flat tax rate (meaning that it taxes residential and commercial properties at the same rate). Compared to its neighbors, the town's tax rate is low.

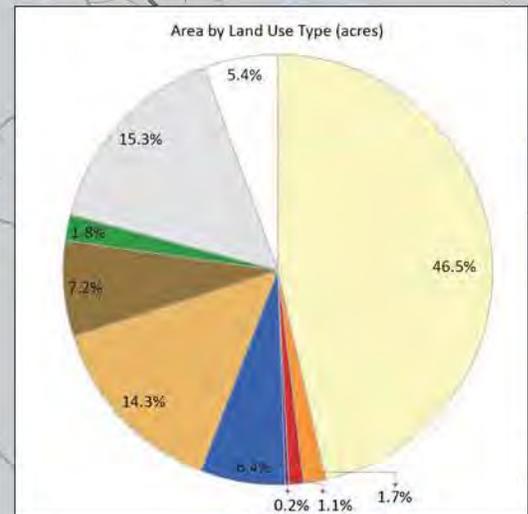
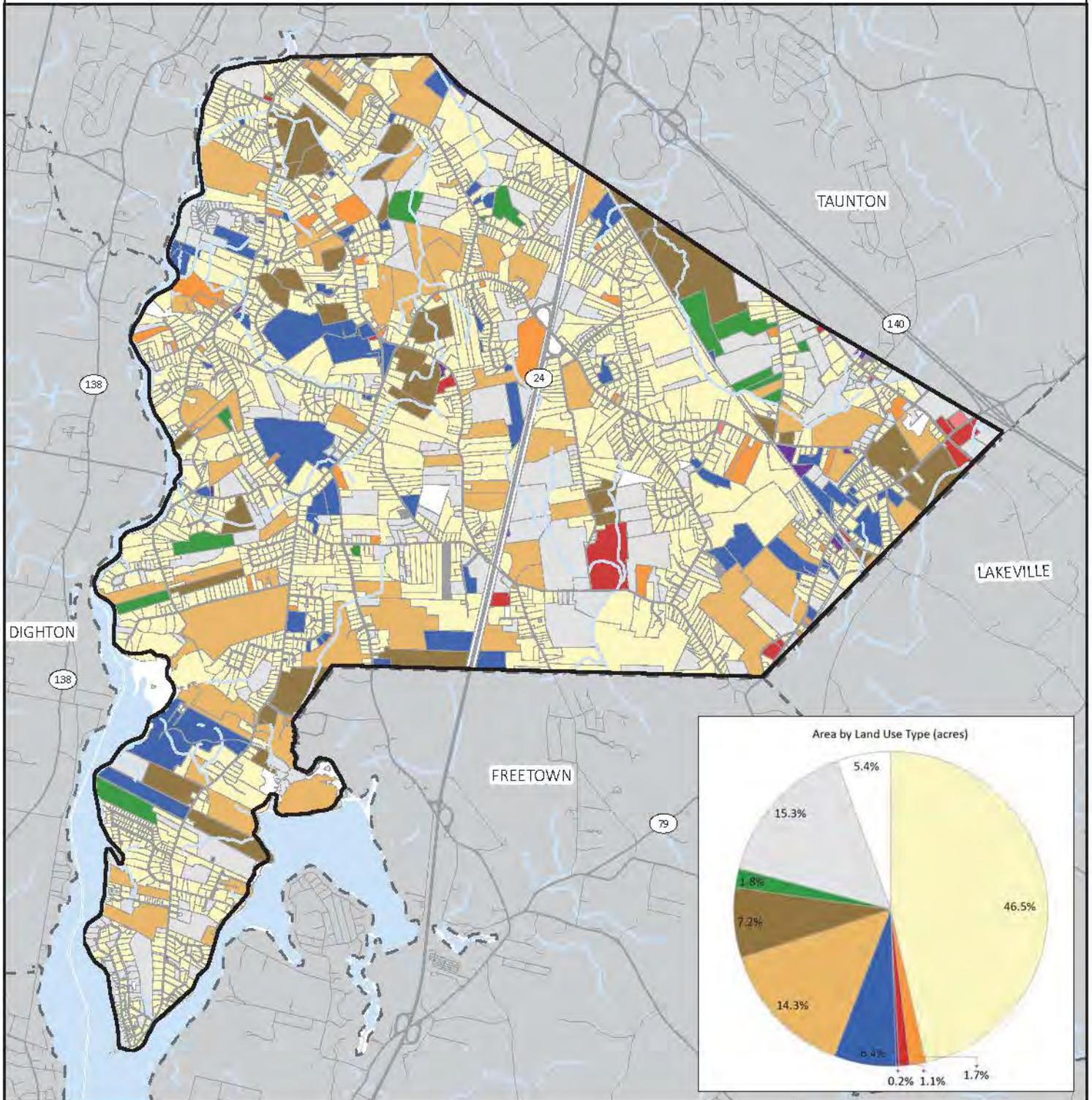
Berkley Land Use by Parcel

- Residences <= 3 units
- Apartments >= 4 Units
- Mixed-Use
- Office
- Commercial
- Industrial
- Institutional
- Res/Ag and Res/OS
- Agricultural
- Open Space & Recreation
- Utility & Transportation
- Vacant
- No Data
- Collectors and Arterials
- Local Roads
- Water



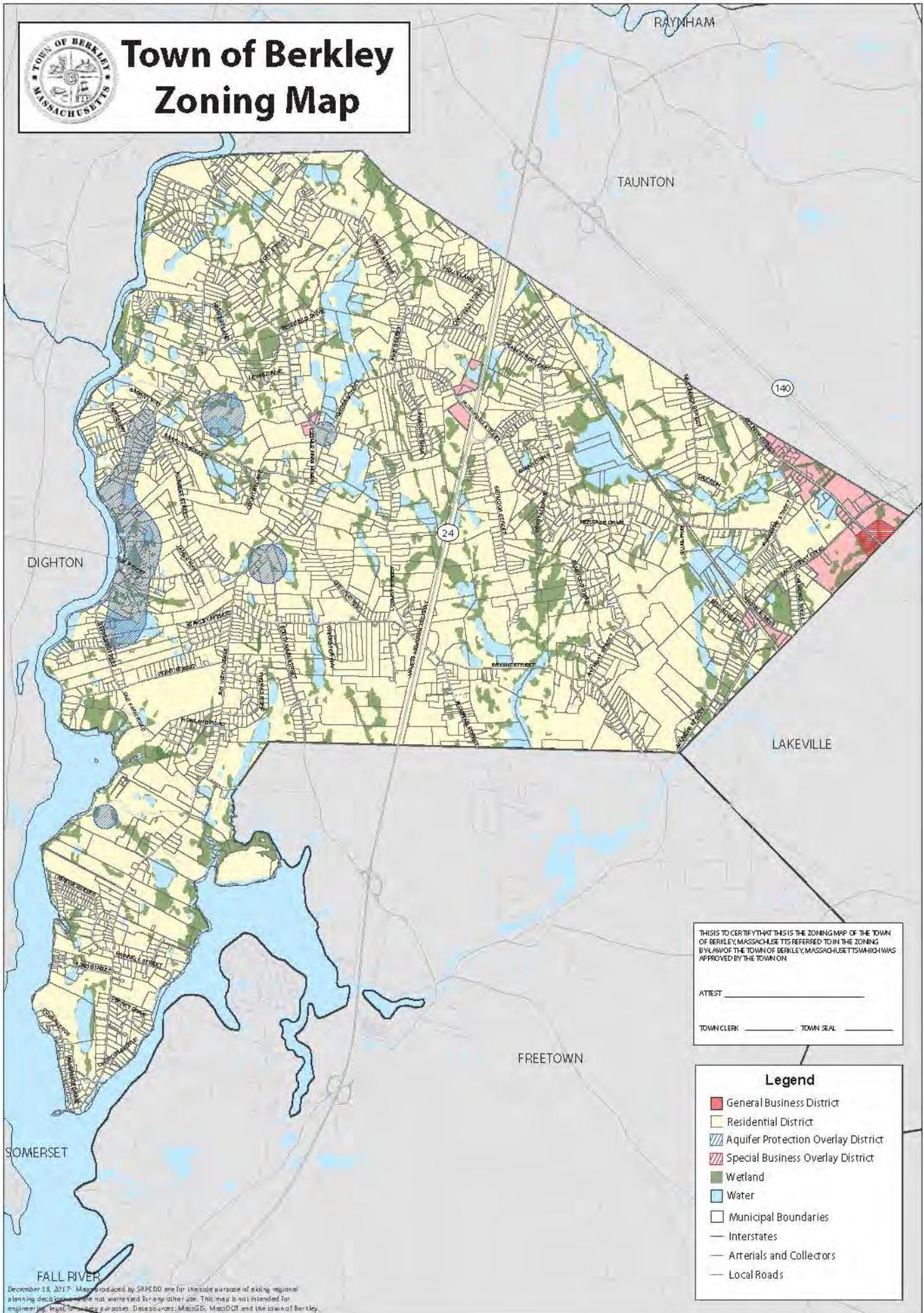
Data sources: MassGIS, MassDOT, and the Town of Berkley. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

March 2019 1 Mile





Town of Berkley Zoning Map



THIS IS TO CERTIFY THAT THIS IS THE ZONING MAP OF THE TOWN OF BERKLEY, MASSACHUSETTS REFERRED TO IN THE ZONING BYLAW OF THE TOWN OF BERKLEY, MASSACHUSETTS WHICH WAS APPROVED BY THE TOWN ON _____

ATTEST _____

TOWN CLERK _____ TOWN SEAL _____

Legend

- General Business District
- Residential District
- Aquifer Protection Overlay District
- Special Business Overlay District
- Wetland
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads

December 13, 2017. Map produced by SRPEDD for the sole purpose of aiding regional planning decisions and not warranted for any other use. This map is not intended for engineering, legal, or surveying purposes. Data sources: MassGIS, MassDOT and the town of Berkley.

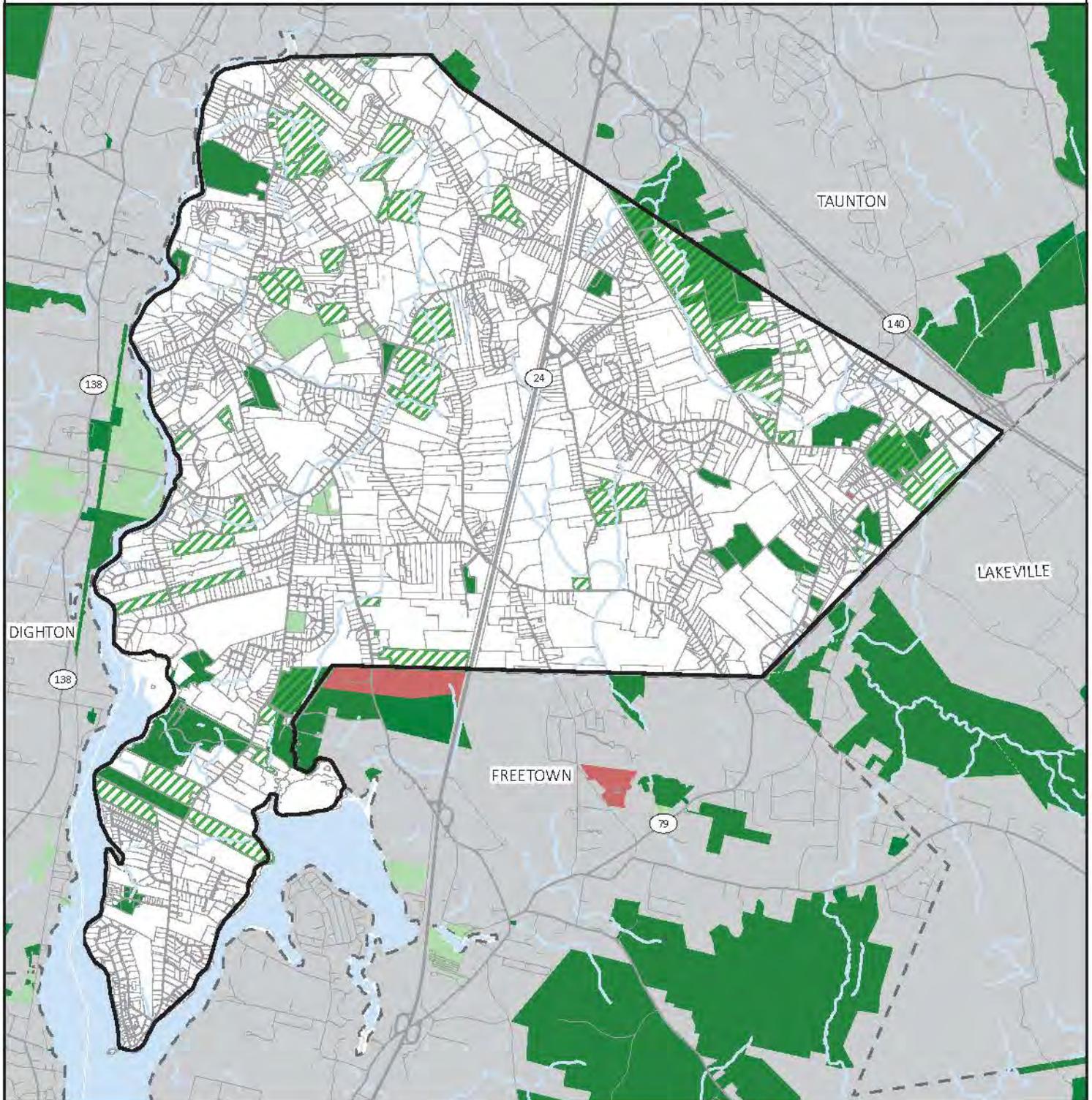
Berkley Open Space by Level of Protection

- In Perpetuity
- Limited
- None
- Chapter 61 Land
- Collectors and Arterials
- Local Roads
- Water
- Berkley Parcels



Data sources: MassGIS, MassDOT, and the Town of Berkley. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

March 2019 1 Mile



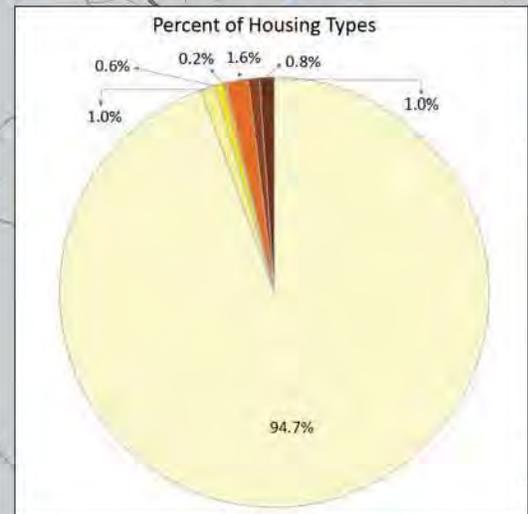
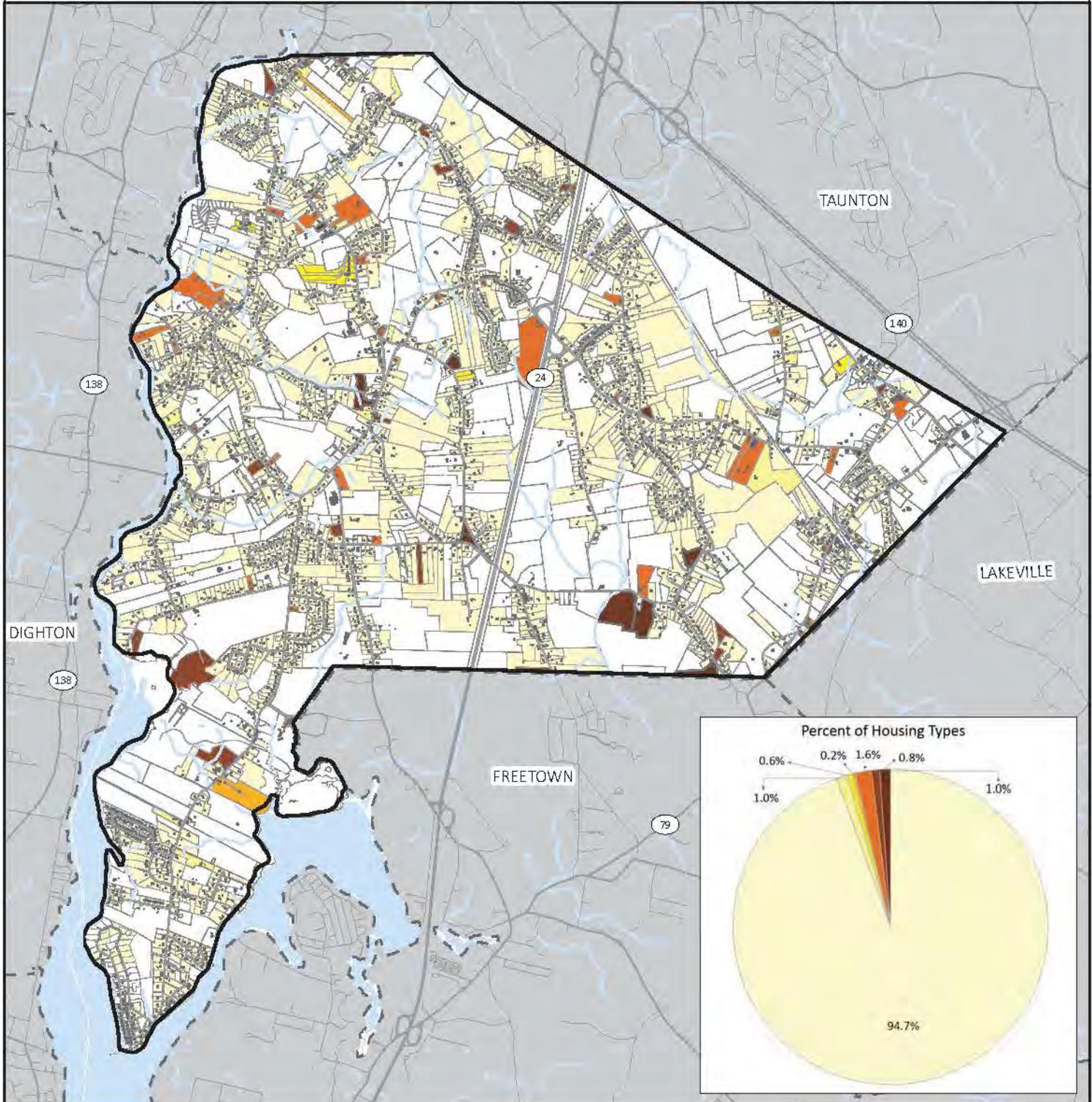
Berkley Housing

- Single Family
- Two-Family
- Condo- Two-Family
- Three-Family
- Apartment (4- 8 units)
- Mixed-Use Residential
- Multiple Houses on One Lot
- Mobile Homes
- Collectors and Arterials
- Local Roads
- Water
- Berkley Parcels
- Structures



Data sources: MassGIS, MassDOT, and the Town of Berkley. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

March 2019 1 Mile



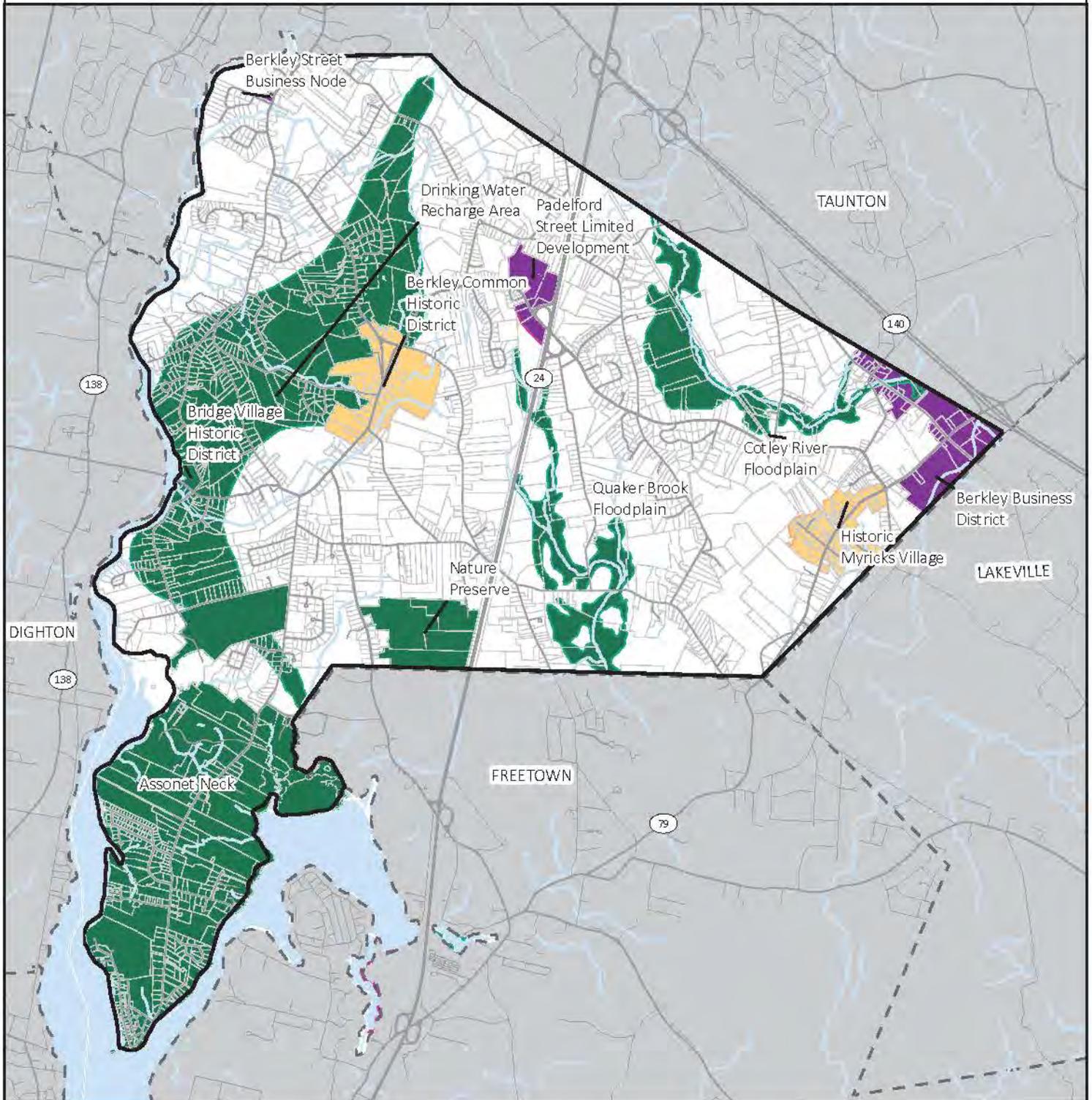
Berkley Community Priority Areas

- Priority Development Area (PPA)
- Priority Protection Area (PPA)
- Combined PDA/PPA
- Collectors and Arterials
- Local Roads
- Water
- Berkley Parcels



Data sources: MassGIS, MassDOT, and the Town of Berkley. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

March 2019 1 Mile



Discussion Questions

Land Use

- What type of development is right for Berkley?
- Which areas in Berkley are appropriate for future growth?
- Which areas are most important to preserve, enhance, or transform?

Housing

- What are Berkley's primary concerns regarding housing? How are costs, conditions, and availability?
- Are there a variety of local housing opportunities to serve the needs of all citizens?
- What kind of housing development, and where, is right for Berkley?

Economic Development

- How is the economic health of Berkley? What are the key issues?
- Are there local employment opportunities?
- What businesses would you like to have in Town?

Refreshment Break!

5 minutes



Agenda for Today

*This is a very basic, **big picture** conversation. Just tell us what you think.
No homework necessary.*

- 10:00 - 10:10: Introductions
- 10:10 - 10:40: Master Plan Introduction and Information Presentation
- 10:40 - 10:45: Refreshment Break
- 10:45 - 11:45: *Discussion Groups*
- 11:45 - 12:00: Closing Remarks, Voting, Adjourn

Keeping in Touch and Participating Online

WHAT WE DO • DATA CENTER • NEWS • ABOUT SRPEDD • RESOURCE LIBRARY • CALENDAR • PARTNERS HOME • CONTACT US

SRPEDD Southeastern Regional Planning and Economic Development District



Berkley Master Plan

CALENDAR VIDEOS MASTER PLAN BASICS MAPS DOCUMENT LIBRARY MAILING LIST COMMENTS DATA



Welcome to the Berkley Master Plan Home Page!



Welcome! And thank you for visiting the Berkley Master Plan project web page!

The Town of Berkley is working with Southeastern Regional Planning and Economic Development District (SRPEDD) to develop a Master Plan that will help guide the town moving forward. It is important to note that SRPEDD does not have an outside agenda for the future of Berkley or its Master Plan. In other words, *your input is an essential ingredient that – along with current, accurate data – determines what's in your town's Master Plan.* The project, which will take place from September 2018 to June 2020, will feature a proactive and transparent civic engagement process; *this will ensure that the Master Plan responds directly to the needs and aspirations of Berkley's residents and business owners.*

This webpage will be your source for all information about the Master Plan, opportunities for participation, and notices of upcoming events, such as the **Master Plan Discovery Workshop**, which will take place on **Saturday, November 3, 2018, from 9 AM - 12 PM** at Town Hall. We will keep this site updated as the planning process progresses, so please plan on checking back in here.

Also...



Contact



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Appendix C

Workshop Comment Pads & Summary Table

LAND USE

- ① Retain our open space - how do we help the people who own this open space? Options
- ② How can we develop in a way to make it possible to retain our population - seniors and young people who want to stay.
- ③ We have tried twice to bring Conservation subdivision to Town Meeting and failed
- ④ Look at a Housing Production Plan and how the options in your Master Plan promote what you want to do / reflect the community vision
- ⑤ Conservation set aside must be maintained if we allow conservation development options.
- ⑥ Protect land in the River corridor and over the identified aquifer resource area.

- ⑦ Identify just where / what our "downtown" is, and then the type of development that we want to see in this area
- ⑧ How can we make information / public education materials more accessible to the public
- ⑨ Promote the potential of the Myricks area w/ past problems and constraints in mind
- ⑩ Our land use potential will be very much linked to our infrastructure needs
- ⑪ i.e. - look at extending water from Taunton

Housing

- ① Housing Production Plan
- ② Housing types that promote a "sense of community"
- ③ 55+ village / cottage / integrated retail / conservation areas / pathways etc.
- ④ Assisted Living / Memory care / etc.
- ⑤ Are there assets that we can repurpose or expand?
- ⑥ More options around "the common;" this also ties-in to Economic Development opportunities

Economic Development

- ① Create mixed-use opportunities around "the Common" ●●●●●●●●
- ② Keep our vision/ideas to an appropriate community scale - design guidelines ●●●●●●●●
- ③ This is another area to tie-in our infrastructure needs - walkable/bikeable ●●
- ④ Expanding the Library/creating a greater "pop-up" library (or satellite libraries) presence ●●●●●●●●
- ⑤ Look at potential of Town-owned property ●●●●●●●●

Berkley Master Plan - Land Use, Housing & Economic Development Workshop Comments

April 6, 2019 - 10:00 AM

Element	Statement	Votes
Land Use	Retain our open space - how do we help the people who own this open space? Options	11
Land Use	Protect land in the river corridor and over the identified aquifer resource area	11
Land Use	How can we make information/public education materials more accessible to the public	9
Land Use	Identify just where/what our "downtown" is, and then the type of development that we want to see in this area	7
Land Use	Conservation set asides must be maintained if we allow conservation development options	6
Land Use	Our land use potential will be very much linked to our infrastructure needs	6
Land Use	Look at extending water from Taunton	3
Land Use	How can we develop in a way to make it possible to retain our population - seniors and young people who want to stay?	2
Land Use	We have tried twice to bring Conservation Subdivision to Town Meeting and failed	2
Land Use	Look at a Housing Production Plan and how the options in your Master Plan promote what you want to do/reflect the community vision?	2
Land Use	Promote the potential of the Myricks area with past problems and constraints in mind	0
Housing	55+ Village/Cottage/Integrated Retail/Conservation Areas/Pathways, etc.	11
Housing	More options around "the common" this also ties-in to economic development opportunities	7
Housing	Housing Production Plan	4
Housing	Are there assets that we can repurpose or expand?	4
Housing	Housing types that promote a "sense of community"	3
Housing	Assisted Living/Memory Care, etc.	2
Economic Development	Create mixed-use opportunities around "the common"	9
Economic Development	Look at potential of Town-owned property	8
Economic Development	Keep our vision/ideas to an appropriate community scale - design guidelines	6
Economic Development	Expanding the Library/creating a greater "pop-up" library (or satellite libraries) presence	5
Economic Development	This is another area to tie-in our infrastructure needs - walkable/bikeable	2
Total		120

Appendix D

Workshop Photos



Berkley Master Plan

Land Use, Housing, Economic Development
Public Workshop
Saturday - April 6, 2019

