

# 1. Future Land Use

DRAFT

## **FUTURE LAND USE**

### **Introduction**

The Future Land Use section of the Master Plan reflects the desired long-range development pattern for Danville. It is a plan designed to encourage compatible development in each unique area of Danville. Land capability, the ability of land to absorb and filter waste on-site, is the primary factor used to guide development. Other important factors include existing development patterns, roads, zoning, existing and anticipated municipal services, as well as community policies.

The plan resulting from this analysis must be both general and specific. It must establish general policies and goals, reflected in acceptable and reasonable development standards. As a plan, it must also specify land areas where development should be prohibited, where it should be limited, and where it should be encouraged.

### **Development Suitability**

The Water Resource section of the Plan anticipates no municipal sewer or water system will be developed in Danville in the near future. This is based on the New Hampshire Water Supply Pollution Control and Army Corps of Engineers findings of little aquifer availability. In the absence of ground water in sufficient quantity to support a municipal water system, Danville should pursue a land use planning strategy which avoids the need for a municipal water supply. The town should carefully plan to minimize the potential for pollution or depletion of its limited water resources. Furthermore, given some of the recent water troubles in town resulting from over-development, these issues of sustainability have become more apparent. (See Growth Management Appendix G-C for news article on water woes at Cotton Farm Village).

Preferred locations for development are obviously those areas where natural conditions impose the fewest constraints. A simple classification scheme based on physical characteristics was devised to define general land suitability. The classification includes consideration of performance levels, the difficulty or relative cost of corrective measures that will improve soil performance, and adverse social, economic, or environmental effects of soil limitations, if any, that cannot be feasibly overcome. The classification consists of three categories: 1) land unsuitable for development; 2) land poorly suited for development; and 3) land generally suited for development. These locations are identified on the Development Suitability Map for future development guidance.

#### **Land Unsuitable For Development**

Land with low to very low development potential has severe soil and other limitations and is not suitable for development. These areas include land which has low potential for the siting of septic systems (such as poor soil and steep slopes), wetlands, and areas within the designated 100-year flood hazard zone. The significance of these areas is described as follows:

Areas with Very Low Potential for Septic Systems: Soils which have low or very low potential for septic systems include those that percolate water slowly or have steep slopes. Soils with steep slopes are labeled by the Soil Conservation Service with an "E" (greater than 25% slope). These lands create problems for the construction, maintenance, and operation of septic leach fields. For example, if a leach field is built on or near a steep slope, the wastewater may discharge out onto the hillside surface instead of down into the ground. Steep slopes also hinder the construction of driveways or roads. Steep roads commonly have problems with erosion, drainage or subsidence, and are often hazardous during wet or icy conditions.

Wetlands: The importance of preserving and protecting wetlands is well established. Wetlands are important because they provide flood protection by temporarily storing storm water runoff which thereby protects persons and property from flood hazards. Wetlands provide recharge areas necessary to maintain groundwater levels and augment stream flow and water supply during dry periods. In addition, wetlands are highly important from an ecological standpoint and should be preserved.

Aside from the importance of preserving wetlands, it is equally important to prevent building in such areas because of the potential impact on water quality and public health. Wetlands exist where groundwater is at or near the surface of the ground for most of the year. Septic systems that are constructed in or near wetlands, and fail, can readily cause groundwater contamination. Since a municipal sewer system is not available in Danville and will not be constructed in the foreseeable future, all buildings requiring sewage disposal should be located at a safe minimum distance from wetlands, surface waters and groundwater.

The USDA Soil Conservation Service has categorized and mapped the Town's wetlands as poorly and very poorly drained soils. These delineated wetlands are now under the jurisdiction of the Wetlands Conservation District ordinance. Furthermore, on-site wetlands mapping also brings these soils under jurisdiction when an application is pending

Furthermore, preservation of wetland buffers has been recognized as exceedingly important in preserving of a living wetland ecosystem. This research and data is detailed in the recent publication Buffers for Wetlands and Surface Waters: A Guidebook for New Hampshire Municipalities November 1995 by the Audubon Society, NRCS, NHOSP, and the UNH Co-op. The findings and research are adopted herein, and the reader is directed to this document for a more thorough treatment of this issue in understanding the justification and rationale for Danville's buffer requirements.

Areas Designated Within 100-year Flood Hazard Zone: In January, 1975, maps were developed showing the location of flood hazard areas in Danville. These areas were identified from storm hydrology studies of Danville's streams, lakes and ponds. The mapping was conducted by the Department of Housing and Urban Development, Federal Insurance Administration.

Floodways are unsuited for development because: 1) of the associated risks of damage to life and property; 2) construction in the floodplains worsens flood hazards downstream; 3) the inundation of subsurface sewage disposal systems can cause water pollution and a public health hazard; and 4) the overall expense to society to cover the expense of insuring and replacement of facilities that are destroyed by floods.

#### Land Poorly Suited For Development

Land considered poorly suited for development falls into the categories of buffer areas for wetland and watershed protection and areas that have poor potential for siting septic systems. Soil performance is below desirable standards and the costs for overcoming soil limitations are high. For example, soils with "D" slopes (15 to 25%) or with excessively slow percolation rates present problems for septic system operation and maintenance.

Some soils are unsuitable for septic systems. These areas contain soils that have poor potential for the successful siting of septic systems. The soils are limited due to one or more of the following factors: slope, shallow depth to bedrock, seasonal wetness or slow percolation rate. In most instances, these natural limitations can be overcome by modifying the site to comply with minimum State septic siting requirements, but only at high cost. These areas are suited for low density development only, with densities determined by the soil type lot size requirements as mentioned above.

Percolation rates are used to estimate soil permeability -- the ability of liquid to enter and move through soil. A slow percolating soil may not be able to fully absorb the effluent of a septic system. This may lead to septic system failure.

These areas do not pose serious enough environmental and public health problems to justify a prohibition on all construction. Rather, these low potential areas are considered "problematic" and are best suited for low density development. Carefully developed regulations are necessary to safely guide future development in these areas.

A buffer area for wetlands and watershed protection is one such regulation. A wetlands ordinance which prevents development in wetlands does not necessarily protect wetlands from harmful uses occurring immediately adjacent to them. As discussed in the Water Resource section, there is a need to extend certain development restrictions to those areas adjacent to lakes, streams and primary wetlands. A buffer zone 50 to 125 feet in width is considered adequate depending on the size and environmental value of the system. It should be noted that size

and environmental value do not exist as separate values, sometimes short lived vernal pools are small yet critical environments for amphibian breeding grounds.

Structures that are potentially harmful to lakes, streams and wetlands, such as septic systems, waste storage areas and salt storage areas, should be excluded from buffer areas. Natural vegetation should be protected or restored in these areas to control erosion and sediment from contaminating Danville's water resources.

#### Land Generally Suited For Development

All other areas not specifically identified pose no unusual limitation for development. This does not mean that all land is equally suitable. A town-wide map cannot show in sufficient detail the location of all physical limitations described above. Conversely, developable land is likely to be found within areas shown with low development potential. The Development Suitability Map is not intended for site-specific development determinations but is intended as a general guide.

Other factors must also be considered that are not related to land capability such as highway access, quality or capacity of access roads, compatibility with surrounding uses, the need for municipal services, and existing zoning regulations.

#### **Danville Buildout Analysis**

**A buildout is a tool that allows planners and decision makers in a community to estimate future development based on different scenarios. The buildout developed in 2010 was part of the I-93 widening project and grants provided to communities through the Community Technical Assistance Program (CTAP) and was an analysis of existing adopted municipal policy. The buildout method allowed for the potential testing of alternative land use regulation, open space planning and major development scenarios. Generally, a buildout consists of one or more scenarios. For the purpose of future land use discussion the buildout developed in 2010 as part of CTAP contains three scenarios: base, standard alternative, and community alternative. The process was designed with the capability for conducting future alternative scenario testing. Comparing various scenarios allows decision makers to test the effects and consequences of new zoning ordinances. Changing setbacks, densities, and building restrictions can significantly alter a buildout. The analysis of results allows decision makers to evaluate the effectiveness and viability of changes to the zoning code. Questions that can be answered by a buildout scenario testing include: Where do I want my community to be at buildout? How much open space will there be? What will the traffic patterns look like? What will the quality of our environmental resources be like? Where will people live and what will the development patterns look like? The CTAP Buildout project was a community empowerment tool to help people make the best long-term planning decisions.**

## **Results of the CTAP Buildout Analysis**

**The CTAP buildout tested and compared three alternative scenarios for growth. Each scenario (Base Buildout, Standard Alternative Buildout, and Community Scenario Buildout) produces different land use patterns, different densities and different development totals. The mix of jobs and housing, available open space, traffic, schools, water and air quality and community character are all impacted in different ways. By comparing the data produced by each scenario in the buildout, a community can analyze how that growth pattern will affect their city or town.**

**The first scenario conducted was the Base Scenario. This scenario represents what buildout would look like following the current land use regulations. Density, setbacks and lot coverage is applied from the current zoning regulations. The standard development constraints of wetlands, 100- year floodplain and conservation lands are applied. If current zoning is a blueprint for how the community should grow then this scenario is the culmination of the existing regulations.**

**The second scenario conducted was the standard alternative scenario. This scenario is different from the Base Scenario in a couple of key ways. First, it applies the Natural Services Network (NSN) layer as an additional development constraint. Second, adjustments to allowable densities will be made to maintain an equal number of new housing units and non-residential square feet. This growth neutral method will be conducted by increasing density in concentric rings based on distance from one or more community centers. This scenario is focused on creating densely developed downtown areas, sparing important ecological areas identified in the NSN. The key to the Standard Alternative Scenario is to adjust allowable development densities so that an approximately equal amount of growth occurs as the Base Buildout despite the fact that more land has been set aside as un-buildable. This scenario is applied a standardized, uniform growth alternative to all communities in the CTAP region. It is not limiting the amount of commercial and residential growth that might occur in the community, but it is managing it differently during the CTAP buildout analysis.**

**A third scenario was provided to specify factors or issues unique to the municipality and to test their own alternatives. This scenario is known as the community alternative. This is a chance for certain properties to be removed or added to the developable areas list or for particular regulation changes to be implemented. In order to get the community's input for their scenario, meetings were conducted with local officials and volunteers. This was an opportunity for the community leaders to test what would occur if their Town or City were to grow in a different way. This was a chance to apply goals specified in the Master Plan or other planning documents, or to test the affects of purchasing large tracts of land for conservation. The Danville Community Scenario makes the assumption that a Highway**

**Commercial (HC) type district is created. This ‘district’ is an approximate 100’ buffer that follows Rt. 111A through town. This buffer was adjusted to match parcel lines, so that it is not a consistent 100’ buffer. Then the allowed density in this new zone is adjusted to a minimum lot size of 3.0 Acres per building unit.**

**Below are tabled results from the CTAP buildout analysis that may be useful for consideration when the Town examines the impacts of growth and development if complete buildout of the Town were to occur. Although it is unlikely that a complete buildout will happen in the foreseeable future the information provided (particularly when analyzing the base buildout scenario figures) will allow a town to consider and debate future land use directives while hopefully also keeping in mind the overall vision of the community. For the purposes of Future Land Use discussion the following figures were utilized from the complete tables and detailed maps of the CTAP buildout analyses attached as an appendix to this chapter of the Master Plan.**

Table FL-1

**Developed Residential and Non-Residential Acreage**

<b>Scenario</b>	<b>Developed Residential Acres</b>	<b>Developed Non-Residential Acres</b>
Current	1,407	60
Base Buildout	3,526	233
Standard Alternative	3,808	239
Community Scenario	3,848	200

**Table FL-1 shows developed residential and non-residential acreage values based on the three scenarios discussed above. Although both the standard alternative and community scenarios are revealing and informative the base buildout scenario is probably the most instructive because (as mentioned above) this scenario represents what buildout would look like following the current land use regulations. These totals also provide insight into the undeveloped potential in each zoning district and can serve to inform future discussions of land use throughout town. Following that counsel, according to the buildout the Town could potentially feel the impact of 2,119 additional developed residential acres and 172 additional non-residential developed acres if current regulations etc, stayed in place. This development growth means more than additional persons, houses or commercial buildings. It can have impacts on finances, traffic, municipal services, environmental quality and sense of community and place. Danville may want to evaluate this current growth pattern specifically as it relates to zoning districts and density requirements in order to support, not necessarily less development, but greater density of development coupled with greater open space requirements to promote Danville’s rural landscape and prevent unsustainable practices on Danville’s natural service networks (surface waters, aquifers, forested lands, wildlife habitats, agricultural lands and outdoor recreational assets).**

Table FL-2

Dwelling Units Current/Future		
Scenario	Residential Dwelling Units	Residential Dwelling Units per Acre
Current	1,626	1.16
Base Buildout	2,512	.71
Standard Alternative	2,512	.66
Community Scenario	2,582	0.67

Table FL-2 displays the number of houses determined to be possible under current zoning requirements for each of the Town’s zoning districts that allow residential construction. As discussed above for Table FL-1 emphasis is given to the base buildout scenario. Based on the buildout the town is far from being fully developed from a residential standpoint. Approximately 886 additional homes could be built under the current zoning by-laws and, as shown, will lead to less acreage per dwelling unit. This coupled with what is suggested in Table FL-3 below with a 2000 U.S. Census figure of 2.56 persons per owner occupied structure, could mean an increase in almost 2,277 additional residents. Of those residents and based on the 2000 census that states approximately 18.9% of the total population is of school age the buildout base scenario suggests that 430 additional kids may be introduced to the Towns school system. As the total population increases the population density would also rise to an additional 192 people per square mile. This, like other buildout indicators, may cause negative effects to environmental and transportation systems alike and will lead to an increased demand on the educational system. Based on the current growth pattern and these numbers it will be important for Danville to evaluate projected school facility and recreation needs as well as current road safety standards.

Table FL-3

Population Growth			
Scenario	Population	School Kids Population	Population Per Square Mile
Current	4,179	790	353.33
Base Buildout	6,456	1,220	545.86
Standard Alternative	6,456	1,220	545.86
Community Scenario	6,636	1,254	561.07

Table FL-4

Transportation		
Scenario	Vehicles Owned	Vehicle Trips per Day
Current	2,992	9,675
Base Buildout	4,622	14,946
Standard Alternative	4,622	14,946
Community Scenario	4,751	15,363

Table FL-4 above depicts the total number of vehicles owned by residents in the

**municipality and vehicle trips per day. In 2000, the US census calculated that the average household has 1.84 vehicles. This number calculated by using the number of dwelling units gives an approximate value of vehicles owned at buildout. Vehicle trips per day calculations are based on a widely accepted derived computation from the Institute of Transportation Engineers that found vehicle trips per day for a single family household is 9.57 while multi-family is 5.86. At buildout, because of the added number of vehicles on the roads, the town may face increased maintenance and repair needs and their likely costs. Emergency services may also be impacted due to the potential of additional calls from vehicular accidents. Considering this potential growth pattern it will be important the town develop wise access management strategies as a way to manage the additional vehicle capacity in town as well as to limit potential safety conflicts with pedestrians and bikers alike. Also, the town should continue to support alternative transportation initiatives as a way to lessen the current and future strain of additional vehicles on Danville's roadway infrastructure.**

**As mentioned above, complete tables and detailed maps of the CTAP buildout analyses are attached as an appendix to this Master Plan. It is important to understand, the buildout and information as part of that buildout, is merely a snapshot of what may occur in the future if land use policies and guidelines are left unchanged. Although this buildout shows what could occur based on current land use policies, the timing and shape of buildout will also be dependent on personal property choices as well as economic and market forces.**

**Although not an element of this buildout analysis, the town should consider to evaluate conservation and preservation scenarios within the Green Infrastructure located in the CTAP Open Space Report for the Town of Danville and as discussed in the Open Space Chapter. This could be a helpful way to visualize a community's buildout potential when significant parcels within a designated Green Infrastructure are protected by utilizing such land use policy tools as a Conservation Overlay District, transfer of development rights sending zone coupled with a Village District Center, mandatory cluster/open space subdivision areas, or parcels within the Green Infrastructure purchased for conservation purposes.**

### **Future Land Use Analysis**

Future land use areas have been delineated on the Future Land Use Map. Seven of the eight zones include: Mobile Home, Low Density Residential, Residential, Commercial, Industrial, Public Land, and Ponds. Many factors contributed to the locations of these areas, such as: land suitability, existing development patterns and zoning, roads, existing and future municipal facilities, as well as community needs. The eighth zone is Land Unsuitable For Development. As previously discussed, these lands include: soils that

have very slow percolation rates; soils with slopes greater than 25%; soils that are poorly and very poorly drained; and lands within the 100-year flood zone.

Residential Development: Danville's residential development can be classified into three types: 1) traditional, older buildings scattered along town roads, 2) densely populated buildings around Little Cub and Long Ponds, initially built as camps or summer residences, and 3) new subdivisions developed on land previously undevelopable due to lack of access.

The Future Land Use Map shows three residential areas: Mobile Home, Residential, and Low Density Residential. The Mobile Home zones are located on land that is now zoned for mobile homes. However, the Mobile Home areas depicted on **Error! Reference source not found.** have been widened and/or lengthened so as to respond to future growth.

The Low Density Residential zone is located in a relatively remote area of Town which has poor access and road conditions, and contains poor soils as well as significant flood hazard areas. Large residential development in this area may be considered "scattered or premature" due to: 1) inadequate street capacity and/or conditions; 2) potential problems of fire and emergency protection due to excessive response times; or 3) excessive expenditures of public funds for police patrols, transportation of school children, snow plowing, or a municipal water supply in the event of groundwater contamination.

These criteria for scattered and premature subdivision of land are stipulated in the state statutes, RSA 676:36 II (a).

Conservation Subdivision Design Development: Danville may wish to re-consider addressing the Town's need to preserve open space while possibly providing moderate priced homes to continue to ensure all population groups fair and reasonable housing. This design effort is a modification of the often failed Cluster subdivision. Throughout the region many towns have adopted "Cluster Ordinances" and found numerous problems with such development.

As an alternative to the pattern dictated by conventional lot dimension requirements, the principle of conservation design development requires the grouping of dwelling units closer together on a given tract of land in exchange for an specified minimum amount of land dedicated by deed for permanent open space. The overall density resulting from cluster development need not and should not be greater than that of conventional subdivision, although the Town may wish to award the developer with some minor increase in density to make the option more attractive (**no more than an increase in density of 5%**). Any such density bonus should be definitively laid out in the ordinance. Furthermore, because the development should result in shorter roads and infrastructure there should be economic incentive therein. The former "cluster" principle is applicable to all types of residential structures (single family, duplex, multi-family etc.), including

a mixture of types.

Conservation development offers advantages to both Danville and the developer. The Town benefits because environmentally sensitive land and open space can be left undisturbed and, generally, the development must be better "fitted" to the land. This is an important consideration in a Town where much of the remaining undeveloped land is of marginal development quality. Other advantages to the Town are:

- 1) Conservation design development can be more easily shielded from incompatible nearby uses by the utilization of wide buffer strips;
- 2) it encourages the development of back land instead of consuming frontage along existing roads; and
- 3) it minimizes the lengths of town road for each residential unit which must be serviced by the Town in the future.

The developer gains from a substantial reduction in the per-lot development costs. Because much of the land available for subdivision may have subsoil which is poor for private sewage disposal systems, conventional zoning regulations are requiring larger lot sizes to keep development densities in line with the development capacity of the land. Large lot sizes require greater frontage which, in turn, require more road construction and longer utility lines. As a result, lot costs and site improvement costs are far out of proportion to the requirements of a single dwelling unit. This same reduction in development costs can result in a significant increase in the affordability of housing for the home buyer.

When Conservation Design Subdivision is used in conjunction with a Town Open Space Plan, the results can be dramatic. First of all, the Conservation Design may be required in the areas of high value open space designated as a Conservation Overlay, like, scenic vistas, visible hillsides, environmentally sensitive lands, traditional public access lands, etc, by requiring this type of development in these areas the developer must take into account the Open Space Plan and accommodate the Town's natural resources.

For excellent discussion of this topic interested individuals are directed to the works of Randall Arendt entitled: Conservation Design for Subdivisions, Island Press (1996), and Rural by Design: A Handbook for Maintaining Small Town Character, Chicago Planners Press (1994).

Commercial Development: Danville has three parcels of commercially zoned land along the southern portion of Route 111A. There are also numerous home occupations and "grandfathered" businesses located throughout Town.

The extent of Danville's commercial development is similar to that of surrounding

towns. Danville's businesses are supplemented by nearby regional retail centers, such as those located in Plaistow, Exeter, and Derry.

The existing commercial zones are logically placed along the major highway in town -- Route 111A. However, Danville will need to expand its commercial district to accommodate the growing demand for a variety of local businesses.

Two designated commercial areas are depicted in the Future Land Use Map. One reflects the location of an existing zone, and the other is located between Routes 111 and 111A, and Old Hunt Road. These sites are easily accessible and would have minimal impact on residential neighborhoods. Examples of commercial uses in these areas include grocery stores, restaurants, general service shops, and professional offices.

Light Industrial Development: Danville has a sizeable area zoned "Highway Commercial and Light Industrial" along Route 111. Even with this district's excellent location along a major road and away from housing, no industry has yet located in Town. Examples of light industry are research laboratories, warehouses, and light manufacturing enterprises (e.g. food packing, printing, electronics assembly).

It is important that Danville be able to attract industries that are compatible with the present business and residential community. Danville's zoning regulations specify the types of industries allowed and what conditions they must meet to be approved.

Open Space, Conservation & Recreation Land: As Danville continues to grow and develop, the preservation of the Town's natural resources will become increasingly important. Since a large portion of Danville is still undeveloped (see Existing Land Use Map, **Error! Reference source not found.**) it is important to identify areas that should be preserved. Even though the Town owns a few parcels of land, these parcels are not contiguous. A plan to consolidate town owned conservation land should be developed to protect Danville's historical areas, ponds, wetlands and surrounding wildlife habitat. A plan to consolidate conservation land could be realized with the Town purchasing land in identified conservation areas. The plan would provide for a few large conservation areas instead of creating several, smaller, scattered parcels.

Conservation areas that the town may wish to consider include: 1) the backland to northwest of Main Street (111A) on Tucker Town Road; 2) the recommended historical area around the old meeting house and church and; 3) the existing large area of Town-owned land on the west side of Main Street between Tucker Town Road and Happy Hollow.

Natural resource protection methods have been described in the open space chapter. The conservation and open space areas that the Town should protect are

delineated on the Future Land Use Map as "Resource Protection Areas". These three sites are:

- Land adjacent to the existing Town Forest: This area has soils poorly suited for development, but also contains excellent wildlife habitat sites. This land has many open space values (as discussed in the Open Space chapter) which would enhance Danville's Town Forest (area depicted as Resource Protection area A on Future Land Use Map).
- Farmland adjacent to Route 111A and Back Road: This site contains a significant area of high quality agricultural land. The soil quality and size of this land make it eligible for development rights acquisition by the NH Department of Agriculture. This land should be preserved for food production, as well as for its cultural, environmental, and aesthetic values (Resource Protection Area B, Future Land Use Map).
- Aquifer area: This area was identified by the U.S.G.S. (as described in the Water Resources chapter), and is the Town's most important source of groundwater. To protect this groundwater resource as a potential municipal water supply, Danville should zone this area as an Aquifer Protection District (area depicted as Resource Protection Area C on Future Land Use Map).

Public Land: The public land depicted on the Future Land Use Map reflects most of the existing Town-owned land. These lands are in a good location and readily provide the townspeople with scenic relief, recreational opportunities, and other benefits.

Danville should take steps to ensure that its residents continue to have adequate public recreation facilities in the future. As development spreads throughout Danville, the town should obtain and actively pursue the development of neighborhood parks and recreational areas. Specifically, much of the existing Town-owned conservation land could provide hiking and nature trails especially in the recommended remote backland northwest of Main Street.

The ponds and rivers throughout Town also provide aesthetic, recreational, and wildlife benefits. Danville should act to secure public access to these surface water bodies so that these valuable resources can be enjoyed by the Town citizens for generations to come.

### **Recommendations**

- Zoning changes should be researched to find incompatible zoning districts and incorporate the individual areas mentioned in the above section.
- Conservation zoning techniques should be examined to protect the Resource

Protection Areas as found on the Future Land Use Map **and Open Space Chapter.**

- Lands that are unsuitable for development due to limitations particular to the land itself should be carefully protected during planning board review of applications.
- Lands that are located in Resource Protection Areas should be developed carefully and in limited form to insure the preservation of these areas.
- Conservation lands and lands unsuitable for development should be examined for possible development of an Open Space and Natural Resources Plan with the Town of Danville Conservation Commission, the recommendations of this plan should be implemented in zoning ordinance changes.
- Consideration of a Conservation Design Subdivision process should be explored in conjunction with the designation of a Conservation Zone where such developments are required in certain circumstances. This recommendation is an attempt to replace the former “cluster” efforts which often failed in its implementation. This option should be explored with great care in light of the failures of the “Cluster” designs.
- **Consider linking the CTAP Open Space Report and the CTAP Buildout Analysis to formulate conservation land use guiding policies.**
- **Examine the buildout analysis with regards to the current and future development growth pattern in town. Consider the land use implications of further buildout and whether the Town should continue to grow in this developmental pattern and if not, make changes to the Towns regulations that will promote a future desired pattern of development.**