

Town of Danville, New Hampshire

CTAP Community Planning Roadmap



**Prepared for the I-93
Community Technical Assistance Program**

by the Rockingham Planning Commission

Accepted by the Danville Planning Board

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TABLE OF CONTENTS

I. CTAP Community Planning Roadmap	1
A. Introduction	1
B. Road Map Planning Process	3
C. Danville’s CTAP Community Planning Road Map	3
D. Developing Danville’s Community Planning Road Map	5
E. Key Elements of Danville’s CTAP Community Planning Road Map	7
II. Executive Summary	11
A. Introduction	11
B. Process	12
C. Key Recommendations	12
III. Figures	
A. Attachment A – Project Area	2
B. Community Planning Roadmap	4
C. CTAP Feasibility Grid	6
D. CTAP Program Brochure	8

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I-93 Community Technical Assistance Program (CTAP)*



I. CTAP Community Planning Roadmap

A. *Introduction to the CTAP Community Planning Road Map*

The development of this **Community Planning Road Map** is part of the I-93 Community Technical Assistance Program (CTAP). The CTAP program is a New Hampshire Department of Transportation (NHDOT) **5 year** initiative to assist **26 communities** that will be affected by the rebuilding and expansion of Interstate 93. These 26 communities include (italicized are in the Rockingham Planning Commission region): Allenstown, *Atkinson*, Auburn, Danville, Bow, Candia, Chester, Concord, *Danville*, Deerfield, Derry, Dunbarton, *Fremont*, Goffstown, *Hampstead*, Hooksett, Hudson, Litchfield, Londonderry, Manchester, Pelham, Pembroke, Raymond, *Salem*, *Sandown and Windham* (see Attachment A, CTAP area map on following page).

The purpose of CTAP is to promote beneficial patterns of growth among all 26 communities to minimize the negative effects of growth on community services, open space, school systems, traffic, environmental quality, and existing residential and commercial development. More information about the CTAP program is available at the NH DOT website at: www.nhctap.com and in the attached CTAP brochure.

CTAP is coordinated by NH DOT, four of the state's regional planning commissions (Central, Nashua, Rockingham and Southern New Hampshire), as well as a number of non-governmental organizations such as the Society for Protection of New Hampshire Forests as directed by a CTAP Steering Committee made up of representatives from each of these groups.

CTAP consists of three main planning stages:

1. Community Planning Assessment

A questionnaire designed to help communities determine where they are on the planning curve and where their current planning and zoning will take them in the future.

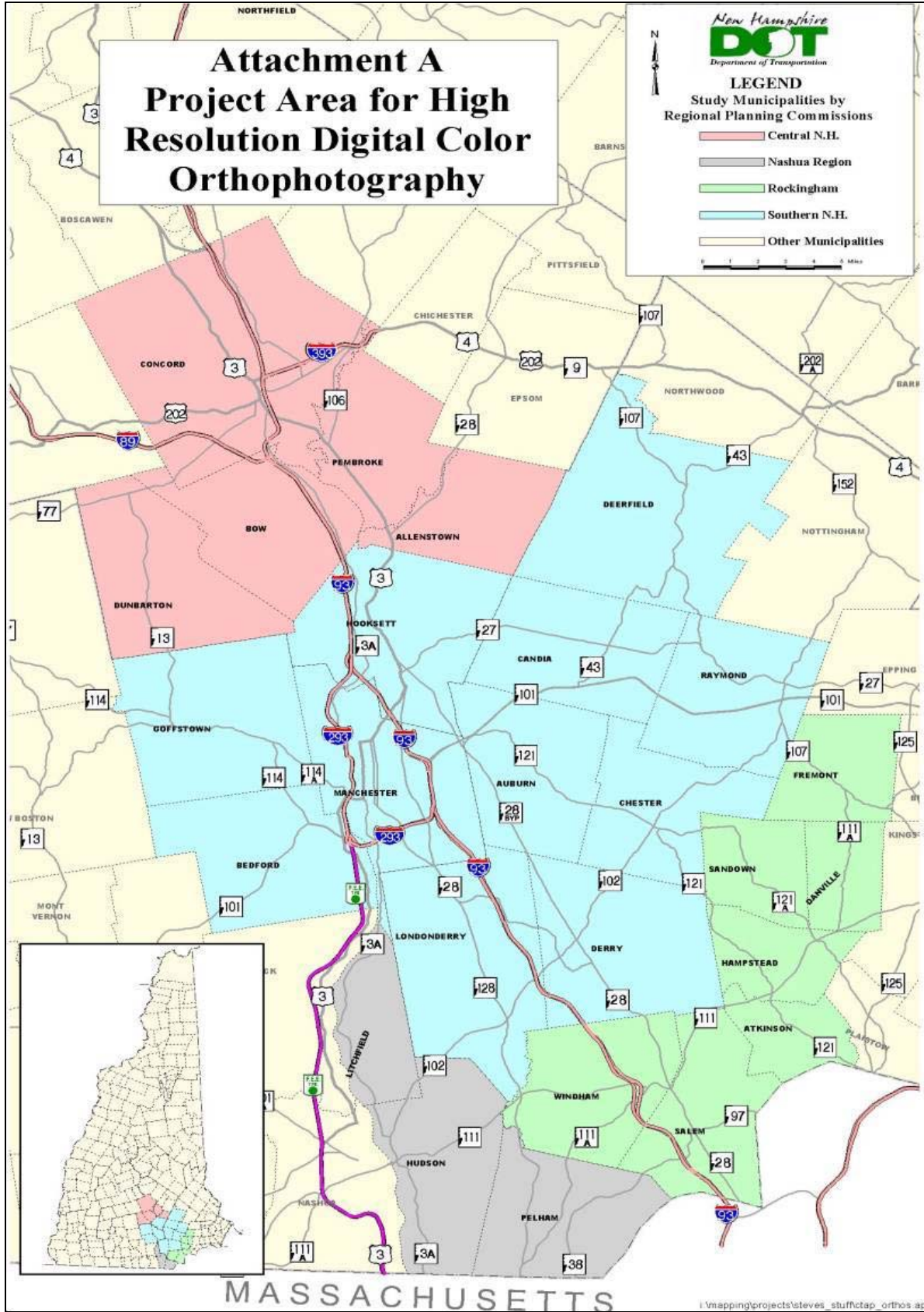
2. Visioning and Planning

The process in which a community pictures the future it wants and plans how to achieve it.

3. Implementation

Utilizing the community assessment and existing community plans actions are developed and implemented that move the community forward to its ultimate vision.

Currently, the CTAP program is moving into the Visioning and Planning and Implementation stages via the **CTAP Community Planning Road Map**. The CTAP Community Planning Road Map is designed to engage communities in evaluating how they can achieve their planning goals using the planning products, resources and services available to them through the CTAP program.



B. *Road Map Planning Process*

This **CTAP Community Planning Road Map** prepared for the Town of Danville identifies and sets forth recommendations and priority actions to guide the town's current and future participation in the CTAP program. Because Year One of the CTAP program is nearing completion (Year 1 of the program officially ends as of April 2009), this Community Planning Road Map is designed to guide and help assist the Town of Danville in applying for future CTAP grant funds and utilizing future CTAP resources.

Development of the CTAP Community Planning Road Map consists of three simple steps:

1. Initial Community Engagement Meeting

This meeting is held in each community to: (1) reintroduce CTAP to community officials; (2) evaluate CTAP products that have been developed for each community to date; and (3) develop a prioritized action plan for the community.

2. Road Map Planning Process

Communities select either the "Plan A" or "Plan B" planning process:

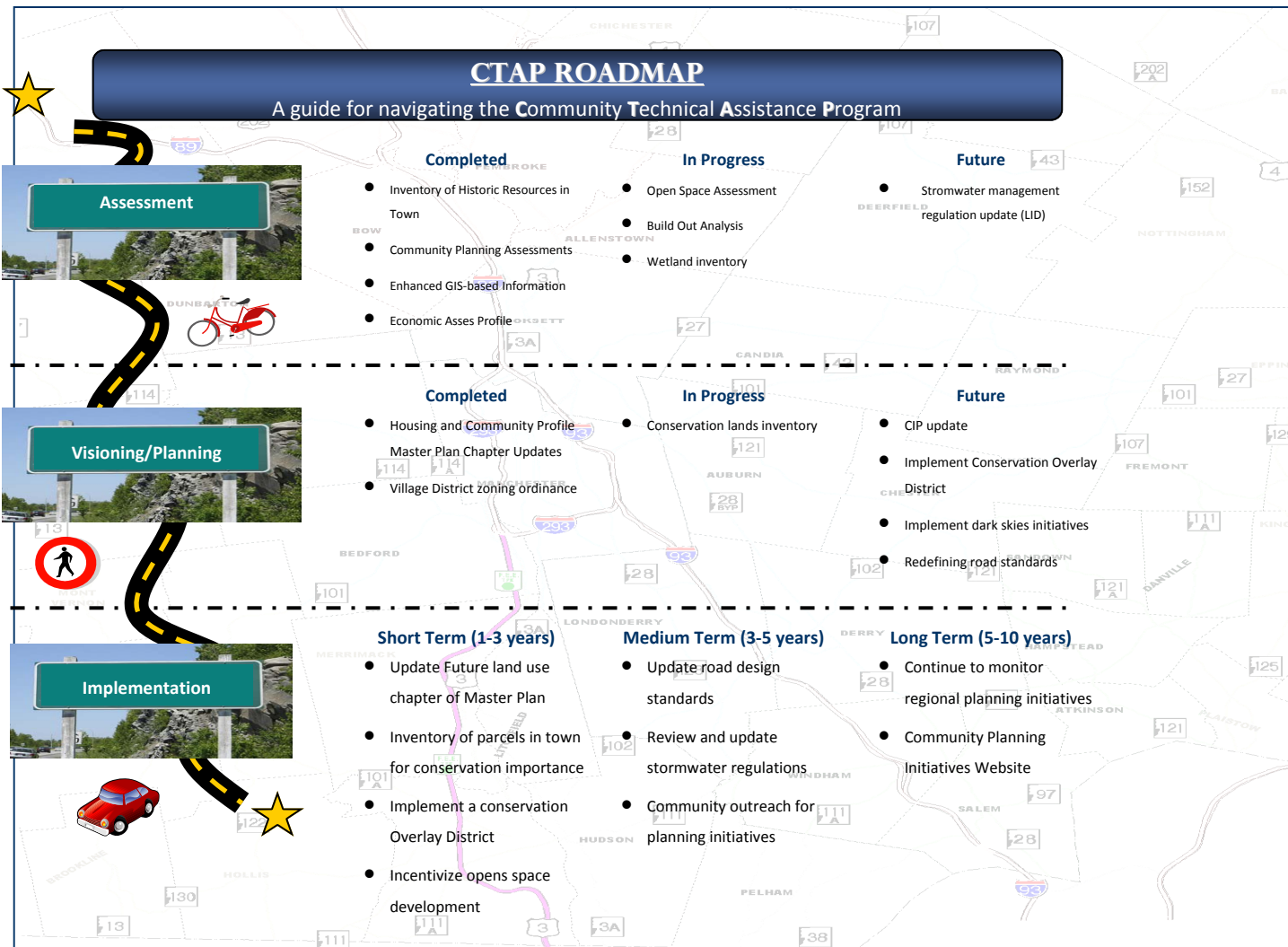
- Plan A: Consists of a pre-meeting review and screening of the Community Planning Assessment; facilitating a public workshop to evaluate recommendations; and developing an action plan.
- Plan B: Consists of an internal review process in which town officials, planning board members, the regional planning commission, CTAP representatives and planning commissioners met to complete a Road Map Plan for the community.

3. Concluding Presentation

The purpose of the concluding presentation is to present the CTAP Community Road Map to the public at an all boards meeting and to describe what it consists of and how it can be implemented.

C. *Danville's CTAP Community Planning Road Map*

The Town of Danville's Community Planning Road Map is provided in the following attachment. A summary of the Road Map and how it was developed follows.



D. *Developing Danville's Community Planning Road Map*

In developing Danville's CTAP Community Planning Road Map, town officials selected the "Plan B" road map planning process. The "Plan B" road map process consisted of an internal review and screening of the Community Planning Assessment (see following Executive Summary and Summary of Recommendations as well as the following Impact/Feasibility Grid) to create the Road Map. This Road Map was then presented to the planning board and the public as part of a concluding presentation held on January 14, 2010 at which time the Danville Planning Board accepted the Road Map.

The following Danville Board of Selectmen and Planning Board member(s), town staff, Danville's CTAP representatives, conservation commission members, forestry committee and staff of the Rockingham Planning Commission participated at an internal screening and review meeting held at the Danville Town Offices on November 11th and 18th, 2009:

Dylan Smith (RPC)
Chris Giordano (Board of Selectmen)
Joseph Luna (Board of Selectmen and Selectmen's Rep to the Planning Board)
Curt Springer (Forestry Committee)
Betsy Sanders (Forestry Committee)
Judy Jervis (Conservation Commission)

As a result of this meeting, the following important planning goals and projects for the Town of Danville were identified and discussed, including:

- Completion of a build out study of the town to be completed by the Rockingham Planning Commission (RPC) to assist the town's current planning efforts;
- Completion of an opens space planning assessment to be completed by RPC;
- Wetland evaluation through UNH;
- Resource land evaluations;
- Recent Master Plan updates to the Housing and Community Profile Chapter of the Master Plan;
- The recently incorporated Village/Downtown Area zoning district;
- CIP implementation strategies and outreach and education;
- Community outreach for planning initiatives and website development;
- Stormwater regulation updates including incorporation of Low Impact Development;
- Promoting and redefining road standards within the towns regulations;
- Inventorying parcels by utilizing the Wildlife Action Plan, and the Land Conservation Plan for New Hampshire's Coastal Watersheds (Open Space Plan);
- Implementing a Conservation Overlay District (COD);
- Incentivizing through innovative land use controls open space/cluster development;
- Implementing dark skies initiatives
- Update of Future Land Use and Open Space Chapter of Master Plan

Also recognized at this meeting are the CTAP work products which have been completed for the Town of Danville to date, including the Community Planning Assessment, and Conservation Commission Institute workshops. Projects being completed at this time include enhanced GIS-based information (build-out analysis, land use and aerial photo mapping), and an open space planning assessment.

In addition, RPC staff described the CTAP work products currently in progress, including developing an open space plan and build out analysis for the community and the importance of the connection between land use and transportation.

Feasibility Grid

<p>IMPACT:</p> <p>How much impact will this action have on our community?</p>	<p>HIGH</p>	<ul style="list-style-type: none"> • Community outreach for planning initiatives such as website development <ul style="list-style-type: none"> ○ CIP Implementation Strategies ○ Website Development 		<ul style="list-style-type: none"> • Inventory of Parcels using the Wildlife Action Plan and the Land Conservation Plan for NH's Coastal Watershed • Implementation of a Conservation Overlay District (COD) • Incentives for open space/cluster development
	<p>MODERATE</p>		<ul style="list-style-type: none"> • Stormwater Regulation Update utilizing LID • Update road design standards to incorporate rural road design standards 	<ul style="list-style-type: none"> • Update Future Land Use and Open Space Chapter of Master Plan
	<p>LOW</p>			
		<p>LOW</p>	<p>MODERATE</p>	<p>HIGH</p>

FEASIBILITY: How feasible is it to accomplish this in our community?

E. ***Key Elements of Danville's CTAP Community Planning Road Map***

Danville's CTAP Community Planning Road Map is divided into three parts: projects which have been completed; projects in progress; and future projects (Short Term, Medium Term and Long Term).

In the Short Term (1-3 years), Danville will:

- Inventory areas of conservation importance by using documents created through the CTAP Program, the Wildlife Action Plan, The Land Conservation Plan for NH's Coastal Watersheds, other GIS maps etc...
- After inventorying areas of conservation importance, implement and incorporate a Conservation Overlay District within Danville's regulatory fabric
- Research and incorporate innovative land use tools for incentivizing open space/cluster developments throughout Town
- Update the Future Land Use and Open Space Chapter of the Danville Master Plan

Below is an action plan for the recommendations listed above

ROADMAP ACTION PLAN

QUESTIONS	IMMEDIATE ACTIONS			
	#1 Update Future Land Use and Open Space Chapter of Master Plan	#2 Inventory Parcels/Areas of Town for Conservation Importance	#3 Implement a Conservation Overlay District	#4 Incorporate Innovative Land Use tools for incentivizing open space cluster development
1. List the following: steps/tasks that are involved to accomplish this action; and deadline/ milestone for each step/task	<ul style="list-style-type: none"> Form master plan committee or have planning board lead effort for update Review of Vision section of Master Plan Master Plan Committee or PB work sessions on incorporating vision in future land use map scenarios Develop Future Land Use Map using GIS Author future land use chapter to match future land use vision and map Hold Public Hearing(s) for comment/adoption 	<ul style="list-style-type: none"> Complete CTAP open space plan and build out Utilize GIS maps and aerials to conduct survey of current conservation lands Utilize wildlife action plan and land conservation plan for NH's coastal watersheds as well as any other GIS maps such as aquifer, prime agricultural soils and wetland NWI data that may help identifying areas/parcels to conserve 	<ul style="list-style-type: none"> Ensure Planning Board is an advocate for implementing policy and that the master plan makes reference to such Review open space plan, parcel inventory of conservation lands as well as GIS maps such as aquifer, prime agricultural soils and wetland NWI data Outline such a district utilizing GIS maps and define requirements within overlay Ensure legal hearing dates are held on drafted overlay district ordinance 	<ul style="list-style-type: none"> Ensure Planning Board is an advocate for implementing policy Review current ordinance and potential incentivizing options for particular ordinance Ensure legal hearing dates are held on drafted language
2. Who will be responsible for spearheading the effort?	Planning Board	Conservation Commission	The Planning Board and Conservation Commission	The Planning Board and Board of Selectmen
3. What resources are required or support needed to accomplish this action?	Planning Board, Conservation Commission, Forestry Committee, GIS capability	<ul style="list-style-type: none"> GIS aerials and maps Wildlife Action Plan, Land Conservation Plan for NH's Coastal Watersheds Open Space Plan Volunteers 	<ul style="list-style-type: none"> GIS aerials and maps Wildlife Action Plan, Land Conservation Plan for NH's Coastal Watersheds Open Space Plan Volunteers 	Planning Board time, guidance and example incentives
4. What CTAP resources could support the implementation of this action?	Opens Space plan and build out analysis and any potential grant monies through CTAP	Open Space Plan, Existing Land use maps, phase two discretionary grant money	Open Space Plan, Existing Land use maps, phase two discretionary grant money	Phase two discretionary grant money

<p>5. Identify the barriers or resistance to this action and identify ways to overcome them.</p>	<ul style="list-style-type: none"> • Poorly informed public (utilize mail, online surveys and public notices) • Lack of volunteers (hold future land use public forums) 	<ul style="list-style-type: none"> • Lack of volunteers (Utilize mail, online surveys and public notices) • Lack of funding (Utilize CTAP discretionary grant money) • Define Conservation Commission member responsibilities 	<ul style="list-style-type: none"> • Lack of volunteers (Utilize mail, online surveys and public notices) • Lack of funding (Utilize CTAP discretionary grant money) • Zoning changes require a vote 	<ul style="list-style-type: none"> • Lack of volunteers (Utilize mail, online surveys and public notices) • Lack of funding (Utilize CTAP discretionary grant money) • Zoning changes require a vote • Planning Board may not be completely on board for implementing this action
<p>6. Who are likely collaborators or stakeholders that should be aware of and can contribute to accomplishing the action?</p>	<p>The Planning Board, Board of Selectmen, Conservation Commission, and Economic Development Committee are all key contributors to this process</p>	<p>The Conservation Commission, Forestry Committee, South East Land Trust, Heritage Commission, and Audubon Society, Planning Board, and an open space committee if one is generated by the time project begins</p>	<p>The Planning Board, Board of Selectmen, Conservation Commission, Forestry Committee, Large land Owners, Rockingham Planning Commission, etc...</p>	<p>The Planning Board, Board of Selectmen, Conservation Commission, Forestry Committee, Rockingham Planning Commission, etc...</p>
<p>7. Anything else that should be identified for this action?</p>	<p>Future zoning changes should mimic future land use scenarios found in the master plan</p>		<p>Future zoning changes should mimic future land use scenarios found in the master plan</p>	<p>Education on impact of proposed zoning change</p>

The Town of Danville intends to apply for a \$10,000 CTAP discretionary grant in 2009-10 for projects listed above

Danville's CTAP Community Planning Road Map also recommends several additional Short Term projects, including:

- Finish the wetlands evaluation with UNH
- Finish and include the CTAP build out within existing Master Plan Chapters
- Incorporate a natural resource and or open space plan within the future land use section of the Master Plan
- Research and update sign ordinance to lesson effects of poor design and lighting spill over
- Review and potentially amend buffer regulations to wetlands

In the Medium Term (3-5 years), the Road Map recommends that the Town of Danville consider.

- Update Road Design Standards to include "Rural Design" standards
- Review and update stormwater regulations to promote on site infiltration and to lesson erosion and pollutant affects of stormwater runoff
- Community outreach for planning initiatives such as website development

In the Long Term (5-10 years), the Road Map suggests that the Town of Danville continue to be proactive in regional planning initiatives such as CTAP in order to stay aware of new and innovative planning tools for shaping future development and to invest in creative ways such as website development for initiating the towns planning goals and to obtain feedback.

A summary of current available CTAP programs and resources is provided in the following attachment.

COMMUNITY TECHNICAL ASSISTANCE PROGRAM

CTAP: helping communities in the I-93 corridor to proactively plan for growth



The **Community Technical Assistance Program (CTAP)** provides resources and tools to help NH communities take a proactive role in achieving the future they desire. CTAP is designed to assist communities with the changes that will arise from the I-93 expansion as well as ongoing growth in the region. By taking a proactive approach to planning, CTAP helps communities to minimize the negative effects of growth on community services, remaining open space, schools, traffic patterns, environmental quality, and existing residential & commercial development.



The CTAP process follows three main stages, each with its own set of programs and resources. The first stage is **Assessment**, which helps communities to determine where they are and where their current planning and zoning will take them in the future. Once assessments have been made, communities can use this information to begin the second stage, **Visioning and Planning**. Visioning is the process in which a community pictures the future it wants and plans how to achieve it. The final stage of the CTAP process is **Implementation**. Implementation takes the assessments and plans that have been developed and turns them into actions that move the community towards its ultimate vision.

ASSESSMENT PROGRAMS

Assessment is the first stage in the CTAP process. It helps communities to determine where they are and where their current planning and zoning will take them in the future.

Community Planning Assessment ~ an expert analysis of your community's current planning status and a roadmap to help you make the best use of CTAP programs. Assessments review a wide range of information including existing zoning and regulations, capital improvement plans, open space plans, and master plans.

Economic Assets Profile ~ an inventory of local assets is key to a solid economic development plan. This program will inventory all assets in your community and incorporate additional data to provide a regional snapshot that will help formulate a long range strategic economic plan.

Community Build-out Analysis and Alternatives ~ using enhanced GIS, this program provides build-out views of your community based on current zoning regulations as well as alternative scenarios under different zoning options. These community analyses will be combined to show how the entire region will be affected by the I-93 expansion and local growth decisions.

Open Space Assessment ~ the Regional Planning Commissions and the Society for the Protection of NH Forests (SPNHF) will work with your community to identify and map land that should remain undeveloped and create ecologically, financially, and legally viable strategies for the protection of these lands.

Enhanced GIS-based Information ~ using the latest land use and conservation GIS data, this program will prepare an updated Natural Services Network for the CTAP region that identifies critical natural services such as water supply, flood control, forestry and agricultural soils, and wildlife habitat. Your community can then use this information to guide both development and conservation practices.



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VISIONING & PLANNING PROGRAMS

Once assessments have been made, communities can use this information to begin Visioning and Planning. Visioning is the process in which a community pictures the future it wants and plans how to achieve it.

Transportation & Land Use Integration Planning ~ this program assists communities in developing a better way to integrate and deliver transportation and land-use planning in and across local and regional master plans.

Open Space & Conservation Planning ~ by identifying open space locations and recommending methods to preserve them, this program will assist your community in improving, enhancing, or creating an open space plan that fits seamlessly into your Master Plan.

High Priority Natural Resource Protection Plan ~ using zoning, regulatory, and voluntary techniques that have worked elsewhere, this program provides the most up-to-date methods to protect high-priority natural resources identified in your Open Space Plan. A public outreach and education component is available to help others see the value of future land use planning.

Agricultural Resources Assistance ~ training and startup technical assistance is available through CTAP for newly formed Local Agricultural Commissions, whose purpose is to promote, protect, and enhance local agriculture and agricultural resources. In addition, a mini-grant program can help your community to create an Agricultural Commission or develop and implement work plans for an established Commission.

Local Government Workshops ~ designed for 3-4 towns to identify and discuss common planning problems and solutions, including those that cross regional boundaries. Workshop topics can be geared to your specific needs.

Conservation Commission Institute ~ a year long series of regional training sessions for those serving on Conservation Commissions. Topics vary based on community needs, but may include land conservation, support for working landscapes, and preservation of local agriculture. A regional environmental protection roundtable will be established to encourage communication, education, and a regional approach to environmental issues.



IMPLEMENTATION PROGRAMS

The final stage of the CTAP process is Implementation. Implementation takes the assessments and plans that have been developed and turns them into actions that move the community towards its ultimate vision.

Innovative Training for Local Government Officials ~ this program provides your local government officials with customized training on topics that address the interests and needs of your community. Innovative delivery methods will be utilized, including discussion boards, post-training support, customized 1-on-1 training, and peer-to-peer training.

Discretionary/Targeted Local Funding ~ your community has access to upwards of \$10,000 for activities that are consistent with CTAP goals but not already covered by CTAP funding. Your local Regional Planning Commission will counsel you on how the funds may be spent.

Local CTAP Collaborative Grants ~ funding is available for two or more local governments to pursue a collaborative project that addresses an immediate concern to their communities and helps to achieve the broad goals of CTAP.

Grant Writing Assistance ~ a Grant Resources Guide, grant workshops, and grant consultation are available to help you prepare proposals for non-CTAP grants that support goals & objectives identified in the CTAP strategic planning process.

Affordable Housing Initiatives ~ the Inclusionary Zoning Implementation Program (IZIP) was created by the NH Housing Finance Authority to provide communities with direct technical assistance grants to address shortages in workforce housing by developing and adopting inclusionary zoning ordinances. CTAP funds will be used to leverage IZIP technical assistance for CTAP communities on a competitive basis.



II Danville Community Assessment Report - Executive Summary (August 9, 2007)

A. Introduction

The Community Technical Assistance Project (CTAP) was implemented in an attempt to help communities respond to potential growth issues due to the expansion of Interstate 93. The first phase of the five-year process was to develop and administer Community Assessments to towns most likely to experience growth due to the expansion. The ultimate goal of the Community Assessment process was to determine whether communities have policies and regulations in place to manage potential growth effectively.

Potential growth impacts for these CTAP communities could include, among others, an increase in population, traffic, and a greater demand for housing. Consequently, if growth does occur in some or all of these areas, increased demand in municipal services across the board will be expected. CTAP communities will have to plan accordingly.

B. Process

Assessment questions were answered through a review of existing town and city policies and were completed with the help of municipal personnel in each of the communities. The questions were grouped around the following four themes, which were approved by the CTAP Steering Committee according to the overall goals of the program.

A Community Assessment Survey was completed for the town of Danville. The survey, which consisted of more than 100 questions, centered around four major planning themes, which included:

- A. Community Infrastructure and Regional Cooperation**
- B. Environmental Protection, Land Use, and Open Space**
- C. Downtowns, Village Centers, and Community Vitality**
- D. The Local Economy**

The Community Assessment was completed through a collaboration of elected officials, municipal employees, and staff at the Rockingham Planning Commission. The results should provide community leaders with a basis to make decisions concerning future growth, and may also serve as starting point for discussion of possible projects for inclusion in the CTAP Discretionary Grant Program Application.

C. Key Recommendations

The Danville Community Assessment Report that follows contains findings and recommendations concerning how to best address growth in your community. The report recommends twelve strategies (listed below by Theme) that may be helpful in dealing with potential future growth.

Theme A: Community Infrastructure and Regional Cooperation

A-1 Funding and Delivering Municipal Services and Regional Cooperation, Opportunities

- Currently there is no outdoor “dark sky” lighting ordinance. RPC has existing models for dark skies lighting ordinances. Containing something like this as an “ordinance” will make it more absolute and will take the burden off the planning board for granting any waivers.
- The town should continue to monitor the need for future utilities such as water, sewer etc... especially in densely populated areas in town, downtown, or in areas of “village development.” A section within the master plan enumerates this; however with the continued future growth of the community, and development of a downtown mixed use ordinance, monitoring population needs for future services should continue to be customary.
- The community does not charge off-site exactions to various types of development. This can be a powerful tool for planning boards to use when large developments come into town. Off site exactions can legally be used on highways (sidewalks/traffic control devices), drainage and any sewer upgrades pertinent to that specific development per RSA 674:21, V (j).

A-2 Housing, Opportunities

- Regulations are currently silent on the issue of energy conservation. Forums on how to form energy committees in NH towns and Municipal Board Training provided by RPC planner Eric Steltzer on energy and planning will be available to the town should they decide to take part.
- One of the Planning Board’s High Priority goals for 2007 is possibly new zoning for a Downtown “Village Concept” area. The board might want to consider this as a mixed-use zoning district, which will hopefully attract business, various housing opportunities, and promote a walkable community downtown.
- Town may also want to consider a density bonus within their cluster regulation in order to promote, and encourage cluster developments to include a percentage of affordable housing within a specified development.

A-3 Transportation, Opportunities

- As stated in the town’s master plan, there is no general public transportation located in Danville. Regulations such as transit-oriented development districts could be coordinated with existing efforts and projects to create intermodal opportunities especially as the town considers developing a “Downtown” mixed use zoning district.

- In conjunction with office/industrial uses town might consider opportunities for compatible mixed residential/office or residential/retail uses to for a higher density transit-oriented development district. (Town is looking into this for their “Downtown Village District” area).
- The town may wish to consider maximum, as well as minimum parking standards in some areas where appropriate, as well as techniques for Lower Impact Development in parking areas in order to allow on-site infiltration of water.
- The RPC’s and DES have developed new model ordinances for Low Impact Development Stormwater Management.

Theme B: Environmental Protection, Land Use, and Open Space

Environmental Protection, Land Use and Open Space, Opportunities

- New maps, data, and regulatory tools are now available from the Wildlife Action Plan, Land Conservation Plan, and Natural Services Network Plan that may be of use to Planning Board and Conservation Commission in designating areas for protection.
- Town may wish to consider updating stormwater management regulations in concert with regional and state level efforts to update the Greenbook and address management during construction activities in more detail.
- Town may want to utilize Low Impact Development “LID” which is a series of storm water techniques and performance standards that utilize the natural environment to reduce the impacts of development. The RPC has examples of such techniques and standards.
- Town may wish to consider developing an open space and natural resources plan per the recommendation outlined in the future land use chapter of the town’s master plan.

Theme C: Downtown/Village Centers and Community Vitality

C-1 Downtowns and Village Centers, Opportunities

- Town may wish to consider mixed-use development in some areas such as those that might be designated as future transit stops.
- Currently the town is looking to develop a mixed use zoning district along Main Street. The town should continuously update the master plan which should enumerate this desire, and should also look into possible public transit opportunities that would link the “downtown/main street area” with other regional service providing areas when, or if, a mixed use zoning district along the downtown main street area is implemented.

C-2 Vibrant Communities, Opportunities

- The community has problems inducing public participation in town government and planning activities, which is not too uncommon for semi rural communities. However, this might be remedied if the community strives to take a progressive approach by actively noticing, surveying, and “talking up” planning activities/initiatives on an annual basis.

Theme D: Local Economy

D-1, Economic Vitality and Business Development, Opportunities

- Town may wish to consider looking at workforce housing issues, and incorporating it within the downtown area especially as opportunities for retail, commercial, and industrial development occurs within the town.

D-2, Agriculture and Working Landscapes, Opportunities

- The Town may wish to consider doing an inventory of historic properties and farms as well as existing farms, and consider opportunities to promote local, small-scale agriculture through the proliferation of farmers’ markets, community-supported agriculture, and other means.

Overall Recommendations:

- **Define regional impact in the site plan and subdivision regulations and develop a checklist of items for planners reviewing applications to consider and evaluate.**
- **Develop a dark skies lighting ordinance.**
- **The town should continue to monitor the need for future utilities such as water, sewer etc... especially in densely populated areas in town, downtown, or in areas of “village development.” A section within the master plan enumerates this; however with the continued future growth of the community, and development of a downtown mixed use ordinance, monitoring population needs for future services should continue to be customary**
- **Attend forums on energy conservation and consider revisions to ordinances and regulations.**
- **Coordinate regulations for transit-oriented development with existing efforts and projects to create intermodal opportunities.**
- **Consider opportunities for compatible mixed residential/office or residential/retail uses for a higher-density transit-oriented development district such as in a downtown village district.**

- **The town may wish to consider maximum, as well as minimum parking standards in some areas where appropriate, as well as techniques for Lower Impact Development in parking areas in order to allow on-site infiltration of water.**
- **Monitor and update stormwater management regulations on a regular basis.**
- **Consider the three major regional and state level land use protection plans in conservation planning: The Wildlife Action Plan, the Natural Services Network, and the Land Conservation Plan.**
- **The Town may wish to consider doing an inventory of historic properties and farms as well as existing farms, and consider opportunities to promote local, small-scale agriculture through the proliferation of farmers' markets, community-supported agriculture, and other means.**
- **Town should consider developing an open space and natural resources plan per the recommendation outlined in the future land use chapter of the town's master plan.**
- **Utilize the CTAP Discretionary Grant Program and future CTAP programs to research and develop planning tools such as regulations, ordinances, or study groups based on one or more of the above recommendations.**