

ED – 2: Consider Revising Zoning in the General District to generate more commercial and residential opportunities downtown.

Revisions to consider for Zoning in the General District should focus on encouraging appropriate development that will create a vibrant mixed-use downtown and potentially expanding the District’s boundaries. Height, mass and general scale of development would not be significantly different than what exists today. Additional downtown uses that have received community support may include Inns, Bed and Breakfast facilities, and residential uses over retail. Incremental growth consistent with existing character is desired.

- a) Convene meetings with landowners within Downtown to discuss potential and desire for change. Parking, circulation and residential options are key considerations.
- b) Consider potential climate change impacts and address in new regulations as needed.
- c) Engage Consultant to work with Planning Board, Town staff, land-owners and public to draft appropriate Zoning. (Any zoning change requires approval by Town Meeting)
- d) Incorporate ADA accessibility into all opportunities.

PF&S – 1: Develop a long term plan and funding opportunities for public facilities (both Town and regional school district) and infrastructure systems. Inventory, map, assess and create Operating and Capital Plans for all public assets.

A clear maintenance and management strategy for all public structures, systems and facilities should be in place to sustain the assets and to support operating and capital budget requests. They should include short and long term mitigation strategies to address global warming impacts and as appropriate include measures to improve energy efficiency. Identifying capital funding sources beyond municipal funds often requires applications well in advance of the anticipated date of capital improvement projects. Recent efforts to inventory and assess the Town’s water and wastewater infrastructure and facilities have had positive impacts on maintenance and management and have allowed the Town to develop a credible long term operating and capital plan. Similar efforts and identification of funding sources are needed for:

- a) Transportation related infrastructure: streets, sidewalks, bridges, signage, guardrails, culvert and drainage components
- b) Stormwater Infrastructure: drainage components, stormwater and flood storage areas
- c) Harbor related Infrastructure: seawalls, docks, piers, landings, racks, public access
- d) Town-owned facilities: Water Treatment Facility, Wastewater Treatment Facility, Compost site, Transfer Station site on Upper Pine Street, DPW facilities, Library, Town Hall, Fire Station, Police Station, Recreation lands and facilities including, trails, Tuck’s Point, and Masconomo Park.

Balanced and diverse housing options, a strong local economy, walkable neighborhoods, a dynamic downtown and an exceptional public school system are the foundation that we have built for our healthy community

Most of what creates health is lifestyle and behavior related, along with the socio-economic, cultural and physical environment.

Healthy Community

Support balanced and diverse housing options

Existing conditions, demographic trends, and anecdotal evidence show there is a need for a greater diversity of housing types to meet existing and future housing needs. Seniors, singles, young families, and households with limited incomes are among many that are struggling to find appropriate housing due to the lack of options other than large and expensive single family homes. Updating zoning regulations is the most direct strategy to encourage diversity in the town's housing stock.

H – 1: Modify zoning to encourage housing of the size, style, and prices appropriate for downsizing households, elders, young families, singles, and couples.

A zoning review focused on providing clarity of purpose and promoting more diverse housing options should be the first step to assure a comprehensive, consistent and efficient approach to zoning changes.

- a) Engage Consultant to review Zoning Bylaw with aim to allow more diverse housing options.

Consider modifications to allow residential above retail, more accessory apartments and innovative uses of existing houses, support small-scale infill development and allow detached unit conversion without the requirement of employee status, pursue mixed-use Transit Oriented Development.

- b) Consider overlay 40R Smart Growth Overlay Zoning District that encourages housing density within a planned neighborhood, expedites permitting and brings payments from the State based on the number of units created.