

EXISTING AND FUTURE LAND USE

East Brookfield's Existing Land Use Pattern:

East Brookfield's land use pattern can be divided into two distinct segments: the Route 9 corridor that extends in an east-to-west direction through Town where a mixture of residential, commercial and institutional uses can be found and the vast expanse of land south of the Route 9 corridor where residential development is dispersed throughout a rural and scenic landscape.

The Route 9 corridor and lands north of it comprise what can loosely be considered a "town center", although East Brookfield does not have the archetypical New England-style town center, where historic buildings are densely settled around a town common. East Brookfield's town center appears as more of a strip along either side of Route 9, with Lake Lashaway being the most prominent visual feature. As indicated in the Economic Development chapter, there is very little commercial and industrial development in East Brookfield and the majority of what they have is located in close proximity to the Route 9 corridor. The shorelines of Lake Lashaway and Quaboag Pond contain a mixture of old cottages and new residences, with very little shoreline remaining for new development. The vast majority of the Town's critical environmental resources are located along the banks of the Seven Mile River and Great Brook.

The table below presents a breakdown of East Brookfield's development pattern as of 2002. The land use totals are taken from an orthophotograph of the Town taken in 1999 by the University of Massachusetts-Amherst as part of a statewide land use mapping effort. The UMass land use maps were further refined by CMRPC in 2002, using its Geographic Information System (GIS). A graphic depiction of East Brookfield's land use pattern can be seen on the map on the following page (Existing Land Use Map).

**Table LU-1
East Brookfield Development Pattern - 2002**

<u>Developed Land</u>	<u>Permanently Protected Land*</u>	<u>Land With Environmental Constraints (non-buildable)</u>
840 acres	521 acres	1,430 acres
712 acres of residential		205 acres of waterbodies
79 acres of institutional**		924 acres of wetlands
28 acres of industrial		301 acres of wetland buffers
21 acres of commercial		(State Wetlands Law)

* Permanently protected lands: State-owned Wildlife Management Areas and Town-owned conservation properties.

** Institutional lands: active municipal properties; churches and schools.

Source: CMRPC GIS analysis (December 2002) based on 1999 UMass land use data.

**Table LU-2
East Brookfield Land Use – Breakdown of Total Town Land Area**

Total Town Land Area:	6,652 acres
Total Developed Land:	840 acres (12.6% of total land area)
Total Permanently Protected Land:	521 acres (7.8 % of total land area)
Other Non-Buildable Land:	1,430 acres (21.5% of total land area)
Remaining Developable Land:	3,861 acres (58.1% of total land area)

Source: CMRPC GIS analysis (May 2002) based on 1999 UMass land use data.

According to the tables above, East Brookfield’s developed land currently accounts for 12.6% of the Town’s total land area. While there are only 521 acres of permanently protected land in East Brookfield, it should be noted that there is an additional 1,236 acres (18.6% of the total land area) having “limited” protection, with the majority of these properties falling under the State’s Chapter 61 taxation program. The landowners of these parcels receive a tax break as long as their land remains undeveloped and actively used for either farmland or forestland. However, these lands can be pulled out of the Chapter 61 program at any time (with a tax penalty applied) and the lands can then be developed. Thus, the term “limited protection” is used for these lands. The next table compares East Brookfield’s land use totals with those of its adjacent neighbors.

**Table LU-3
2002 Community Land Use Comparisons**

East Brookfield		North Brookfield	
Total Town Land:	6,652 acres	Total Town Land:	14,067 acres
Developed Land:	840 acres (12.6%)	Developed Land:	1,453 acres (10.3%)
Protected Land:	521 acres (7.8%)	Protected Land:	2,088 acres (14.8%)
Other Non-Build Land:	1,430 acres (21.5%)	Other Non-Build Land:	1,811 acres (12.9%)
Remaining Land:	3,861 acres (58.1%)	Remaining Land:	8,715 acres (62.0%)
Spencer		Brookfield	
Total Town Land:	21,735 acres	Total Town Land:	10,611 acres
Developed Land:	3,071 acres (14.1%)	Developed Land:	1,115 acres (10.5%)
Protected Land:	4,164 acres (19.2%)	Protected Land:	3,189 acres (30.0%)
Other Non-Build Land:	2,740 acres (12.6%)	Other Non-Build Land:	1,503 acres (14.2%)
Remaining Land:	11,760 acres (54.1%)	Remaining Land:	4,804 acres (45.3%)
Charlton		Sturbridge	
Total Town Land:	28,172 acres	Total Town Land:	24,923 acres
Developed Land:	4,443 acres (17.6%)	Developed Land:	2,896 acres (11.6%)
Protected Land:	2,770 acres (6.3%)	Protected Land:	4,313 acres (17.3%)
Other Non-Build Land:	3,577 acres (12.8%)	Other Non-Build Land:	3,972 acres (16.1%)
Remaining Land:	17,382 acres (63.3%)	Remaining Land:	13,742 acres (55.0%)

Source: CMRPC GIS 2002 buildout analysis based on 1999 UMass land use data.

The previous table indicates that only Charlton and Spencer have a higher percentage of developed land (17.6% and 14.1% respectively), with East Brookfield ranking third of the compared communities at 12.6%. In terms of total acres of permanently protected land, East Brookfield has the least amount with only 521 acres under permanent protection. However, in terms of percentages, East Brookfield has the second lowest percentage of permanently protected land at 7.8% while Charlton has the lowest percentage at 6.3%. East Brookfield has the highest percentage of non-buildable land and this is largely due to the large amount of water resources (waterbodies, rivers, streams and wetlands) in town. It should be noted that, with the exception of Brookfield, all of the towns compared have more than half of their total land areas remaining as vacant developable land.

**Table LU-4
East Brookfield Land Use Changes Over the Years**

1971	1985	% Change 71 – 85	1999	% Change 85 - 99
484 developed acres	534 developed acres	+ 10.3%	761 developed acres	+ 42.5%
472 acres residential	510 acres residential	+ 8.1%	712 acres residential	+ 39.6%
12 acres commercial	24 acres commercial	+ 200%	49 commercial	+204%
4,610 acres forestland	4,458 acres forestland	- 3.3%	4,294 forestland	- 3.7%
614 acres farmland	611 acres farmland	- 0.1%	466 acres farmland	- 23.7%

Source: UMass-Amherst land use data for 1971, 1985 and 1999.



The previous table indicates that East Brookfield has added 277 acres of new development between 1971 and 1999, while losing 148 acres of farmland and 316 acres of forestland during the same timeframe. Furthermore, the rate of development is increasing. To wit: between 1971 and 1985, East Brookfield’s amount of developed land grew by 10.3% and between 1985 and 1999 the Town’s amount of developed land grew by 42.5%, representing an accelerated rate of development. In terms of sheer acreage, the residential sector has grown the most, adding 277

new acres of development between 1971 and 1999. Conversely, East Brookfield’s farmland has declined by roughly 32% and forestland by 7% during the same time period. With only 761 developed acres as of 1999 (840 developed acres as of 2002), East Brookfield is still very much a rural small town despite the increase in development documented above.

EOEA-Sponsored Build-Out Analysis for East Brookfield:

In 1999, the Massachusetts Executive Office of Environmental Affairs (EOEA) began a statewide effort to prepare a build-out analysis for each community in the State. In short, a build-out analysis attempts to determine the number of developable lots and the town’s total population at full build-out, that is, if the town were completely developed under the standards of its current

zoning. Existing developed lands, protected lands and land with environmental constraints (waterbodies, wetlands, floodplains, steep slopes, etc.) are taken out of the equation and the remaining developable land is divided by the standards of the local zoning by-law. A buildout analysis does not attempt to determine *when* a community will reach full buildout – it simply attempts to determine what the community would look like if it were fully built out according to the town’s current zoning policies.

The regional planning commissions across the State were contracted to perform build-out studies for each community in their respective regions and, in East Brookfield’s case, CMRPC completed the Town’s buildout analysis in the spring of 2002. According to the US Census, East Brookfield’s population for the year 2000 stood at 2,097 residents. The 2002 build-out analysis indicates that East Brookfield has enough vacant developable land to accommodate an additional 4,500 new residents under the current zoning scheme. Based on the Town’s growth rate over the last fifty years (17.8 new residents per year), East Brookfield can expect full build out in approximately 250 years if the current standards of the Zoning Bylaw remain in place. The table shows a district-by-district breakdown of where growth can occur in East Brookfield. The amount of buildable land in the second column is the amount of land remaining after all of the developed land, protected land and unbuildable land is removed.

**Table LU-5
Summary of Buildout Analysis**

Zoning District	Amount of Buildable Land	Number of Buildable Lots	Amount of New Floor Space	Additional Population	Additional Students
Res-R	210 acres	183	-----	454	100
Res-Ag.	2,858 acres	1,631	-----	4,046	891
Comm.	<u>876 acres</u>	<u>792</u>	<u>3.5 million sq. ft.</u>	<u>-----</u>	<u>-----</u>
Totals:	3,944 acres	2,606	3.5 million sq. ft.	4,500	991

Source: CMRPC May 2002.

Remaining Development Potential:



Residential Development: The previous table, with the build-out maximum under current zoning, indicates that East Brookfield’s Residential-Agricultural Zoning Districts have the largest amount of land available for future development, enough to accommodate an additional 1,631 new house lots and 4,046 new residents. Although exact numbers would be determined once development plans are submitted for the Residential Zoning Districts, rough estimates indicate that the districts have enough vacant developable land to accommodate 183 new house lots and an additional 454 new residents.

Commercial Development: The 2002 buildout identified 876 acres of vacant developable land in East Brookfield’s commercial zoning districts. However, removing 10% of the land for new roadways and an additional factor for odd-shaped lots leaves only 692 acres of usable vacant land. This figure is still misleading. The vast majority of the Town’s vacant commercially zoned land

falls within the Route 49 Commercial district. This particular district contains approximately 510 acres of vacant developable land, or enough land to accommodate 2.5 million square feet of new floor space. While there are significant hurdles to overcome regarding, because of a lack of infrastructure (water & sewer) and poor access, this commercial zone may have potential for future development. Route 49 is considered a limited access highway, which means the State intends to limit the number of curb cuts along this road. Thus, while this particular Commercial district may have a sizable amount of vacant developable land, it is unlikely that it will ever experience full buildout.

There are 182 acres of vacant developable land within the Town's six remaining Commercial Districts, enough to accommodate approximately one million square feet of new floor space. Again, this figure is misleading, as much of this land is located in the rear of these districts and the access is poor. Please see the Economic Development chapter for a more in-depth analysis of the Town's commercial development potential.

East Brookfield's Existing Zoning Scheme:

A graphic depiction of East Brookfield's zoning can be found on the following page (Zoning Map). The following section discusses the types of zoning districts in East Brookfield and where they are located, the dimensional requirements of each district and their permitted uses.

Residential Zoning

Types of Districts and Locations: East Brookfield has two types of residential zoning districts: the Residential-Agricultural (RA) District and the Residential (R) District. The Residential (R) District covers East Brookfield's portion of the Lake Lashaway shoreline and along both sides of Route 9 in several locations. This district also covers the very northwest corner of Town in the vicinity of Dunn Brook Road. South of Route 9, the Residential (R) District can be found as a strip 200-feet deep along either side of Young Street, Shore Road and portions of Howe Street and Podunk Road. The Residential Agricultural (RA) District can be found in four distinct areas north of Route 9, but primarily covers the vast majority of land south of Route 9. The Residential (R) Districts cover approximately 725 acres of land, or 10.9% of the Town's total land area. The Residential-Agricultural (RA) Districts cover approximately 4,397 acres of land, or 66.1% of the Town's total land area.

Dimensional Requirements: The Residential-Agricultural (RA) District has a minimum lot size requirement of one acre and a minimum frontage requirement of 150-feet, and the Residential (R) District has a minimum lot size of 30,000 square feet and a minimum frontage requirement of 150-feet.

Permitted Uses: In terms of uses allowed By Right, both residential districts allow agricultural uses, institutional uses and single-family homes. There is a discrepancy regarding two-family homes: Article IV prohibits multi-family homes in East Brookfield, including two-family homes. Yet Article V, Section 4 of the Zoning Bylaw states that two-family homes are allowed in both residential zoning districts as long as they have 15,000 in additional square feet per unit above the minimum required lot size. It is unclear as to which zoning provision is applicable.

Commercial & Industrial Zoning

Types of Districts and Location: East Brookfield just has one category of commercial zoning, the Commercial (C) District. While the Zoning Bylaw does contain a provision for an industrial zoning district, no such district has ever been designated on the Town's official Zoning Map. There are seven Commercial Districts in East Brookfield, with the largest being the 794-acre Commercial District that is bound to the west by Route 49 and bound to the east by the Town of Spencer. The second largest Commercial District (60 acres) extends south from Route 9, past the railroad tracks and into Allen Swamp. There is also a Commercial District that extends east off of Cove Street where East Brookfield's portion of the Auto Distribution Center is located. Three small Commercial Districts can be found along either side of Route 9, and another Commercial District appears along either side of North Brookfield Road. All told, East Brookfield has 1,545 acres of land (or 23% of the Town's total land area) zoned for commercial purposes.

Dimensional Requirements: The Commercial District has a minimum lot size of 30,000 square feet and a minimum frontage requirement of 150 feet. The Zoning Bylaw states that the Industrial District has a minimum lot size requirement of 100,000 square feet and a minimum frontage requirement of 200 feet, but as mentioned above, no such district has ever been designated on the Zoning Map.

Permitted Uses: In terms of land uses permitted by right, the Commercial Districts allow any use permitted by right in the two residential zoning districts, as well as offices, banks, newspapers, printing establishments, hotels, motels, restaurants, wholesale and retail establishments, warehouses and distribution centers, motor vehicle service stations and repair shops, motor vehicle sales, professional service establishments and public utilities. Other uses allowed by Special Permit from the Zoning Board of Appeals include: places of amusement and/or assembly, private clubs, precision machine shops, manufacturing and assembly facilities and research laboratories.

Environmental Overlay Districts

In addition to various state environmental regulations, East Brookfield has two environmental overlay districts: an Aquifer Protection District and Floodplain District. An "overlay" district allows the same uses that are permitted by the underlying zoning, but places limits on those uses that may pose a hazard to environmental resources if not conducted properly. The Aquifer Protection District is located above the large aquifer that can be found in the east of Town, underneath the East Brookfield River and Allen Swamp. The Floodplain District covers those areas within the 100-year flood zones as delineated by the Federal Emergency Management Agency (FEMA) on the Town's Flood Insurance Rate Maps (FIRM). It should be noted that the Zoning Bylaw's regulations pertaining to the Floodplain District are inconsistent and incomplete in terms of what the federal government requires.

Zoning of Neighboring Communities Bordering East Brookfield:

The following section presents a review of how East Brookfield’s neighbors have zoned the land that directly abuts the Town’s political boundaries, with an emphasis on identifying inconsistent zoning standards, e.g. commercial zones abutting residential zoning. Table LU-6 presents a zoning breakdown for East Brookfield and its adjacent neighbors.

**Table LU-6
Zoning Analysis**

Town	Total Amount of Land (acres)	Residentially Zoned Land	Commercially Zoned Land	Industrially Zoned Land
East Brookfield	6,445	4,963 acres (77%)	1,482 acres (23%)	None (0%)
Brookfield	9,920	9,1826 acres (92.6%)	734 acres (7.4%)*	None (0.%)
Charlton	27,200	25,568 acres (94%)	544 acres (2%)	1,088 acres (4%)
North Brookfield	13,504	13,193 acres (97.7%)	27 acres (0.2%)	284 acres (2.1%)
Spencer	20,992	20,318 acres (96.8%)	277 acres (1.3%)	397 acres (1.9%)
Sturbridge	23,936	22,780 acres (95.2%)	694 acres (2.9%)	462 acres (1.9%)

Source: CMPRC buildout analysis (2001) funded by the Executive Office of Environmental Affairs through Executive Order-418.

* = A portion of Brookfield’s commercially zoned land is also zoned for mixed use, meaning that a portion could be developed residentially.

Spencer: East Brookfield and Spencer share a political boundary for a length of approximately 4.3 miles. East Brookfield has a Commercial district along Route 9 that abuts a Commercial district in Spencer. While East Brookfield’s Commercial district has a minimum required lot size of 30,000 square feet, Spencer’s Commercial district has a slightly smaller minimum required lot size of 20,000 square feet. North of Route 9, the majority of East Brookfield’s land is zoned Residential-Agricultural (one acre minimum lot size), while the Spencer side is zoned Residential-45 (45,000 square feet minimum lot size). There is a small stretch of land in East Brookfield that extends 200-feet on either side of Baker Hill Road which is zoned Residential, where the minimum required lot size is 30,000 square feet. Along Route 9 and north of Route 9, the zoning on either side of the shared political boundary appears to be compatible. East Brookfield’s Commercial district along Route 9 extends 200-feet south, whereupon the zoning turns to Residential-Agricultural in the vicinity of the Sevenmile River. This particular Residential-Agricultural district abuts two economic districts in Spencer: a Commercial district (north of the river) and an Industrial district (south of the river). South of this area, East Brookfield has a Commercial district that abuts an Industrial district in Spencer. This is the area where the Auto Distribution Center is located. South of this area, East Brookfield has a Residential-Agricultural district that extends all the way to Route 49 and the Spencer side of this area is zoned Residential-45. From Route 49 all the way south to the Charlton town line, the East Brookfield side is zoned Commercial whereas the Spencer side is zoned Residential-45. This particular area represents a significant zoning conflict between the commercial zoning on East Brookfield’s side and the residential zoning on Spencer’s side.

North Brookfield: East and North Brookfield share a political boundary for a length of approximately 2.9 miles. The zoning around the shoreline of Lake Lashaway is consistent, with East Brookfield's land being zoned Residential (30,000 square foot minimum lot size) and North Brookfield's land being zoned R-30 (30,000 square foot minimum lot size). The land between the Lake and North Brookfield Road is zoned Residential-Agricultural (one acre minimum lot size) on the East Brookfield side and R-66 (66,000 square foot minimum lot size) on the North Brookfield side. The only notable zoning inconsistency is that East Brookfield has a Commercial district extending 200-feet along either side of North Brookfield Road, while the zoning becomes R-66 upon entering North Brookfield.

Brookfield: East Brookfield and Brookfield share a political boundary for a length of approximately 5.2 miles. All of the Brookfield land abutting East Brookfield is zoned Rural Residential-70, meaning that the district has a minimum lot size requirement of 70,000 square feet. The only exception is a small area located just north of Quaboag Pond that encompasses the Lakeside Campground where the zoning is Village-35 (i.e., a minimum lot size requirement of 35,000 square feet). Both of the Brookfield zoning districts allow agricultural uses, institutional uses, single and two-family homes by right, and the Village-35 district also allows banks and financial institutions by right. East Brookfield's land abutting Brookfield is zoned Residential-Agricultural, where the minimum lot size requirement is one acre. As both towns have residentially zoned the land along their shared political boundary, there are no significant zoning conflicts here.

Charlton: East Brookfield and Charlton share a political boundary for a length of approximately 1.1 miles. All of the Charlton land abutting East Brookfield is zoned Agricultural, where the minimum lot size requirement is 60,000 square feet. East Brookfield's land abutting Charlton is zoned Commercial, where the minimum required lot size is 30,000 square feet. There is a significant zoning conflict here, both in terms of permitted uses (commercial versus residential) and dimensional requirements (30,000 square feet minimum lot size versus 60,000 square feet).

Sturbridge: East Brookfield and Sturbridge share a political boundary for a length of approximately 2.2 miles. All of the Sturbridge land abutting East Brookfield is zoned Rural Residential, where the minimum lot size requirement is one acre. As East Brookfield's land abutting Sturbridge is also zoned Residential-Agricultural with a one-acre minimum lot size requirement, there are no zoning conflicts along this political boundary line.

Problems Created by the Current Zoning Scheme: East Brookfield enacted its first Zoning Bylaw in 1974, with significant revisions occurring in 1979, 1986 and 1995. Even with the Town's periodic attempts to keep the Zoning Bylaw up-to-date, the Bylaw still largely resembles that of a small town circa the 1970s. East Brookfield's Zoning Bylaw will require major updating as it contains numerous conflicting provisions and erroneous legal citations, presents limited options for all types of development and is not consistent with Smart Growth principles that are being promulgated by today's modern planning community.

Based on town input and today's needs, East Brookfield may want to update the Zoning Bylaw's via:

- Provisions for senior housing.
- Provisions for open space residential subdivisions.
- Provisions for accessory apartments.
- Provisions for major residential development reviews.
- Provisions for rear lots or backland development.
- Provisions or requirements for affordable housing.
- Provisions for "building green".
- Definitions for items that would typically be defined in a local zoning bylaw.
- Improving existing definitions that may be misleading
- Removing conflicting provisions regarding two-family housing.
- Coordinated zoning within the town center area.
- Improvements in economic development options.
- Improvements in site plan development standards for new commercial uses.
- Updating the provisions of the Floodplain District that are not in compliance with the local floodplain bylaw requirements established by the Federal Emergency Management Agency (FEMA).
- More types and better defined Commercial Districts. Currently all types of development are permitted By Right in one Commercial district, including residential, commercial and industrial uses.
- Revising Zoning designations for specific areas that that meet long term planning and town needs
- Removal of zoning categories that were never established on the Town's Zoning Map.

Recommendation: East Brookfield should assemble a new Zoning Bylaw, one that can achieve the preferences of its citizens as expressed in this Master Plan.



Towns should expect to get what they zone for, and a poorly conceived zoning scheme usually results in an inefficient land use pattern that further results in a myriad of problems that the town needs to spend a great deal of money, time and human capital to sort out and correct. Zoning that follows a Master Plan can create greater efficiency of land use, reduce town costs and create a town as desired by its citizens.

Land Use – Goals
(as determined by town surveys and public meetings)

- Create a vibrant and attractive Town Center.
- Preserve the rural nature of the Town.
- Encourage new economic development in those areas where appropriate, at a scale and design that is in keeping with East Brookfield’s rural character.
- Promote open space preservation for the purposes of habitat protection, improving the quality of the Town’s unique water resources, and linking large tracts of open space together.

Land Use – Objectives

- Define the boundaries of what will be East Brookfield’s Town Center and limit the eventual expansion of municipal sewer service to this area only.
- Enact zoning that encourages a traditional village center that is consistent with East Brookfield’s history and traditions.
- Provide incentives for new commercial and residential development in the Town Center.
- Promote the rehabilitation of old and underutilized buildings particularly in the Town Center.
- Utilize Lake Lashaway as the Town Center’s primary visual component.

The following set of recommendations should be investigated so that bylaws may later be considered for enactment or revision by Town vote:

Land Use – Recommendations: Rural East Brookfield

1. Investigate the State’s Community Preservation Act: The Community Preservation Act (CPA) is a program that was designed by the Commonwealth of Massachusetts to help communities preserve open space, fund historic preservation efforts, create affordable housing and build recreational facilities. Currently over 100 Massachusetts cities and towns have adopted the CPA program, including neighboring Sturbridge. Since 2002, the Commonwealth has contributed over \$180 million dollars in matching funds to communities that have chosen to participate in the Community Preservation Act. The Community Preservation Act is essentially a voluntary program that establishes up to a 3% surcharge on local property taxes. As seen in the recommended example below, the average East Brookfield landowner could expect to pay approximately \$40 per year. The State currently matches any local funds collected by the community are currently matched at seventy-five cents to the dollar. For instance a community collecting \$150,000 would be entitled to an additional \$112,500 cash payment from the State. The

match is an annual payment distributed every October and remains in place for as long as the community participates in the program. The match is funded through the collection of legal fees from the Registry of Deeds.

Roadmap to the CPA: When a community is considering adopting the CPA, it can design the program to meet its specific needs and financial situation. There are a number of exemptions that the town can include in the act in order to protect people on fixed incomes or those facing financial hardships. The community can even limit the total financial impact of the program on property owners. The three major exemptions that can be included in the CPA are; senior, low income and property value exemptions.

Low Income and Senior Exemptions:

Community Preservation Act – Senior and Low Income Program Exemptions

Resident Class	One Person Household	Two Person Household	Four or More Person Household
Seniors (residents 60 and over)	\$50,960	\$58,240	\$72,800
Low Income Residents	\$40,768	\$46,592	\$58,240

Exemptions are based on net income and would likely be adjusted yearly

Source: The senior and low-income household income figures are for East Brookfield households as determined by the federal Department of Housing and Urban Development (HUD) based on 2007 income limits.

The above chart denotes the income exemptions that would apply for seniors and people of low income if the CPA were adopted with these exemptions. The listed income levels are based on net income amounts, i.e. the amount used to determine a person’s taxable earnings. Taxable income is income less all qualified tax deductions such as mortgage interest, qualified medical expenses, and so on. The authors of the CPA were acutely aware that many people, especially seniors, live on fixed incomes and are facing financial hardships. Consequently, many of those facing financial hardships will easily qualify for the program’s income exemptions, regardless of the value of their homes. Since the CPA is a local option, all one would have to do would to receive an exemption would be to submit a short simple form found at the town’s tax assessor’s office.

Partial Property Value Exemptions and Assessment Rates: In addition to the senior and low income exemptions, when adopting the CPA, the municipality can choose to exempt the first \$100,000 of a property’s assessed value from the annual CPA assessment. This would be a blanket exemption and apply to every property in town that is participating in the program. The community can also set the assessment rate at 1%, 2%, or 3%. The actual assessment is based on the taxes paid, not the valuation of the property. The following page presents an example of the impact of the CPA on an average property owner. The example shows the Act with a \$100,000 exemption and a 3% assessment.

What the CPA Means for the Average East Brookfield Property Owner:

Average East Brookfield Home – Assessed Value:	\$260,749
Less \$100,000 Exemption:	- \$100,000
Net House Value Subject to CPA Surcharge:	\$160,749
Municipal Tax Rate (per \$1,000 of assessed valuation):	\$8.47*
Municipal Property Tax (amount subject to CPA Surcharge):	\$1,361.54
CPA Surcharge Rate (3% x \$1,361.54):	3%
Annual Amount Paid to the CPA Fund:	\$40.85
Monthly Impact on Household Finances (\$40.85/12 months):	\$3.40

* = MA Department of Revenue 2007/2008 Fiscal Year.

As noted from the above example, the total annual impact of the CPA program on an average East Brookfield homeowner would be \$40.85, or \$3.40 per month. This number might be smaller or larger depending on the actual value of the property. According to the 2000 US Census, 465 eligible households in East Brookfield would contribute approximately \$42,000 annually to the Community Preservation Act. When this amount is combined with the Commonwealth’s current match of 75%, East Brookfield would have \$73,500 to spend each and every year on CPA housing, historic preservation and land protection programs.

Community Preservation Act Program Requirements: Once a community has passed the CPA by local ballot initiative, the municipality must remain in the program for a minimum of five years. But during the initial five-year period, the Town can make changes to the property surcharge amounts and program exemptions at any time. After the initial five-year period, the community can opt out of the program at any time. As part of its obligations under the CPA, the municipality must establish an oversight committee that manages the program’s funds and selects projects. 30% of the money (both public and state match) must be spent on historic preservation (10%), affordable housing projects (10%), and open space protection/or the creation of recreational facilities (10%). The remaining 70% of the funds can be spent in any amount on these three categories either singly or in any combination.

Average Home Value: East Brookfield		Total Local CPA Funds Raised Without State Match		Total Raised Per Year With State Match	
\$264,534					
Addition to Annual Property Tax Bill Using Average Assessed Home Value (only pick one value below)		Town Raises w/ low-mod exemption		With 75%* State Match Total Raised	With 75%* State Match w/ low-mod exemption
Assessment rates, no exemption					
1%	\$ 22	\$ 20,832.00	\$ 20,141.00	\$ 36,456.00	\$ 35,246.75
1.5%	\$ 34	\$ 31,248.00	\$ 30,212.00	\$ 54,684.00	\$ 52,871.00
2%	\$ 45	\$ 41,664.00	\$ 40,282.00	\$ 72,912.00	\$ 70,493.50
3%	\$ 67	\$ 62,497.00	\$ 60,423.00	\$ 109,369.75	\$ 105,740.25
Assessment rates, with \$100k exemption					
1%	\$ 14	\$ 13,921.00	\$ 13,575.00	\$ 24,361.75	\$ 23,756.25
1.5%	\$ 21	\$ 20,881.00	\$ 20,363.00	\$ 36,541.75	\$ 35,635.25
2%	\$ 28	\$ 27,841.00	\$ 27,150.00	\$ 48,721.75	\$ 47,512.50
3%	\$ 42	\$ 41,762.00	\$ 40,725.00	\$ 73,083.50	\$ 71,268.75

For instance, a 1.5 % assessment with no exemptions would mean a homeowner would pay an additional \$34 per year, or \$2.83 per month on their property tax bill.

Tax rate is based on FY07 tax figures from the Massachusetts Department of Revenue, \$8.47 per thousand

* FY2007-2008 State Match rate is 75%

Benefits of the Community Preservation Act Program: Property taxes traditionally fund the day-to-day operating needs of a town safety, health, schools, roads, maintenance and so on. But with lean municipal budgets, there is no steady funding source for preserving and improving a community's most important assets. Oftentimes these same assets, whether they are farmland or historic buildings are what make a community special for the residents who live there. The CPA is one way a town such as East Brookfield can help protect and preserve some of these properties. For example, the renovation of an historic Town Hall or the acquisition preservation of the Pelletier property would qualify for funding under the CPA.

More importantly, many state and federal grants now require cost matches. Communities that cannot provide these matches are effectively blocked from applying for many of these grants. Using funds from the CPA would allow East Brookfield to leverage its program money as a cost match and allow it to apply for and receive some of these grants. Using just one year's annual CPA assessment of \$73,500 would allow the town to pursue a \$294,000 grant that requires a 25% cost match (25% of \$294,000 = \$73,500).

In this time of constrained municipal budgets and vast tracts of unprotected space within its borders, East Brookfield should seriously consider investigating the CPA. Over 100 communities in Massachusetts have adopted the Act and have received over \$180 million dollars from the Commonwealth to date. East Brookfield could tap into this funding source with little financial hardship and potentially earn a significantly large return on its investment. Responsible Municipal Entities: The Board of Selectmen working in conjunction with the Master Plan Implementation Committee.



2 Adopt a Bylaw for Open Space Residential Subdivisions: (Housing Chapter Recommendation #10) An open space subdivision concept allows a developer to build homes closer together than would normally be allowed under the underlying zoning requirements, while preserving the remaining land as open space. Open space subdivisions appeal to developers because it enables them to build shorter subdivision roads and, where available, extend public utilities at a reduced cost. Open space subdivisions can help to preserve rural character if the local bylaw gives the Planning Board the flexibility to determine what areas of the property are to remain as undeveloped open space. This development concept makes economic sense for a municipality in several instances such as having a central bus-stop location for picking up school children, reduced infrastructure costs and the permanent protection of open space. If municipal utilities are required, the lines for such utilities can be extended into an open space subdivision

which is cheaper than extending them down an existing road as part of a conventional subdivision. A portion of the subdivision's open space can be used to provide recreation facilities for area residents, instead of the Town having to acquire and develop new recreational lands/facilities. Responsible Municipal Entity: The Planning Board.

3. Adopt a Local Wetland Protection Bylaw: East Brookfield has approximately 924 acres of wetlands. These valuable ecosystems serve as wildlife and fishery habitats. Wetlands also act as natural pollution filters and this is an important function in East Brookfield, which has extensive frontage along the Sevenmile River, East Brookfield River, Lake Lashaway, Quaboag Pond and Quacumquasit Pond. As wetlands are a critical factor for East Brookfield's environmental integrity, it is recommended that the Town adopt a local Wetland Protection Bylaw. Such a Bylaw would be in addition to the protections already afforded from the State's River and Wetland Protection Acts. Responsible Municipal Entities: The Master Plan Implementation Committee and the Conservation Commission.

4. Municipal Review of Lot Proposals: The Street Entrance Permit should be updated to revise the application, review and approval procedures and also address potential drainage issues not accounted for by the conditions currently addressed in the permit. The town should also consider adopting Stormwater Management and Driveway by-laws. The Stormwater Management by-law should reference the Massachusetts DEP Stormwater Management Policy and future revisions. The driveway by-law should include provisions for optimum driveway location with regard to line of sight at street entrance for safety reasons. If the driveway by-law specifies minimum and maximum grades, those grades should be tested on properties with various existing topographic conditions in order to assess the potential impact. If a driveway by-law requires a minimum slope from the road, back towards the interior of the lot and then a maximum slope to the house site, then properties with slopes towards the road may be inaccessible for building purposes. Sample Ordinances and by-laws can be found on the Massachusetts Attorney Generals website. ([Home](#) / [Government](#) / [Municipal Law Unit](#)) Responsible Municipal Entity: The Planning Board.

5. Adopt Provisions for Backland Development: The Town should consider adopting a zoning provision for backland development, i.e., "pork-chop" lots, "estate lots" or "flag lots". As more and more road frontage is developed, a substantial amount of inaccessible backland is created. The intensity of this problem will increase as the Town continues to grow and the frontage along existing roads continues to be developed residentially. Issues to consider when creating a backland development provision include:

- Having a reduced frontage requirement in exchange for a larger lot size (some communities require estate lots to be as large as five acres in size).
- Limiting the number of estate lots that created under a single development proposal or in close proximity to each other.
- Whether to allow shared driveways or not.
- Offering incentives to protect land that abuts existing protected open spaces.

Responsible Municipal Entity: The Planning Board or Zoning Board of Appeals depending on whether such lots are allowed by right or by Special Permit.

6. Work with Local Land Trusts: As part of East Brookfield's goal to maintain its rural nature and protect open space and water resources, both funding and expertise in implementing these goals will be required. East Brookfield should reach out to local land trusts to a) help obtain funding for open space conservation, b) provide local landowners with information on preserving their lands, tax benefits, etc. This can be a very complicated proposition, one that requires professional legal and tax planning assistance. There are several regional land trusts that have such expertise on staff. Land trusts work with property owners to meet the financial needs of the landowners while protecting the land (albeit sometimes in a limited fashion).

As part of its Open Space Plan, East Brookfield has identified areas that would be best preserved in order to meet the town's long-term goals. The Conservation Commission or Master Plan Implementation Committee can coordinate the local land trust with those property owners that would like to sell or preserve their land. Responsible Municipal Entity: The Conservation Commission or the Master Plan Implementation Committee.

7. Investigate Creating a Local Land Bank: As part of East Brookfield's goal to maintain its rural nature and protect open space and water resources, funding to implement these goals will be required. East Brookfield planners should research the feasibility of creating a local land bank similar to the land bank created for the Nantucket Islands. A fee would be assessed upon the sale of real estate. Similar to the funding provided by the Community Preservation Act (maximum estimate for C.P.A. would be \$40 per year) the Land Bank fees would allow the town to set aside funds each year for land preservation. The land bank would entail filing special legislation with the State Legislature to enable the Town to assess a tax on all real estate transactions, having the program adopted by the citizens at a Town Meeting, having the revenues raised placed in a designated fund for the purpose of open space acquisition and creating a local non-profit organization to manage the entire process. Be cautioned that having the Legislature pass such legislation on behalf of East Brookfield may be a tough sell. The Nantucket Islands were a special case because they were under imminent development pressure and were able to demonstrate to the Legislature's satisfaction that they could not be protected without creating a local land bank. While initially difficult to get up and running, the Nantucket Land Bank has been in existence since 1983 and currently holds 2,200 acres under permanent protection. As a first step, East Brookfield planners should arrange an informal discussion to broach this idea with its representatives to the Legislature. Responsible Municipal Entities: The Board of Selectmen, Master Plan Implementation Committee and Conservation Commission.

8. Ensure Future Preservation of Open Space Parcels: As part of East Brookfield's goal to maintain its rural nature and protect open space and water resources, the town can work with local landowners to purchase designated lands, including conservation restrictions, and work with other state and local organizations to do the same. Citizens have expressed a concern that these lands would not be protected forever as open space, so steps should be made to ensure these lands are forever open space. Conservation restrictions or joint landowning with other government bodies or organizations are just a few tools that could be utilized to ensure open spaces are protected and to maintain the future rural nature of East Brookfield. Responsible Municipal Entity: The Conservation Commission or the Master Plan Implementation Committee.

Land Use – Recommendations: Town Center

9. Enact zoning that encourages a more traditional village zoning that is consistent with East Brookfield's history and traditions (Housing Chapter Recommendation #9 and Economic Development Chapter Recommendation #4): Through the townwide citizen survey and the various public forums held as part of the master planning process, East Brookfield residents have expressed the desire to preserve their town but have a more vibrant and attractive town center. The current zoning is more aligned with typical suburban zoning bylaws than those zoning bylaws for a traditional town or village. As a necessary first step, town planners should endeavor to define the boundaries of what will be East Brookfield's future town center area. Before moving ahead with the zoning changes necessary for creating a more vibrant and attractive town center, East Brookfield planners will need to ensure that a sufficient infrastructure is in place especially considering that much of the town center lies in the town well aquifer recharge area (Zone II). While municipal water is available along Route 9, municipal sewer is not. It is difficult to preserve a traditional New England village center along Route 9 without the presence of municipal sewer, whether East Brookfield ties into a neighboring municipality's sewer system or establishes one on its own. By necessity, this will be a long-term goal. In the past, East Brookfield has considered tying into North Brookfield's sewer system.

Once the necessary infrastructure is in place, town planners should consider consolidating the various zoning districts that comprise the current town center into a single mixed-use district with development standards that would encourage and preserve a more traditional New England village center development pattern. The current town center has some land along Route 9 that is zoned Commercial and other portions that are zoned Residential. Promoting a dense mixture of commercial enterprises and new housing will undoubtedly require the extension of municipal sewer through this area.

Development standards to consider for this district include: zero front yard setbacks, minimum side setbacks, allowing more than four residential units per multi-family housing project, discouraging stand-alone commercial operations that require large amounts of parking, locating buildings in front of the lot with parking in the rear, façade design standards, signage and lighting standards, shared parking, mixed use buildings (shops on first floor, apartments above). When considering what design standards to adopt for a newly created mixed-use district, the Town could benefit from having a design workshop that would utilize the talents of landscape architects to help citizens visualize their preferred aesthetics for the town center area. East Brookfield could avail itself to the several entities for help with this effort. For example:

- There are two institutions of higher education that can assist East Brookfield with preparing the standards for a new Town Center mixed-use district: the Department of Landscape Architecture and Planning at the University of Massachusetts (Amherst), and the Department of Urban Studies and Planning at the Massachusetts Institute of Technology (Boston).
- The Quinebaug-Shetucket Rivers Valley National Heritage Corridor can provide funding for a Town Center design workshop. The Corridor does not prepare such studies itself; rather, it provides funding for a planning professional of the town's choosing.

A village center bylaw could also include incentives for developers to rehabilitate existing underutilized buildings, provide affordable housing, preserve environmentally sensitive areas, ensure that new development is pedestrian friendly, and provide streetscape amenities (street lighting, landscaping, benches, etc.). Responsible Municipal Entities: The Planning Board, Board of Selectmen and potentially a local Economic Development Committee.

10. Investigate Options for Providing Municipal Sewage Disposal for the Town Center: With the zoning changes creating a more vibrant and attractive town center, East Brookfield planners will need to ensure that a sufficient infrastructure is in place. While municipal water is available along Route 9, municipal sewer is not. It is difficult to create a traditional New England village center along Route 9 without the presence of municipal sewer, whether East Brookfield ties into a neighboring municipality's sewer system or establishes one on its own. Additionally, it is important to protect the waters of Lake Lashaway and the town aquifer. The town center currently sits on top of the northern part of the town water aquifer, the source of the town's water system. By necessity, this will be a long-term goal.

A traditional town center contains a mixture of uses and a dense development pattern, often with a mixture of uses within the same building (stores on the bottom floor and dwelling units above). The implications of the State's sewage disposal regulations (Title V) are such that every residential bedroom requires at least 10,000 square feet of land, if the property is located within a nitrogen sensitive area such as Zones I and II (wellhead protection areas) which many of the properties in downtown East Brookfield are located in and makes it difficult to create a dense development pattern.. East Brookfield planners have in the past explored the idea of tying into North Brookfield's sewer system, but local voters have yet to approve the funding necessary to investigate this option. It may be time to reconsider this option, both for the health and vitality of East Brookfield's plans for its town center, and for the health of Lake Lashaway, which has serious documented water quality problems. East Brookfield should contact North Brookfield and attempt to resurrect the joint feasibility study proposal that was not funded in the spring of 2005. This is a necessary first step to providing municipal sewer to the town center and the revitalization of this area. Responsible Municipal Entity: The Board of Selectmen.

11. Limit the Amount of Commercial Floor Space Per Business: (Economic Development Chapter Recommendation #2) The results of the public forums and the citizen survey conducted for the master planning process clearly indicate that East Brookfield residents are not in favor of allowing large-scale retail operations, i.e., the "big box" retailers in its Commercial zoning districts. In an effort to address this concern, the Zoning Bylaw should be amended to place a floor space limitation on new businesses. East Brookfield citizens have a preference for small-scale retail operations that fit within the village character of its Town Center. Responsible Municipal Entity: The Planning Board.

Land Use – Recommendations: Housing

12. Adopt a Senior Housing Bylaw: (Housing Chapter Recommendation #7) The Town should increase its options for senior housing within its Zoning Bylaw. To do this, the Town would need to give serious consideration as to which types of senior housing alternatives would

best suit its elderly population, whether they be congregate care facilities, independent living facilities, restorative care/skilled nursing facilities, or senior housing communities. Responsible Municipal Entities: The Planning Board in conjunction with the Board of Selectmen. Exploring additional senior housing opportunities could also be another project for a local housing partnership group.

13. Inclusionary & Incentive-Based Zoning: (Housing Chapter Recommendation #6) As mentioned previously, the Town does not have any portion of its housing stock being counted as affordable housing according to the latest Subsidized Housing Inventory by the state (DHCD). The Town would need to create approximately 80 subsidized housing units in order to reach the goal of having 10% of its housing stock consists of low/moderate-income housing. As mentioned previously, many Massachusetts communities have attempted to secure more low and moderate-income housing through the use of either inclusionary zoning or incentive-based zoning. In this way, developers are required, or provided incentives, to create a set percentage of affordable housing as part of the overall new housing development. It is recommended that East Brookfield evaluate which approach would be more useful to the Town in terms of creating new affordable housing and then implement its preferred option. Responsible Municipal Entity: The Planning Board.

14. Adopt Standards for Accessory Apartments: (Housing Chapter Recommendation #3) East Brookfield's Zoning Bylaw should be amended to include a specific provision for accessory apartments, along with standards for their creation and ongoing operation. Accessory Apartments, also known as "in-law apartments", allow for a small apartment as part of an existing house. Typically, family members, e.g., seniors, live in these apartments. It is not recommended, however, that boarding houses be created so bylaws should be carefully crafted to limit the accessory apartments.

As a first step, the Town would need to craft a definition for accessory apartments and insert this into Article V, Section II of the Zoning Bylaw (Definitions). As part of the standards for accessory apartments, the Town could include an affordability option for those homeowners wishing to ensure the long-term affordability of such units. Implementing such a provision would take advantage of the 2002 regulatory changes promulgated by the state Department of Housing and Community Development (DHCD) and would allow accessory apartments to be counted towards the Town's affordable housing stock if an affordable housing use restriction is put in place for the apartment. Per state (DHCD) regulations, the accessory apartment would need to be rented at a price affordable to persons or families qualifying as low or moderate income for a period of not less than 15 years, but the affordable housing use restriction could also be in perpetuity as many communities have done. The rent for the accessory apartment would only increase in proportion to the growth in the area's median household income as documented by the state (DHCD) (in East Brookfield's case, the rental price for accessory apartments would need to be affordable to persons or families qualifying as low or moderate income in the Worcester MA-CT Primary Metropolitan Statistical Area). Be forewarned that implementing such a provision would require the Town to annually monitor such units to ensure that household incomes do not exceed the state (DHCD) affordable income limits for the area. A local housing partnership could possibly take on the monitoring task on behalf of the Town. Responsible Municipal Entity: The Planning Board.

Land Use – Recommendations: Economic Development

15. Conduct a Feasibility Study for a Business/Industrial Park Within a Portion of the Route 49 Commercial District: (Economic Development Chapter Recommendation #5) Town Planners recognize that the long term health of East Brookfield’s economic sector is dependant on the future development of two areas: the first is the Town Center area along Route 9 (as discussed previously) and the second is the large commercial zoning district that abuts the east side of Route 49. Town Planners also recognize that the Route 49 commercial district as currently constituted is not satisfactory for two reasons: the district is disproportionately large and the uses permitted are too wide ranging. The district currently allows residential development, institutional uses, agriculture, service establishments, wholesale and retail businesses, warehouse and distribution facilities and public utilities. Town Planners believe that reducing the size of this district to its best usable portion and limiting the permitted uses to those that could be housed within a well-planned business/industrial park would better serve East Brookfield than the current zoning arrangement. It is therefore recommended that East Brookfield initiate a business/industrial park feasibility study for the Route 49 commercial district. As this district contains East Brookfield’s largest contiguous area of vacant developable land zoned for economic development, the Town needs to plan for this area wisely. A park feasibility study would be a first step in the process. A business/industrial park feasibility study would typically involve an environmental survey of the land in question, traffic analysis and infrastructure assessment. The feasibility study would conclude with a design layout of the park aimed at minimizing the disturbance of sensitive environmental areas, identify the best locations for ingress/egress to the park and develop strategies (including cost estimates) for extending the necessary infrastructure to the park.

The feasibility study would need to account for the two primary limiting factors for developing this area, namely the lack of infrastructure and limited access. While the Town could potentially extend its water lines to this area, the lack of municipal sewer makes this area less than ideal for a business/industrial park. It is unlikely that neighboring Spencer would be willing to extend its sewer lines to service this area because its wastewater treatment plant is nearing full capacity and what capacity is left is reserved for development in Spencer. Thus, the Town may need to allow the park developer to construct a package treatment plant to handle the park’s wastewater disposal needs. Poor access to the district’s land is another issue to resolve. The two local roads with available frontage are not suitable for commercial vehicular traffic and the State has designated Route 49 as a limited access highway. While the State intends to limit the number of curb cuts along this road, it did set a precedent by allowing a curb cut for the Auto Distribution Center. Thus, the State may be willing to entertain another point of access to allow for the development of a well-planned business/industrial park if the infrastructure and access issues are resolved.

Upon completing a business/industrial park feasibility study, East Brookfield Planners can rezone the best suitable portion of the Route 49 commercial district for a business/industrial park and rezone the remaining land for residential, agricultural or conservation purposes. One use that should not be allowed in a new business/industrial park district is residential development. East Brookfield should not continue the current zoning practice that allows its vacant developable land zoned for economic development to be eaten up by residential development. Responsible Municipal Entities: The Planning Board, Board of Selectmen and potentially a local Economic Development Committee.

16. Expand Economic Development Options: The zoning bylaw's Table of Use Regulations should be expanded to allow a broader range of industrial land development options. Our nation's economy has changed significantly over the past twenty years and East Brookfield's Zoning Bylaw has not kept pace. It is recommended that the Table of Use Regulations be broadened to allow for biotechnology facilities, manufacturing facilities, laboratories, business and office parks, fiber optics and other economic development options as may be appropriate. Responsible Municipal Entity: The Planning Board.

17. Adopt Design Standards as part of the Site Plan Review Process: The existing Site Plan Review procedures within the Zoning Bylaw should be amended to give developers more guidance regarding how the Town would like to see commercial/industrial sites developed. The Town can clearly spell out its design preferences in the form of standards incorporated into the current Site Plan Review procedures. Having such standards in place would ensure that new economic development enterprises are built in a way that blends the new buildings into East Brookfield's community character with minimal disruption to adjacent neighborhoods and existing traffic patterns. Items to consider when developing site design standards include:

- Drainage and stormwater management
- Landscaping
- Lighting
- Building location and façade appearance
- Parking area design and location
- Site access and egress
- Screening and fencing

The Zoning Bylaw's current Site Plan Review provisions ask the developer to provide information on the above items, but offer no guidance on how they should be designed. The Planning Board can rectify this problem by clearly articulating a set of design standards that reflect the community's preferences for the visual appearance of new economic development enterprises. Responsible Municipal Entity: The Planning Board.

18. Add Low Impact Development Standards: Often, the development process begins with the clearing and leveling of an entire parcel. Conventional developments that follow commonly contain wide roads and large parking lots. These large impervious areas prevent water from infiltrating into the ground (which normally replenishes groundwater supplies and supports nearby wetlands and streams with base flow) and convey polluted runoff into water bodies. In order to deal with water that runs off of these sites, structural storm water controls such as catch basins, pipes, and detention ponds are used. Conventional landscaping of these developments brings additional concerns including the introduction of non-native plants, use of herbicides, pesticides and fertilizers, and excessive water consumption.

Low impact development standards begin with 1: site planning and 2: incorporation of best storm water management practices. Site planning identifies critical site features such as wetlands, poor soils, or drinking water protection areas that should be set aside as protected open space. Natural features, such as vegetated buffers and view sheds, will also play an integral role in any planning.

After the critical open space areas are identified and set aside, sustainable development areas are then identified as "building envelopes." Within the delineated building envelopes, a broad range of design techniques, such as shared driveways, permeable pavers, and bioretention are used to reduce the level of impervious cover and improve the quantity and quality of storm water drainage.

Low impact development provides important benefits to the municipality, the developer, and the general public. With less impervious area and smaller infrastructure (stormwater drainage and other utilities), means significant cost savings to developers. Less impervious surface creates less surface runoff, which will decrease the burden to municipal drainage infrastructure. These techniques also reduce non-point source pollution to drinking water supplies, recreational waters, and wetlands, saving future expenditures for restoration of valuable water resources. Responsible Municipal Entity: The Planning Board.

19. Digitize Tax Assessor Maps: Consider the digitizing of Tax Assessor maps in order to assist in upcoming zoning changes. Grants are available for this project. Responsible Municipal Entity: The Planning Board, Tax Assessor

