



Director of Community and Economic Development

UPDATE

October 4, 2021

■ Director's Report

1. Market-Fiscal Analysis RFP

The responses are due Monday, October 4th at 2:00 pm. I should be able to report on what we received on Monday night.

2. Hazard Mitigation Plan RFP

Responses are due on the 14th.

3. Climate Action Planning

Post-public meeting, members are beginning to scale back the breadth of the program by only assigning 1-2 goals per subcategory and probably no more than 40 actions. Next step is to convene a stakeholders meeting at the end of October or beginning of November. Much depends on whether the Proclamation passes at Town Meeting.

■ Protective Bylaw Amendments – Fall 2021 Town Meeting

Please refer to prior two UPDATE editions for summaries of the bylaws and outreach efforts. An inquiry has determined that there were NO substantive changes or edits by Town Counsel. We should be seeking to close the Public Hearing Monday night.

The Town Administrator noted that while presenting at Town Meeting has been limited by the Moderator to Committee Chair's, the Planning Board. With the Chair unavailable for Town Meeting, can allow the Vice-Chair to speak on some articles with one alternate for other articles.

■ Re-Introduction of Open Space Residential Development Bylaw

Time permitting, we will have this presentation Monday night. It will be important to have a broader discussion of this Bylaw amendment so that members feel comfortable with the concept and the details. My present concerns are as follows:

1. It still is not “generous” enough and will not allow the closer clusters that establish a village or hamlet-like feel. The “generosity” relates to being able to produce enough units to make development financially feasible for developers—one big issue with the current Bylaw that precipitated this overhaul.
2. There is still not a satisfactory wastewater explanation or solution.

It is hoped that these issues will be addressed before the public hearing. One could argue that because resulting development will still not be very viable market-wise and that we really haven’t solved the problem(s) that make the Bylaw un-useable. On the other hand, it is somewhat of an improvement and the clarity and specificity of language related to open space and other provisions is far better. I look forward to beginning the discussion.

If done right, this could be a conduit for solving several historical gaps in local land use. Very soon, the Planning Board should be thinking about developing outreach materials for OSRD similar to how we did it for the Ayer Road Vision Plan. Also there is a need for significant outreach.

■ Review of Scenic Road Consent Decision – 129 Poor Farm Road

Draft decision will be attached to the email conveying this UPDATE. Several additional items need to be added but nothing substantive. Please review the draft for accuracy.
