

Master Plan Recommendations - Matrix of Recommendations								
	Land Use and Zoning	Planning Board	Board of Selectmen	Agricultural Commission	Board of Assessors	Economic Development Committee	Conservation Commission	Common and Mall Committee
	<i>Town Center -- Village, Business A, and Business B Districts</i>							
1	Adopt a Local Historic District to protect the historic qualities of the Town Common.							
2	Modify front setback requirements in the Town Center to allow the same building-to-street relationship that exists for older properties.							
3	Identify land suitable for Business A zoning to allow small-scale commercial services.							
4	Enact off-street parking requirements and design standards to shape the quality of commercial development.							
5	Adopt an expedited procedure for owners to obtain permission to alter or expand their dwelling without requiring a special permit.							
6	Remove the requirement for a special permit for single family homes in BA.							
7	Revise the requirement for a special permit for more than one principal use on a lot in BA and BB districts, and specify regulations that will provide safeguards for near-by residences.							
8	Adopt a maximum size limit on commercial buildings to exclude shopping plazas and big box retail stores that are out of scale with a rural community.							
9	Expand the sidewalk network to encourage walking to local shops and institutions.							
	<i>Rural District</i>							
10	Revise the OSRD Bylaw by making it a by-right use and modifying standards that may discourage developers from using the provision.							
11	Exclude industrial uses from the RR district, such as warehouses, lumberyards, fuel storage yards, truck terminals, research labs, and computer software manufacturing.							
12	Develop design standards to soften the impacts of business uses in residential areas							

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13	Support farmland preservation through purchase of development rights, especially the state's Agricultural Preservation Restriction (APR) program.							
	<i>General Land Use Recommendations</i>							
14	Seek state funds to implement energy conservation measures and evaluate the potential for renewable energy sources to meet the Town's energy needs.							
15	Remove any zoning impediments to the use of alternative energy sources, and develop a wind energy zoning bylaw to regulate the construction of new wind turbines.							
16	Prepare a senior housing bylaw to allow development of age-restricted housing for local seniors who wish to remain in town after selling their residence.							
17	Adopt a Right-to-Farm bylaw to protect farmers from nuisance complaints of adjacent residents, and establish an Agricultural Commission to promote the interests of farmers vis-à-vis local government.							
18	Complete computerized mapping of land ownership parcels and develop a GIS to provide local officials and the public with an accurate depiction of physical, environmental, and socio-economic conditions in the community.							
19	Prepare a new Official Zoning Map to display zoning district boundaries on a parcel base map.							
20	Prepare a development guidebook that provides clear direction to developers and residents for navigating through local permitting procedures. Enhance coordination among local officials and land use boards to streamline the development review process and avoid conflicting decisions or conditions.							
21	Revise the Flood Plain District regulations to remove ambiguity concerning permitted uses and activities.							