



## **District Local Technical Assistance Projects 2012**

January 2013

During 2012, the Metropolitan Area Planning Council (MAPC) undertook the following land use planning and shared services projects using District Local Technical Assistance funds, at times augmented by other funds available to MAPC. For more information on these projects, contact Mark Racicot, Director, MAPC Land Use Division at [mracicot@mapc.org](mailto:mracicot@mapc.org).

1. MetroWest Regional Open Space Connectivity Plan: Communities of Marlborough, Southborough, Ashland, Holliston, Framingham, Wayland, Natick, Weston and Wellesley. MAPC undertook final updates to a project begun using 2011 DLTA funding, to prepare the final MetroWest Regional Open Space Connectivity Plan report and maps, to encourage future inter-connectivity of open spaces.
2. Route 20 Zoning Analysis and Recommendations: Town of Sudbury. MAPC completed analysis and recommendations for options for zoning to meet the town's goals for mixed use redevelopment within the Sudbury Route 20 commercial district/village center.
3. Bridge Street Neck Zoning Analysis and Recommendations: City of Salem. MAPC hosted public meetings and provided recommendations for new zoning for mixed use redevelopment of roadway corridor in Bridge Street Neck neighborhood of Salem, to meet the goals of the previously-completed Gateway City visioning.
4. Mill District Re-zoning Project: Town of Saugus. MAPC met with a town planning committee and local business/property owners to prepare draft recommendations for new mixed use zoning and historic architecture design review guidelines for redevelopment of mill district north of village center.
5. MetroWest Natural Gas Fueling Station Feasibility Analysis: Communities of Ashland, Holliston, Framingham, Natick, Southborough, Sudbury, Wayland, and Weston. MAPC analysis investigated the potential cost savings that could be achieved by an inter-municipal agreement related to the shared use of one or more regional natural gas vehicular re-fueling stations in the subregion, as well as the potential for private-public partnerships to fund the construction of the fueling stations, and the additional cost associated with converting vehicles to CNG fuel.
6. Parking Bylaw Assistance: Town of Bellingham. As follow-up to 2011 SWAP Parking Model Bylaw (DLTA 2011), MAPC provided assistance to the town of Bellingham in preparing amendments to zoning bylaw regarding parking.
7. Regional Housing Services Feasibility Analysis: Communities of Danvers, North Reading, Peabody, Reading, Saugus and Wilmington. MAPC worked with the communities to investigate potential cost savings and improvements to service delivery that could be achieved by establishment of a shared services agreement between 6 communities regarding affordable housing related tasks.
8. Visioning and Downtown Economic Development Analysis: Town of Swampscott. MAPC assisted the town in hosting a community-wide visioning, followed by focused implementation discussions for the downtown, Humphrey Street and train station areas, as an initial stage of a Master Plan.
9. Subregional Priority Area Mapping: Communities of Winchester, Woburn, Burlington, Wilmington, North Reading, Reading, Stoneham, Wakefield. In conjunction with funding from the federal Sustainable

Communities grant and the Unified Planning Work Program, MAPC worked with the communities to map municipal-level Priority Development Areas, Priority Preservation Areas, Significant Transportation Investments and other infrastructure investments needed to support those priorities. Project will complete in 2013 using Sustainable Communities and Unified Planning Work Program funds to undertake regional analysis and host regional forum to present results.

10. Inter-municipal Shared Services - Energy - Outdoor lighting: Multiple communities participating to varying extents: Arlington, Ashland, Beverly, Boston, Cambridge, Chelsea, Dedham, Framingham, Gloucester, Manchester, Marlborough, Maynard, Medfield, Medford, Medway, Melrose, Natick, Newton, North Reading, Norwell, Quincy, Reading, Sherborn, Swampscott, Wayland, Weymouth, Winchester, Winthrop and Woburn. Program to facilitate LED Streetlight/outdoor lighting retrofits through bulk purchasing/group procurement (for Arlington, Chelsea, Natick and Woburn), educational and networking events, and general support for MAPC municipalities and other public entities statewide through facilitation of an LED street light category into statewide contract FAC76.
11. Inter-municipal Shared Serves - Energy - ESCO 2: Multiple communities participating to varying extents, including: Belmont, Marlborough, Medford, Winthrop. In preparation of a regional procurement of an energy services company (ESCO) to provide energy services to MAPC municipalities in 2013. Hosted a workshop in collaboration with state agencies, utilities, financiers and owner's agents to discuss options for financing energy efficiency projects in municipal buildings.
12. Inter-municipal Shared Services - Energy – Solar: Communities of Belmont, Beverly, Boxborough, Brookline, Chelsea, Hudson, Lincoln, Marlborough, Medford, Medway, Melrose, Reading, Sherborn, Wayland, Weston, Weymouth, and Winthrop. To facilitate a regional procurement of professional solar installation services for multiple municipalities in the MAPC region.
13. Inter-municipal Shared Services - Energy - Energy Circuit Rider Program: Communities of Bedford and Arlington. To facilitate the establishment of a shared energy manager between communities to advance local energy work in the MAPC region.
14. Downtown Rezoning: Town of Hull. MAPC worked with the town staff and Planning Board to host public meetings and to prepare draft zoning to promote redevelopment of downtown Hull for mixed uses, educational facilities, hotel, public space, etc. per Hull-run 2011 visioning sessions.
15. South Street Mall Zoning and Transportation Analysis and Village Center Visioning: Town of Wrentham. MAPC undertook an analysis of potential buildout in South Street mall area, examined transportation impacts, and proposed alternative growth patterns and mitigation measures. MAPC also hosted a visioning session related to re-development of Village center, and determine zoning changes needed to meet the community goals for redevelopment into a mixed use village.
16. Feasibility Analysis for shared park planning and management as an element of Economic Development promotion: The Boroughs Trail Feasibility Study was initiated by the Marlborough Economic Development Commission (MEDC). The project was a collaborative effort among MAPC, CMRPC, the City of Marlborough and the Towns of Southborough, Northborough and Westborough, and stakeholders from trail committees and land preservation organizations. This project resulted in a public-private collaboration that is now working to strengthen the trails and greenways of the region as a means to make the Boroughs a more attractive and desirable location for employers, their employees and residents.
17. Zoning Analysis and Recommendations: Town of Winthrop. MAPC worked with the Winthrop Zoning Ordinance Review Committee and Planning Board to examine existing permitting practices and ordinance in the town, and provided recommendations for development principles to meet community goals for redevelopment.
18. Comparative Buildout of current versus proposed zoning: Town of Southborough. MAPC reviewed proposed zoning to determine potential changes (from current zoning) for growth in residential and commercial space a) under the cluster development bylaw, b) in commercial zones along Route 9 and c) in 3 village areas.

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