NOTIFICATION OF RECORDING

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Opening Remarks
I. Welcome and Introductions
II. Project Overview
III. Survey Results
IV. Draft Zoning Recommendations
V. Next steps
Project Overview
Who is Working on the Project?

**Town of Essex**
- Brendhan Zubricki, Town Administrator
- Dana Menon, Town Planner

**Essex Planning Board**
- Kim Drake, Chair
- Matthew Greco
- Samuel Sturgis Crocker V
- Michael McConnell
- Westley Burnham
- Lisa O’Donnell
- Shelly Bradbury

**MAPC**
- Andrea Harris-Long, AICP, Senior Planner
- Courtney Lewis, Regional Land Use Planner

Diagram:
- Planning Board
- Town of Essex Staff
- Essex Community (Residents and other Stakeholders)
Who is MAPC?

101 cities & towns
4.3M people
Smart Growth & Regional Collaboration

www.mapc.org
Bylaw Review Project Timeline

**Project Kickoff & Bylaw Review**
- Nov/Dec 2021: Stakeholder Interviews (with Town staff, PB members, applicants, etc. to understand current zoning)
- Dec 2021: Data Collection and Vetting (with Town staff & PB members)

**Community Outreach: Future of Zoning in Essex**
- Jan 2022: Planning Board Meeting #1 (Introduce staff, planning/zoning 101; review initial zoning findings and proposed engagement plan)
- Focus Groups or 1:1 Interviews (Review zoning findings and get feedback on future of zoning)

**Preparing Recommendations**
- Feb 2022: Community Forum #1 (Planning/zoning 101; review zoning findings and get feedback on future of zoning)
- Community Survey (General public, stakeholders from interviews/focus groups, etc.)
- Grant Expression of Interest* (Participate in One Step virtual guidance sessions; define project goals and purpose)

March 2022:
- Planning Board Meeting #2 (Review engagement findings & potential recommendations)

Grant Application (Finalize recommendations and review potential next steps for grant)

April 2022:
- Planning Board Meeting #3 (Finalize recommendations and review potential next steps for grant)
- Grant App prop* (Prepare for application submittal in May-June)

Note: this project is not proposing specific zoning bylaw amendments

Ongoing engagement:
Website updates, social media promotion of events, press releases, etc.
Part of a bigger process

Step 1: Bylaw Review Project (Zoning Recommendations)

Step 2: Apply for State Grant (Summer 2022)

Step 3: Prepare zoning bylaw amendments (Fall 2022-Fall 2023)
Goals of the Project

- Understand Essex’s existing land use patterns.
- Gauge public opinion on the existing Zoning Bylaw.
- Consider best planning practices and provide recommendations on ways the Town’s zoning can be modified in the future.
- Project outcome: report with zoning recommendations

Goals for tonight

- Share zoning survey results
- Share draft zoning recommendations
- Section 3A (MBTA Communities) Briefing by Board of Selectmen – note: this is separate from the bylaw review project
Did you attend or watch the February 15 forum or take the zoning survey for this project?

- No, I didn't attend the forum or take the survey, 16
- Yes, I attended or watched the forum, 4
- Yes, I attended or watched the forum and took the survey, 32
- Yes, I took the survey, 19
Townwide Survey
February Forum

73 participants

Townwide Survey

- 428 responses!
- Online survey open from Feb. 15 - March 1
- Distributed through Town website, boards and committees, social media, word of mouth, etc.

15-01
Feb-March
Who took the survey?

- 97% live in Essex
- 31% work in Essex
- 21% own a business in Essex
- 94% homeowners

Age of Respondents:
- 25-34 years: 16%
- 35-44 years: 21%
- 45-54 years: 26%
- 55-64 years: 29%
- More than 10 years: 68%
- 0-3 years: 8%
- 3-10 years: 23%
Who took the survey?

Race of Respondents

- White, 78%
- Prefer not to answer, 19%
- Other*, 2%

*Other than White, Black, Asian, or Latino

Household Income of Respondents

- Under $50,000: 29% Respondents, 9% Townwide
- $50,000-$100,000: 9% Respondents, 19% Townwide
- $100,000-$150,000: 20% Respondents, 20% Townwide
- Above $150,000: 34% Respondents, 33% Townwide
- Prefer not to answer: 35%
Familiarity with Zoning

26% of respondents attended the Feb. 15 community forum.

How familiar are you with Essex’s Zoning Bylaw?

- Moderately familiar: 36%
- Somewhat familiar: 29%
- Slightly familiar: 19%
- Not at all: 8%
- Extremely familiar: 7%

Level of understanding for how zoning affects personal property:

- Very knowledgeable: 32%
- Some understanding: 58%
- Not sure: 10%
What are the most important land use challenges?

1. Managing growth in an appropriate and sustainable manner: 53% Important, 37% Most Important
2. Incompatible uses locating next to each other: 36% Important, 45% Most Important
3. There is no location designated as appropriate for growth in the town: 12% Important, 50% Most Important
4. Existing regulations are difficult for landowners and project applicants to understand: 9% Important, 48% Most Important

Other (please explain): 24% Important, 61% Most Important
What is the most important role the Town should play in managing land use?

- Regulate through the existing Zoning Bylaw: 25%
- Tighten zoning regulations: 57%
- Loosen zoning regulations: 4%
- Other (please explain): 14%
What is the most important role in managing land use?

**Modernize zoning to protect well-being and further community vision**

“Articulate town’s vision of itself and the bring clarity to zoning bylaw; currently fairly vague - partly b/c of town’s historic aversion to zoning but also its lack of commitment”

“Create a whole new zoning by-law that takes into consideration what the town’s people want Essex to look like in the next 5, 10, 20 and 50 years. then create zoning districts that reflect that vision. first the town needs to create a major plan then change zoning.”

“Design zoning with a vision for well-being. SOP zoning is not progressive when the needs of the next generation are vastly different than a decade ago. A primary focus could be to create and preserve connections with the natural environment, smaller residential housing and small business all play a role.”

**Create commercial & industrial zoning districts**

“Real zoning is essential to reduce property owners’ uncertainties and establish areas as appropriate for varied uses.”

“Create commercial zoning… where commercial use is already there. Areas along Eastern Ave (RT 133) to the Gloucester line. Western Ave. from Apple St to the Hamilton line.”

**Preserve open space, natural resources, and Essex’s small-town feel**
What makes Essex special?

82% of respondents said the Great Marsh and Essex River.

76% said open space and natural resources.

Photo credit: Arlene Taliadoros
Is there anything you would change about residential areas in Town?

<table>
<thead>
<tr>
<th>Option</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allow accessory dwelling units</td>
<td>64%</td>
</tr>
<tr>
<td>Limit non-residential uses</td>
<td>62%</td>
</tr>
<tr>
<td>Continue to allow home occupations with additional regulations</td>
<td>46%</td>
</tr>
<tr>
<td>Continue to allow home occupations</td>
<td>40%</td>
</tr>
<tr>
<td>Continue to allow short-term rentals</td>
<td>35%</td>
</tr>
<tr>
<td>Limit short-term rentals</td>
<td>23%</td>
</tr>
<tr>
<td>Continue to allow commercial and industrial uses</td>
<td>21%</td>
</tr>
<tr>
<td>Other</td>
<td>8%</td>
</tr>
<tr>
<td>Prohibit home occupations</td>
<td>4%</td>
</tr>
<tr>
<td>Prohibit accessory dwelling units</td>
<td>3%</td>
</tr>
</tbody>
</table>

**Photo credit: American Planning Association**

64% of respondents want accessory dwelling units (ADUs)

62% of respondents want to limit non-residential uses
Is there anything you would change about residential areas in Town?

Designate appropriate areas for commercial and light industrial uses

“Limit non-residential uses based on the type of business, i.e., a factory should not be allowed in residential areas”

“I want to allow commercial and industrial uses but in their own zones. Not mixed in with residential areas (other than mixed-use downtown). I want to allow home occupations, but there needs to be clarity about what that means. Does a contractor who operates out of his/her home count as a home occupation if they store all of their construction equipment there? If so, I don’t support that.”

Home Occupations

“Home occupations should not designate that house to be commercial when sold.”

“Enforcement” of the existing bylaw

Short-term Rentals

“Need regulations that require owner occupancy while renting and noise regulations, i.e., loud noise & conversation is not allowed after 10PM”

“Should be prohibited”

Accessory Dwelling Units & Conversions

“Accessory units can help [increase affordable housing]”

“As long as septic requirements are met, allow a 2 family to become a 3-family dwelling.”

“Allow in-family apartments/split homes”
<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory dwelling units</td>
<td>69%</td>
</tr>
<tr>
<td>Single- and/or small multi-family w/ home office</td>
<td>51%</td>
</tr>
<tr>
<td>Clustered/cottage homes</td>
<td>36%</td>
</tr>
<tr>
<td>Deed-restricted Affordable Housing</td>
<td>31%</td>
</tr>
<tr>
<td>Two- or three-family homes</td>
<td>30%</td>
</tr>
<tr>
<td>Attached single-family</td>
<td>28%</td>
</tr>
<tr>
<td>None, I prefer single-family detached</td>
<td>25%</td>
</tr>
<tr>
<td>Multi-family</td>
<td>22%</td>
</tr>
<tr>
<td>Other (please explain)</td>
<td>7%</td>
</tr>
</tbody>
</table>
Where would you like to see other housing options?

“It depends on where they will be allowed. I prefer to keep the character of some neighborhoods. Clusters may be better in some cases when saving open space around. Size and placing of accessory important.”

“We need to step up and create state-defined affordable housing units.”

“Over 55 townhouse 40B development”

“Depends on where located. If neighborhood character is high density (downtown) makes sense to permit 2-3 family and mixed-use housing there. If more rural, would not like to see that. Maintaining agricultural uses is very important”

“Proactively court more affordable housing or someone will build it for us under Ch. 40B”
Where would you like to see other housing options? (choose up to 5 locations)
Would you like the Town to designate specific areas for commercial uses?

- Yes: 75%
- No: 25%

If yes, where should those uses go?

80 respondents would like to see commercial uses continue to be allowed throughout Town.
Why do some people want to continue to not establish commercial zones?

Some people believe Essex has enough businesses and do not want any new ones to occur.

Some see commercial districts as attracting growth that would be inconsistent with “bucolic” feel.

Add stipulations or require existing businesses to be redefined or upgraded.
Would you like the Town to designate specific areas for industrial uses?

Yes 74%

No 26%

If yes, where should those uses go?

49 respondents would like to see industrial uses continue to be allowed throughout Town.
Why do some people not want to establish industrial zones?

Industrial uses are incompatible with small, rural characteristics of Essex

“Takes away from seaside community that we are. And when unmanaged increase potential pollutants to our fragile marsh”

“It ruins the feel of a cozy seaside town”

“The character of this town is rural, scenic and quiet; industrial business tend not to be.”

Concern over negative externalities (pollution, noise, etc.)

“They interfere with the small town/rural nature of the town -- loud, threatening to the environment, too apt to encroach on neighboring residential areas”

“Noise traffic and hazardous waste; not compatible with the Essex River and the Great Marsh”
What kind of businesses would you like to see open in Essex? *(themes from written responses)*

<table>
<thead>
<tr>
<th>Category</th>
<th># of Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small shops and businesses</td>
<td>78</td>
</tr>
<tr>
<td>Neighborhood services (pharmacy, grocery...)</td>
<td>72</td>
</tr>
<tr>
<td>Local restaurants</td>
<td>57</td>
</tr>
<tr>
<td>Breakfast options (coffee shop, bakery, etc.)</td>
<td>45</td>
</tr>
<tr>
<td>Light commercial/economic development (office...)</td>
<td>25</td>
</tr>
<tr>
<td>Professional &amp; Personal Services</td>
<td>19</td>
</tr>
<tr>
<td>No chain restaurants or stores</td>
<td>15</td>
</tr>
<tr>
<td>Eco-tourism and marine industry</td>
<td>13</td>
</tr>
<tr>
<td>Environmentally friendly commercial growth</td>
<td>12</td>
</tr>
<tr>
<td>No new businesses - like as is</td>
<td>7</td>
</tr>
</tbody>
</table>
If specific types of businesses were limited, what would you like to see restricted?

- Harmful to environment: 64
- Industrial uses: 52
- Minimize those with negative externalities: 50
- Very large buildings (including large businesses): 41
- Chain stores or restaurants: 37
- Marijuana: 18
- Auto dealers, repair shops, or trucking: 9
- Alcohol-related businesses: 8
- Adult businesses: 8
- Cell phone towers: 7
- Outdoor storage in residential areas: 6

Development standards could address:
- Noise
- Lighting
- Traffic, including delivery traffic
- Hours of operation
- Building size and design
- Parking design
- Outdoor storage
- Buffers

# of responses
Last thoughts about the different land uses that could occur in Essex

- Protect **open space**

- Diversify **tax base** and reconsider existing code

- Expand **housing options**, ideally low- to moderate-density, especially for seniors and people with low incomes

- Create and **preserve residential areas**

- Opportunities to **add development standards** and improve site plan review process

- Continue allowing **agricultural uses** that contribute to Essex’s rural landscape

- No change – **like zoning how it is** (flexible for home occupations and property owners)
Home occupations

- No problem with current regs: 36%
- Regulated too strictly; loosen requirements: 4%
- Additional regulations could be good: 31%
- Need better enforcement of existing regs: 21%
- Other: 8%
- Other comments:
  - "Commercial use should be more restricted and NOT be less than Home Occupation requirements."
  - "We need better and more evenly applied enforcement."
  - "Traffic and noise limitations to protect residents are needed to avoid high impacts."
31% of respondents said additional regulations could be beneficial.

Regulations could better address:
- Noise
- Enforcement
- Parking
- Outdoor storage
- Traffic impacts, including deliveries
- Pollution
- Number of employees
How do you feel about the Town creating new zoning districts?

66% “Very supportive” or “Generally supportive”

25% “Generally concerned, or “Very concerned”

6% of respondents are neutral.
How do you feel about the Town adding more design or development standards for non-residential uses but continuing to allow them everywhere?

33% “Very supportive” or “Generally supportive”

57% “Generally concerned” or “Very concerned”

7% of respondents are neutral.
Are you supportive of expanding the applicability of the Special Permit process?

72% 🌟

28% 🚫

What types of uses should require a Special Permit?

- All commercial and industrial
- Any change of use to non-residential when next to residential
- When certain thresholds are met (parking, building size, traffic impacts, etc.)
Are you supportive of expanding the applicability of the Special Permit process?

28% 👎

Why don’t you want to see the Special Permit process expanded?

“Would prefer to see land uses regulated by zoning districts, it is more predictable and fairer, less discretion”

“Appears too subjective, less clear cut than having defined zoning districts”

“Because that gives the town the right to deny people and will end up ruining the current zoning.”
If the Town were to add more development regulations, what would you like to see?

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environmental protections (stormwater management)</td>
<td>83%</td>
</tr>
<tr>
<td>Noise limitations</td>
<td>77%</td>
</tr>
<tr>
<td>Increased buffers and setbacks when applicable</td>
<td>77%</td>
</tr>
<tr>
<td>Increased landscaping/buffers when applicable</td>
<td>77%</td>
</tr>
<tr>
<td>Limitations on building height</td>
<td>76%</td>
</tr>
<tr>
<td>Limits on delivery truck traffic when in service</td>
<td>73%</td>
</tr>
<tr>
<td>Limitations on building size</td>
<td>70%</td>
</tr>
<tr>
<td>Lighting requirements</td>
<td>66%</td>
</tr>
<tr>
<td>Limits on hours of operation</td>
<td>57%</td>
</tr>
<tr>
<td>Building site orientation</td>
<td>42%</td>
</tr>
<tr>
<td>Other (please explain)</td>
<td>14%</td>
</tr>
</tbody>
</table>
Environmental Protections

Should the Town adopt a wetlands bylaw?
- Yes: 72%
- No: 9%
- Maybe, I want more information: 19%

Should the Town promote more resilient development?
- Yes: 64%
- No: 12%
- Maybe, I want more information: 24%
Themes from Focus Groups & Interviews

- Excited for project and opportunity to bring community together around zoning challenges

- Current bylaw is too “laissez-faire” and hard to interpret. Allowing uses everywhere is problematic

- Enforcement is lacking, largely due to limited staff capacity and resources

- Support creation of new zoning districts to direct commercial and industrial growth, with development standards

- Climate change is top of mind and should be considered as zoning amendments take shape

- Zoning reform will be hard and will require extensive community engagement, but it’s worth the work
Draft Zoning Recommendations

Focus Groups

Survey responses

Interviews

Planning Best Practices

Planning Board
Draft Zoning Recommendations

1. Establish zoning districts + use table
2. Update dimensional standards and use regulations (including development standards and parking)
3. Remove barriers to expanding housing options
4. Align zoning with community values of entrepreneurship, environmental stewardship, and historic preservation
5. Make the bylaw more user-friendly (including addressing confusing or conflicting regulations)
6. Improve the application review process
7. Expand capacity to adequately administer and enforce the bylaw
8. Develop a robust community engagement strategy
1. Establish Zoning Districts + Use Table

Create New Zoning Districts *(in addition to Downtown + Conomo Point Districts)*

- Agricultural/Residential District
- Commercial District(s)
- Open Space & Recreation District

**Use Table**

- List land use categories and determine what is allowed by-right, conditionally, by Special Permit, or prohibited

Hold *community forums* to inform:

- Where non-residential uses are appropriate
- What development standards are appropriate to keep new growth compatible with existing development (building size limits, height limits, etc.)
- How existing non-residential uses will be grandfathered in
## 1. Establish Zoning Districts + Use Table

<table>
<thead>
<tr>
<th>PRINCIPAL USE</th>
<th>TABLE OF USE REGULATIONS (cont’d)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>DISTRICT</td>
</tr>
<tr>
<td>Community Facilities (cont’d)</td>
<td>RRA₁⁶</td>
</tr>
<tr>
<td>Wastewater treatment facility, water treatment plant, sludge composting facility, sanitary landfill, refuse incinerator, recycling center, transfer station, other treatment or waste-related facility</td>
<td>SPB₁⁷</td>
</tr>
<tr>
<td>Town power plant, including a municipal wind energy conversion system</td>
<td>SPB₁⁷,₂⁶</td>
</tr>
<tr>
<td>Municipal parking lot or structure</td>
<td>—</td>
</tr>
<tr>
<td>Street, bridge, vehicular tunnel, or railroad lines</td>
<td>P</td>
</tr>
<tr>
<td>Facilities as needed for essential community services</td>
<td>P</td>
</tr>
<tr>
<td>Private utility overhead transmission line, substation or similar facility or building</td>
<td>—</td>
</tr>
<tr>
<td>Registered Marijuana Dispensary (RMD)</td>
<td>—</td>
</tr>
<tr>
<td>Commercial</td>
<td>—</td>
</tr>
<tr>
<td>Kennel, stable, livery stable or riding academy</td>
<td>SBA₂,₉</td>
</tr>
<tr>
<td>Veterinary hospital</td>
<td>SBA₂</td>
</tr>
<tr>
<td>Performing arts center</td>
<td>SBA</td>
</tr>
</tbody>
</table>

Types of Uses

- **Permitted by Right**
- **Permitted by Special Permit**

Zoning Districts
2. Update Dimensional Standards and Use Regulations (including development standards)

- Update Table 6-3.2.1 to reflect **dimensional standards by zoning district** (would clarify how this table interacts with Downtown and Conomo Point zones)
  - Additional limitations, such as maximum building size for commercial and/or industrial zones, could be added to help manage scale of new development

- Update Section 6-3.3 to reflect **development standards by zoning district**
  - New sections could address:
    - Accessory uses and buildings
    - On-site storage
    - Parking and loading areas
    - Noise regulations

- Update Section 6-6, **Parking**, to:
  - Encourage shared parking and access agreements
  - Update schedule to be consistent with new use table
  - Require parking lots of a certain size to have tree plantings
2. Update dimensional standards + use regulations (cont’d)

• Update Section 6-3.4.2 (Uses Requiring Special Permits) to:
  • More clearly state the process, including approval criteria and a new section on conditional approval
    • Example: Hamilton Zoning Bylaw
  • Could consider adding community impact thresholds that trigger Special Permit approval (e.g., traffic impacts, square footage, parking, etc.)

• Update Section 6-3.5.2 (Site Plan Review)
  • More clearly state application requirements and SPR procedures
  • Two tier SPR process Minor Site Plan Review and Major Site Plan Review
3. Remove barriers to expanding housing options

• Allow detached and attached accessory dwelling units and amend 6-5.5 to remove timeframe requirements.

• Update requirements for two-family and multi-family homes
  • 6-3.2.2. could be changed to 5,000 SF per unit, rather than per bedroom
  • Remove the 2-bedroom maximum requirement from 6-3.3.2.a

• Adopt an inclusionary zoning bylaw

• Amend 6-13, Open Space Residential Development, to remove potential barriers to using the tool
  • Remove 5-acre minimum size requirement
  • Allow by-right, especially if resulting in more than 50% permanently protected open space

• Section 3A (MBTA Communities) compliance
4. Align zoning with community values

• Host a visioning workshop at the beginning of Phase II

• Continue to allow home occupations
  • Better enforcement of existing regulations
  • Start tracking home occupations (by inventorying existing businesses and requiring permits for new home occupations)

• Promote resilient, adaptable development to prepare for climate change
  • Work with Conservation Commission to create a wetlands or conservation bylaw and incorporate wetlands buffers or “no build zones” in the zoning bylaw

• Consider adding more protections for historic and cultural resources, including scenic roads

• Consider tracking and regulating short-term rentals
5. Opportunities to make the bylaw more user-friendly (for Town officials and general public)

- Create a new section for “Measurements and Calculations”
  - Example: “Maximum Lot Coverage” is defined inconsistently.

- Review definitions
  - Remove outdated or unnecessary terms; add new terms based on amendments
  - Remove regulations that are intermixed in definitions
    - Example: “Street” definition includes width requirement. “Structure” definition includes exemption language. Move these requirements to appropriate bylaw section.

- Add graphics to demonstrate terms or measurements
  - Add photos of the different types of signs to Section 6-7.2.D
  - Add site plan examples to Section 6-13 (Open Space RD)
5. Opportunities to make the bylaw more user-friendly (for Town officials and general public)

- Clearly state *procedures and authority*
  - Update Section 6-8.1 to outline how enforcement works (notification, how to appeal, violations, and penalties)
  - Site Plan Review, Special Permit, and Variances
    - Note in Section 6-9.3.2 that use variances are not permitted

- **Consolidate dimensional standards** into one table, organized by zoning district

- Create a *use table* by zoning district to help residents understand what’s allowed or prohibited in their neighborhood
6. Opportunities to improve the application review process

- Create **application packets** that include relevant bylaw sections, application checklists, and flow charts to explain the permitting process
  - Can build off existing permitting guide

- Assemble a **Site Plan Review committee** comprised of representatives from the various Town staff and review bodies (Planning Board, Conservation Commission, Board of Health, etc.) to ensure site plans are consistent and reviewed efficiently

- Expand staff **capacity for pre-application meetings** with residents and property owners to help explain requirements and process
7. Expand staffing capacity to adequately administer and enforce the bylaw

- **Review fee and fine schedules** to help support expanded staff hours or hiring of additional staff

- Expand **Town Planner responsibilities** to support Planning Board and Zoning Board of Appeals
  - Town Planner can review site plans for zoning compliance, while Building Inspector focuses on building code

- Support administrative capacity through **training opportunities on zoning** and planning issues
  - KP Law updates, Citizen Planner Training Collaborative resources, etc.
8. Develop a robust community engagement strategy to ensure zoning reflects community goals

• **Build trust** between residents and Town officials

• **Visioning workshop** at beginning of Phase II – what do residents want Essex to look like in 10-20 years?
  • Would bridge the gap from having an outdated Master Plan

• **Community forums** to:
  • Determine where new zoning districts should be located
  • Determine what new development should look like

• **Informational materials** that answer FAQs and dispel myths about what zoning can or can’t do

• **Zoning champions** outreach model
Are these recommendations on the right track?

Zoom Poll Response Count

- Close: 22
- Very close: 16
- Neutral: 9
- Not close: 4
- Way off: 1
Section 3A Draft State Guidelines
Next Steps

April/May  
MAPC works with Planning Board to finalize zoning recommendations and report

May/June  
MAPC helps Town apply for state planning grant to fund Phase II

Fall 2022  
If awarded grant funding, begin Phase II (implementation of zoning recommendations)
How do you want to stay involved in Phase II?

Zoom Poll Question

Virtual Evening Meetings: 42
Online Open House with Comment Options: 18
In-Person Evening Meetings: 12
Workshops During Planning Board Meetings: 9
Virtual Daytime Meetings: 5
In-person Daytime Meetings: 5

Zoom Poll Response Count
Thank you!

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Courtney Lewis
Regional Land Use Planner
clewis@mapc.org