

Lynnfield Master Plan

Lynnfield, MA

"You have presented us with a fresh approach to problems that seem to be descending on Eastern Massachusetts towns at an alarming rate. Your anticipation of these problems helped us greatly to foresee how to turn what may initially be perceived as problems into opportunities. The possibilities and solutions present in your report forewarned and informed townspeople as even now the realities are coming before us."

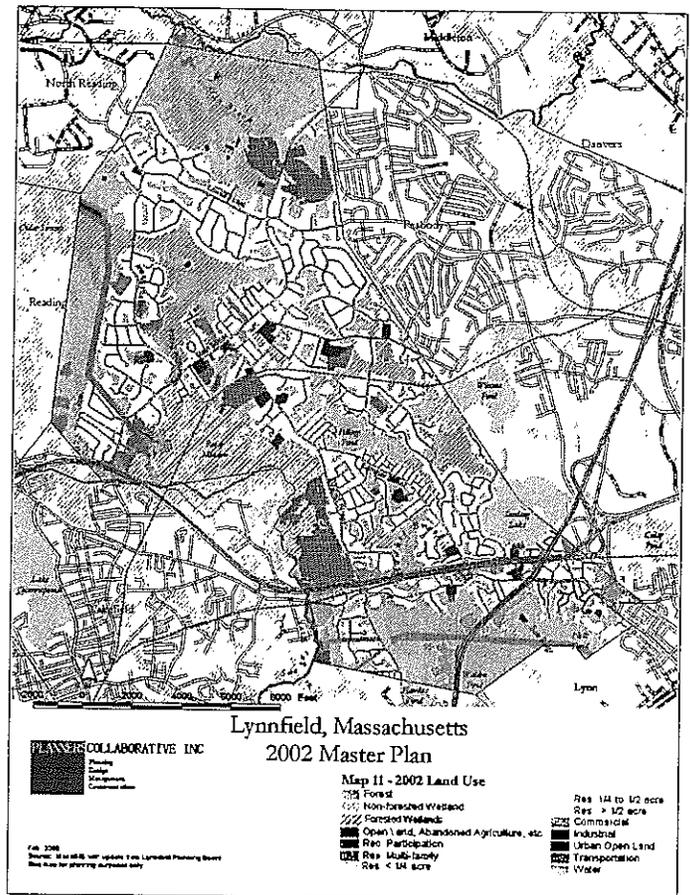
– Richard O'Neil, Chairman, Lynnfield Planning Board

Building on an earlier public participation process defining the town's goals and objectives, Planners Collaborative prepared a comprehensive master plan for the Town of Lynnfield, MA. Our goal was to expand on the public input to verify and amend the goals and objectives as deemed appropriate, while planning the characteristics of future development.

The Town of Lynnfield posed some specific issues with regards to the future of its development. First, Lynnfield is a town with very little remaining vacant developable land. Only about 440 new housing units can be built under current zoning. Second, it is also a town that wants to achieve a better balance in its property tax base. Only about 9% of its taxes are contributed by commercial and industrial properties, despite its location at the intersection of I-95 and U.S. Route 1. Finally, Lynnfield has relatively large areas devoted to open space, some of which are important wildlife "core habitat" resource areas.

Based on a firm understanding of the town's goals, recommendations were made for:

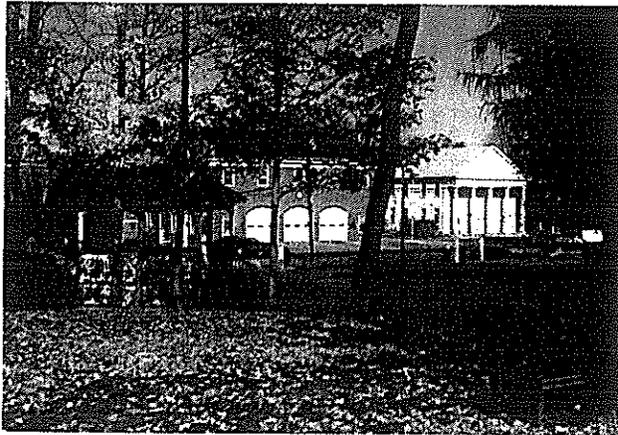
- Retaining and enhancing the town's existing character
- Identifying appropriate sites for affordable housing
- Preserving natural resources



- Expanding historical and cultural activities
- Developing town offices and services
- Improving the traffic circulation and public transportation
- Economic development
- Implementing all of the aforementioned elements

Taking these specific concerns to mind along with other planning issues, we created a complete plan for the development of Lynnfield, detailing the means and tactics to achieving sustainable development in the years to come.

Master Plan and Open Space Plan Millbury, MA



*Exceptional Merit Award Winner
-Central Massachusetts Regional
Planning Commission*

Planners Collaborative prepared an award-winning Master Plan for the Town of Millbury, Massachusetts. The areas covered in the Master Plan were population, employment, land use, housing, transportation, open space, natural and cultural resources, recreation, and community facilities.

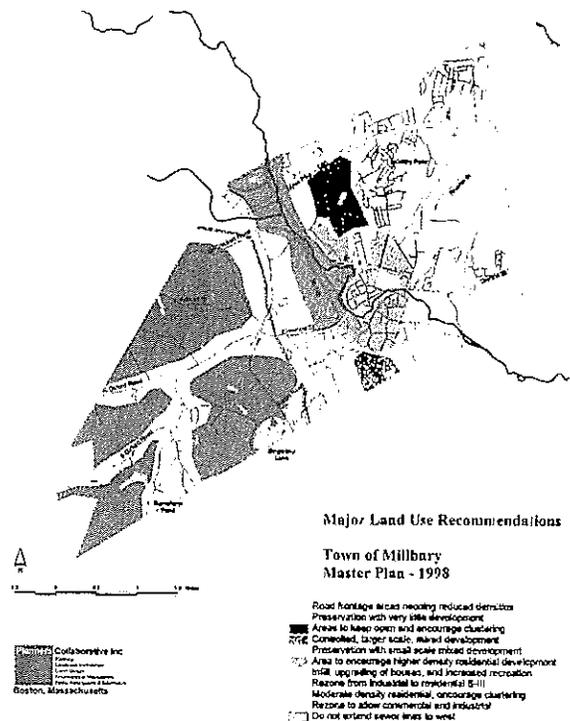
The Route 90 and Route 146 interchange and a proposed commuter rail station in town had enhanced accessibility. Therefore, the changing economic and accessibility patterns of Millbury were directly related to future economic potentials and housing needs. Various parts of our work focused on preserving village areas and the rural landscape, correcting problems in denser areas and continuing the revitalization of the downtown.

Recreation opportunities were related to the open rural parts of Millbury, as well as its position as part of the Blackstone River Valley National Heritage Corridor. A residential build-out analysis was done to serve both the master plan and the open space plan.

Twenty-eight high voltage power transmission lines that crisscross Millbury presented an unusual planning challenge. Zoning recommendations to handle this challenge, and others, were made and elaborated in specific proposed bylaw language. These bylaws were subsequently adopted by town meeting.

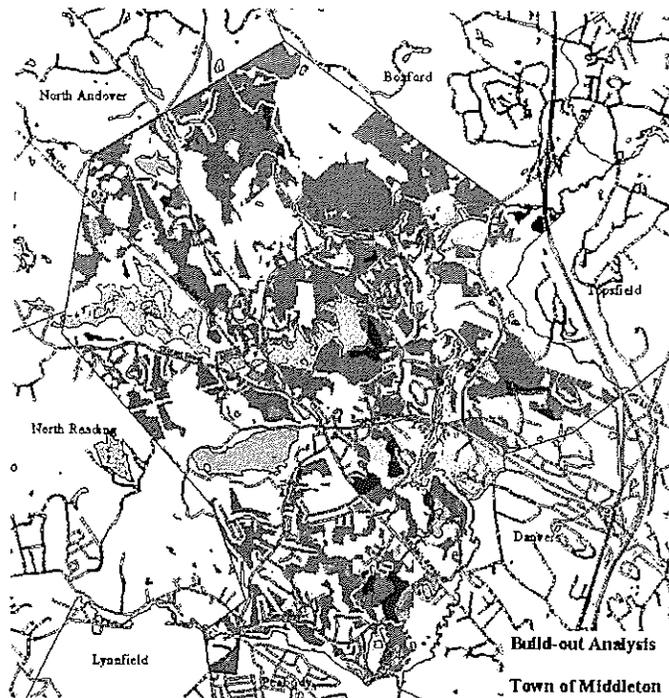
This project involved an intensive public participation process, including public workshops and numerous meetings with a Master Plan Committee and subcommittees. A number of interactive exercises were held to heighten the interest levels of these meetings. Interviews were also held with many business owners and town officials.

A major success of the planning process was the adoption of a standing Master Plan Implementation Committee to work toward the plan's realization after the project ended.



Millbury Land Use Recommendations

Growth Management and Master Plan Middleton, MA



Build-out analysis

*"Thank you for the excellent planning and public participation services you provided the Town. You performed the work admirably, demonstrating adaptability in carrying out the scope of services, strong commitment to determining the goals of the community, a high degree of professionalism in preparing the plan, and perseverance and skill in achieving consensus. The plan and 13 separate action articles were adopted unanimously by Town Meeting."
~ Kosta Prentakis, Chairman, Middleton Growth and Master Plan Study Committee*

For a specially convened Growth and Master Plan Committee in the Town of Middleton, Massachusetts, Planners Collaborative prepared a master plan focused on managing future growth in that town of about 6,500 people. A detailed build-out analysis of developable land determined that current zoning districts and density regulations would permit a maximum population of about 12,000 persons.

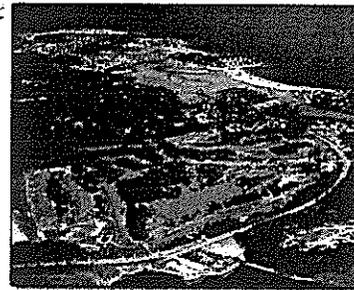
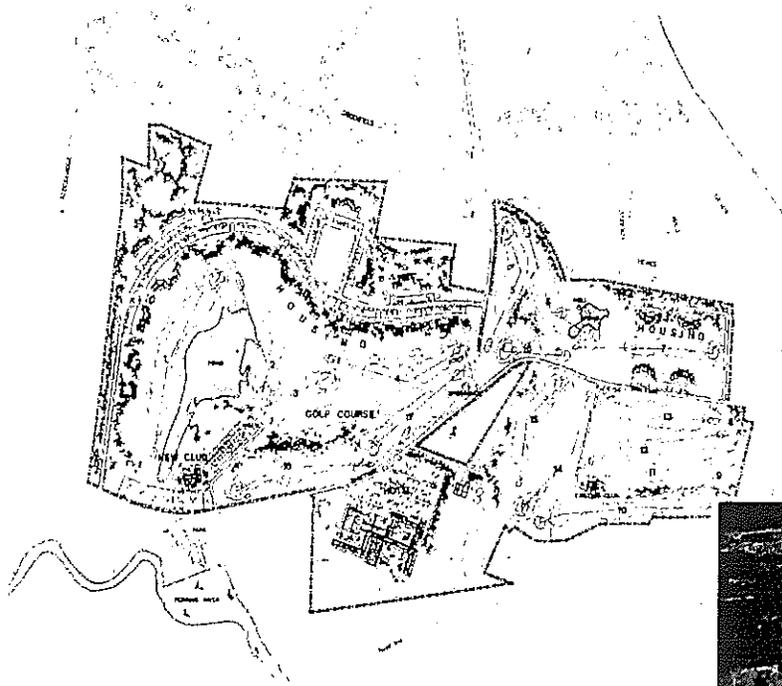
Planners recommended that the town modify zoning district boundaries to reduce areas for residential growth and allow for a broadened tax

base through more strategically located commercial activities. The firm also prepared and recommended a development phasing bylaw to match the pace of residential development to the school capacity and water supply.

To determine the town's receptivity to growth controls, Planners conducted a town-wide survey and organized several broad-based, well-attended public meetings. These outreach exercises established that residents supported reducing the rate of residential development and encouraging more commercial activity.

The Master Plan also addressed future development of the Town Center, traffic control, the design of commercial areas, and the rural character of the town. The Plan recommended measures to broaden the range of housing types in town, create a system of paths and trails to connect residential and scenic areas, and protect the town's extensive water resources. An intensive public participation program provided the input for prioritizing goals, objectives, and implementation measures.

Master Plan and Planned Unit Development Scituate, MA



"The work was performed in an excellent and professional manner to the complete satisfaction of the Board." –Robert B. Ladd, Chairman, Planning Board

Brian Barber, Planners Collaborative Senior Planner, conducted an inventory and analysis of both site and market conditions for the reuse of 600 acres of land in the coastal estuary "Driftway" district of Scituate, MA prior to joining Planners. During the course of the project, tourism and recreation opportunities were examined with the aim of making land use decisions.

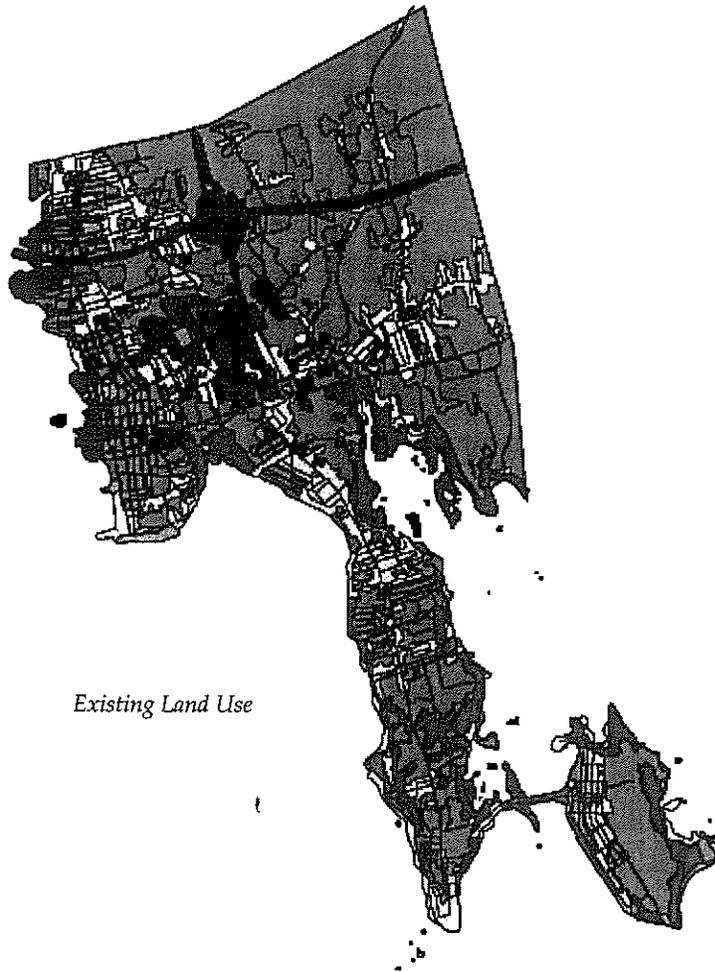
Fifteen development alternatives for the 600 acre area were prepared and evaluated. The final selection became the master plan which encompassed development projects for future construction. The evaluation involved performing fiscal, traffic, land use, and other impact analyses.

Also prepared in the project were extensive zoning by-law changes for a planned unit

development to create the controls for 250 units of housing, a hotel, a country club with an eighteen hole golf course, a waterfront park and some retail space. Included in the planned unit development by-laws were specifications for design guidelines and property management, including environmental controls.

The work also consisted of guiding the zoning by-law changes through a successful town meeting vote. Subsequently a developer's kit to aid in the identification of an appropriate developer was prepared. Over twenty meetings were held with town officials, property owners, and concerned citizens to assure that all interests were properly recognized. Mr. Barber also worked with the town during the process of developer selection.

Master Plan, Open Space and Recreation Plan, Fairhaven, MA

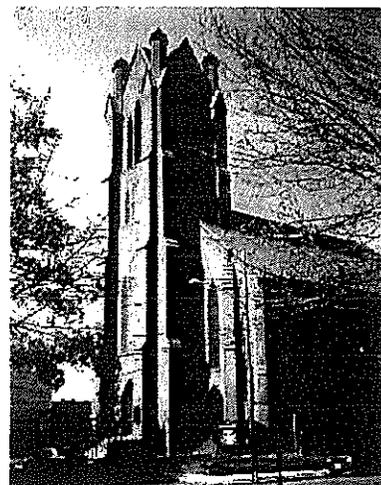


were made and elaborated in specific proposed bylaw language. Planners made recommendations for implementing the plans were made, including hiring of a full time planner/ economic development coordinator. We made presentations on plan recommendations at the Annual Town Meeting.

A residential build-out analysis was completed and served as a basis for both plans. Interviews were held with many business people and town officials. Public participation meetings were held on all topics in the two plans. Planners held several interactive exercises to heighten the interest levels of the meetings. We also participated in several interview-type television shows on community access cable to increase general knowledge of the plan and its recommendations.

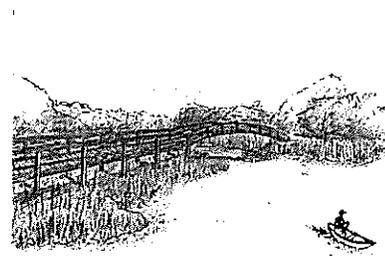
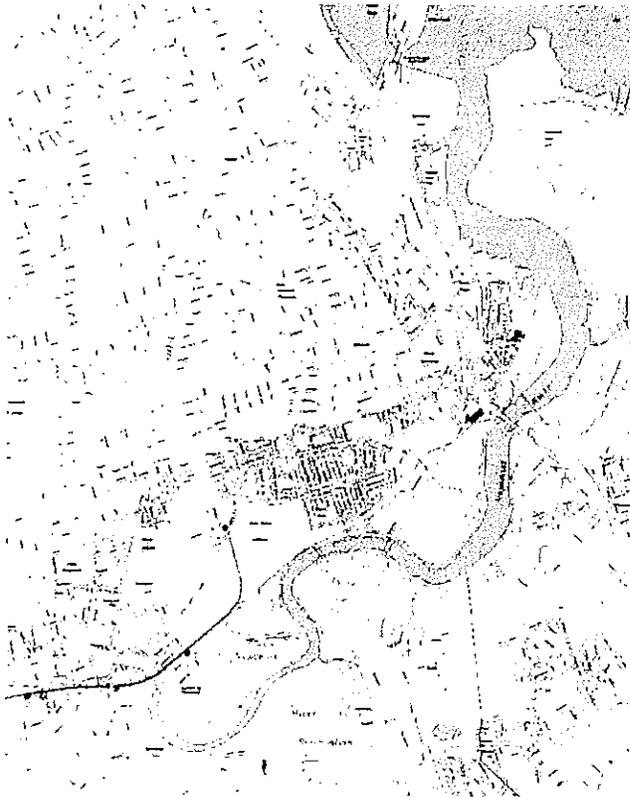
Planners Collaborative conducted a complete revision of the Fairhaven Master Plan, including preparation of a new Open Space and Recreation Plan. Topics covered in the plan included population, employment, land use, housing, affordable housing, transportation, open space, natural and cultural resources, recreation, utilities and community facilities.

Planners defined future housing needs by analyzing the changing age structure of Fairhaven. Recreation opportunities were defined in accordance with the open rural features of parts of Fairhaven, as well as to its extensive 29-mile coastline. Zoning recommendations, including cluster housing,

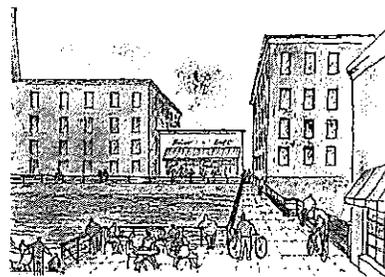


First Congregational Church

Lower Neponset River Reservation Master Plan and Trail Design Metropolitan District Commission, Boston, MA



Bridge across marsh area



Riverfront development at Lower Mills



Neponset River Trail logo on directional sign

*Master Planning and Landscape Architecture Award
- Boston Society of Landscape Architecture, 1997*

Planners Collaborative completed a Master Plan and Trail Design for a 760-acre urban recreation area along the Neponset River for the Metropolitan District Commission (MDC). One of three rivers flowing into Boston Harbor, the Neponset River is a vital natural and recreational resource for many urban neighborhoods and has a rich pre-colonial and post-colonial history.

The Master Plan helps broaden the reach of the river by transforming many of the rivers neglected and damaged sections into an expanded system of nature preserves and waterside parks to meet the growing and diverse recreational needs of nearby communities and the metropolitan area.

Planners organized and lead more than 35 meetings and community-design events during the course of the project. Public acceptance the plan has been widespread, evidenced by the passage of a \$40 million bond bill to implement the Master Plan. The new multiuse trail is now in the construction phase.

The Neponset River Trail, a 2.5-mile riverfront trail, is the first link in a regional trail system that will eventually extend from downtown Boston to the MDC Blue Hills Reservation. The trail parallels the Neponset River and runs along the historic rail corridor, which carried the ingredients for the Baker Chocolate Mills in Lower Mills. The trail design includes the development of entrances, pocket parks, sitting areas, corridor plantings, and interpretive elements illustrating the rich natural and cultural history of the route. A logo and sign system were developed which will be used throughout the Reservation.