

TOWN OF MANCHESTER MASTER PLAN



**TOWN BOARD, COMMITTEE
MEETING**

NOVEMBER 4, 2017

AGENDA



- Context
- Direction
- The “Plan First” Approach
- Priorities
- Next Steps



Master Plan

Engage the community to build consensus around a comprehensive strategy that will guide the future direction of Manchester.

- Reflect community values.
- Serve as standard for long term community development.
- Articulate priorities and guide decision making on how we spend taxpayer money.
- *Provide a thoughtful examination of options, opportunities, and tradeoffs.*
- Ensure public engagement and dialogue to create a foundation for public policies.



Master Plan Committee

Susan Beckmann

Lisa Bonneville

Jay Bothwick

Sue Brown

Sarah Creighton

Josh Crosby

Gary Gilbert

Gary Russell

Laura Winn

- Vision Completed
- Board/Committee Meetings
- Public Forums/Surveys
- *Priorities*
- Action Plans
 - Land Use
 - Housing (Housing Plan)
 - Economic Development
 - Transportation
 - Community Facilities and Services (Comprehensive Wastewater Management Plan, Capital Plan)
 - Natural and Historic Resources (Open Space and Recreation Plan, Community Preservation Plan)
 - Open Space and Recreation (Open Space and Recreation Plan)
- Master Plan Finalized- Spring 2018

Direction



- **Funding Well Maintained Infrastructure**
 - Economic Development-
 - ✦ Limited Commercial District
 - ✦ Incremental Downtown
- **Affordable Community Housing**
 - Housing growth- currently 10/year- 100/10 years
 - Smaller, Rental, 55+, Assisted Living
- **Public Facilities**
 - Land use options
 - ✦ Public Safety Facility
- **Natural and Historic Resources**
 - Open Space, CP Plan

Balanced Growth/ Town Character/ Values

Questions



- How should the town manage its land and assets?
- What type of housing is needed? Where ?
- What are the Town's public facility needs?
- What type of commercial development ? Where?
- How do we protect the Town's natural resources?
- How do we preserve Town character?

Approach



- **Range of Choices**
 - Business as Usual
 - Concentrated Change (LCD)
 - Incremental Growth (Downtown)
- **“Plan First”**
 - Change the way we do business
 - Idea, plan, zone, build
- **Development Agreement**
 - Identifies commitments of Developer and Town
 - Mitigates impacts of Development
 - Provides reasonable assurance to Developer

Proactive, Comprehensive, Efficient

Priorities



- Work in table groups
- Take 15 minutes to prioritize actions for:
 - Economic Development
 - Land Use
 - Housing
- Note concerns, questions, ideas and comments
- Agree on top 3-4 priorities for each topic
- Share with group and discuss

Next Steps



- Take survey and get 10 others to do so!
- Attend December 5th Public Forum
- Research and scope, the “Plan First” Approach and Developers Agreement
- Assess April 2018 Town Meeting opportunity
- Reconvene this meeting in early Spring