

Pepperell Master Plan Five-Year Implementation: Status Report

Recommendation	Applicable Master Plan Element	Results	Primary Responsibility	Time Frame
<p>1. Implement regulatory strategies.</p> <p>A. Establish overlay districts to permit increased density, mixed-uses, and inclusionary housing.</p> <p>B. Encourage use of Mixed-Use Overlay District beyond the mill site.</p> <p>C. Review existing zoning with respect to incentives. Establish an Inclusionary Zoning Bylaw with incentives that encourage a percentage of affordable housing within new developments with more than a base number of units.</p> <p>D. Monitor success of Open Space Residential Development Bylaw and amend if appropriate.</p> <p>E. Consider 40R Smart Growth Overlay District.</p>	Housing	<p>A. <u>Overlay Districts</u></p> <p>1. MUOD was established (06' or 07') to increase mixed-uses and densities. No Inclusionary housing or Bylaw instituted.</p> <p>2. The Town voted to add Section 8500 at the May 1, 2006 Annual Town Meeting: Mixed Use Overlay District.</p> <p>B. MUOD passed in 2007.</p> <p>C. No Inclusionary Bylaw established.</p> <p>D. <u>Open Space Residential Development (OSRD) Bylaw</u></p> <p>1. No amendments applied to Bylaw. However, a proposed OSRD project is in the pipeline and is in the early planning stages.</p> <p>2. The OSRD was revised at the May 1, 2006 Annual Town Meeting. Section 7100 was deleted in its entirety and replaced with a revised version.</p> <p>E. Has not been considered.</p>	Planning Board	<p>A. Planning Board decided not to pursue.</p> <p>B. Planning Board decided not to pursue.</p> <p>C. Intermediate – incorporate into the Housing Production Plan.</p> <p>D. Ongoing</p> <p>E. Short-term</p>
<p>2. Encourage the re-use or development of underutilized property, i.e., large old homes, mill property, etc...</p>	Housing	<ul style="list-style-type: none"> • Market Analysis on the Mill Site and surrounding area was completed in addition to the Final Market Analysis Report, dated June 8, 2009. • Downtown discussion was undertaken by the Mill Site Study Committee, Chapter 43D study money and the designation as a Priority Development Site (PDS) in January of 2009. Mill site was focused upon through several studies, reports and a downtown initiative plan. DHCD provided \$7,000 grant to hire a downtown initiative consultant, who prepared a downtown assessment to be used when developing a market analyses and study for the mill property. Mill Site Study Committee was formed and focused on the Mill Site project. NMCOG provided \$ 15,000 in DLTA staff services to assist in the planning process and provided technical assistance. Pepperell also received \$60,000 in Chapter 43D funds to address the Master Planning of the Mill Site and Downtown area. • Mill buildings demolished in 2011 	Planning Board	Ongoing
<p>3. Consider passage of the Community Preservation Act to raise money for affordable housing.</p>	Housing	<ul style="list-style-type: none"> • Has been discussed internally, but no action on passing Act. 	Board of Selectmen	Short-term
<p>4. Work with Common Ground Development Corporation (Community Teamwork, Inc., Lowell) on affordable housing strategies, expiring uses, and negotiations with developers (Housing Committee and Housing Authority).</p>	Housing	<ul style="list-style-type: none"> • Affordable Housing Plan completed in November 2006, and addressed working with Common Ground Development Corporation. The Housing Committee no longer has appointed staff or meetings to address affordable housing issues. • Town received funding from MassHousing/DHCD in 2011 to update Housing Production Plan. 	Planning Board/Housing Authority	<p style="text-align: center;">Short-term</p> <p style="text-align: center;">Intermediate</p>

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<p>5. Negotiate with developers to achieve an agreement on affordable development projects that meet town requirements for density and housing types, i.e., friendly 40B LIP Projects.</p>	Housing	<ul style="list-style-type: none"> • Planning Board, Board of Selectmen and the Town Engineer reviewed a proposed 40B project off Leighton Street. • Emerson Village (offers six affordable single-family houses through a lottery system). The Board of Selectmen entered into another agreement for a project offering affordable housing units, which is being reviewed by the State. • Emerson Village, the 40B project off Nashua Road, has been constructed. 	Zoning Board of Appeals	Ongoing
<p>6. Adopt criteria for acceptable 40B projects (Housing Committee and Planning Board).</p>	Housing	<ul style="list-style-type: none"> • In November 2006, the Affordable Housing Committee completed the Affordable Housing Plan in accordance with 760 CMR 31.07(1)(i). As of April 2010, Pepperell had 122 units, or 3.12% of its year-round housing stock. 	Planning Board Zoning Board of Appeals	Short-term Design guidelines for Chapter 40B projects could be developed.
<p>7. Dedicate Town-owned land for new affordable housing.</p>	Housing	<ul style="list-style-type: none"> • No land has been dedicated. 	Town Administrator Board of Selectmen	Intermediate Identify potential parcels through Housing Production Plan
<p>8. Consider other sources as alternative development models.</p> <p>A. Housing Authority/Housing Trust B. Regional Nonprofit Housing Corporations C. Community Land Trust D. Local Housing Trust Fund</p>	Housing	<p>A. No progress. B. No progress. C. No progress. D. No progress.</p>	Board of Selectmen Housing Authority	Intermediate
<p>9. Improve the Railroad Square business area.</p> <p>A. Utilize the Mixed-Use Overlay District as an incentive for revitalization. B. Adopt design standards to reinforce the Square's historical character. C. Utilize the presence of the Nashua River and the Nashua River Rail Trail. D. Facilitate mill revitalization by ensuring funding of consultant support to the Planning Board for ongoing project review of engineering and design issues.</p>	Economic Development	<p>A. Working with former mill site property owner. B. Working with commercial rezoning project along Route 113. C. The Town approved the purchase of approximately 18 acres of new Conservation land in October 2008. This property, known as the Anderson parcel, is located adjacent to the existing town-owned Conservation Land along the Nashua River and the Nashua River Rail Trail at the Groton line off Groton Street.⁵ D. Working with State agencies, MassDevelopment and mill site property owner.</p>	Planning Board	<p>A. Ongoing</p> <p>B. Short-term</p> <p>C. Ongoing</p> <p>D. Ongoing</p>

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<p>10. Preserve Pepperell's agriculture.</p> <p>A. Protect prime agricultural land through land acquisition, purchase by land trust, or by encouraging land owners to place agricultural preservation restrictions on their land.</p> <p>B. Encourage the Agricultural Advisory Board to work with the farms and the Town to identify incentives that will foster protection and enhancement of local agriculture.</p> <p>C. Promote eco-tourism.</p>	Economic Development	<p>A. Some properties have been protected through the Agricultural Preservation Restriction (APR) Program.</p> <p>B. Has not happened.</p> <p>C. Trail maps through GIS are offered on the Conservation Commission's website.</p>	<p>Planning Board</p> <p>Conservation Commission</p> <p>Agricultural Advisory Board</p>	<p>A. Ongoing</p> <p>B. Intermediate</p> <p>C. Intermediate</p>
<p>11. Ease unduly limiting restrictions on home-based businesses to permit those that are not intrusive in residential neighborhoods, such as art venues, agriculture, consultants, and hospitality.</p>	Economic Development	<ul style="list-style-type: none"> At the 2009 Town Meeting, the bylaw was amended on home-based businesses to allow accessory structures to be used for home-based occupations. 	Planning Board	Completed
<p>12. Ensure that commercial activity does not adversely impact natural resources.</p> <p>A. Limit commercial activity to agriculture-related uses within the flood zone.</p> <p>B. Focus development in Railroad Square and existing industrial parks.</p>	Economic Development	<p>A. Flood Plain Bylaw (part of General Bylaws) regulates uses in floodplain.</p> <p>B. New building in Lomar Park is near full capacity. Several businesses in Railroad Square have completed or are in the process of completing faced improvements. Family pharmacy expanded.</p> <p>*It should be noted that a proposal has been put forth to rezone additional property along Route 113 for commercial use.</p>	<p>Planning Board</p> <p>Conservation Commission</p>	<p>A. Ongoing</p> <p>B. Ongoing</p>
<p>13. Consider overlay districts to establish mixed-use village centers in the Historic District and along Hollis Street to the Brookline Street intersection.</p>	Economic Development	<ul style="list-style-type: none"> Mixed-Use overlay district has been established for the former mill site. Town has decided not to pursue additional mixed-use districts. 	Planning Board	Town decided not to pursue overlay districts.

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<p>14. Protect the existing industrial parks by encouraging appropriate industrial uses.</p>	Economic Development	<ul style="list-style-type: none"> • New building in Lomar Park has been constructed and Economic Opportunity Area (EOA) designation has been received from MOBD/EACC to encourage more private investment. 	Planning Board	Ongoing
<p>15. Promote a cooperative and regional approach to open space and recreation planning.</p> <p>A. Encourage communication and cooperation between Town boards and commissions.</p> <p>B. Include local land trusts and other nonprofit organizations in the Town's planning process.</p> <p>C. Continue and increase Town participation in regional efforts, such as ACEC Stewardship and the Source Water Protection Initiative.</p>	Open Space	<p>A. <u>Town Boards/Commissions Communication And Cooperation</u></p> <ol style="list-style-type: none"> 1. Increase collaboration between Selectmen, Conservation Commission, DPW, and Town Forest Committee on town-owned open land management. (Ongoing action). 2. Continue monthly informational meetings for town department head. (Ongoing action). <p>B. <u>Local Trusts/Non-Profits</u></p> <ol style="list-style-type: none"> 1. Designate a specific representative of the town for each non-profit group and ask the representative to keep pertinent town agencies informed of issues and decisions. 2. Encourage commissioners and town staff to become active individual members of local groups. <p>C. <u>Town Participation in Regional Efforts</u> Designate a specific representative of the town for each regional program and ask the representative to keep pertinent town agencies informed of issues and decisions.</p>	<p>Conservation Commission</p> <p>Planning Board</p>	<p>A. Ongoing</p> <p>B. Intermediate</p> <p>C. Ongoing</p>
<p>16. Consider the following regulatory strategies for Agricultural Land Protection.</p> <p>A. Back Lot Development with Farmland Set Aside.</p> <p>B. Massachusetts Agricultural Preservation Restriction Program.</p> <p>C. Reduced tax status (Chapter 61, 61A, 61B)</p> <p>D. Limited Land Development</p> <p>E. Scenic Farm Byway designation</p>	Open Space	<p>A. Encouraging farmland protection through APR program, but no set-asides have been made.</p> <p>B. There are APR protected properties in town.</p> <p>C. Develop and adopt Chapter 61 Right-of-Refusal Assignment Procedure.</p> <p>D. Has not been accomplished yet.</p> <p>E. Has not been accomplished yet.</p>	<p>Town Administrator</p> <p>Planning Board</p> <p>Conservation Commission</p> <p>Agricultural Advisory Board</p>	<p>A. Long-term</p> <p>B. Ongoing</p> <p>C. Intermediate</p> <p>D. Long-term</p> <p>E. Intermediate</p>

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<p>17. Implement coordinated regulatory strategies.</p> <p>A. Preserve Pepperell’s public and private water supplies. Permanently protect open space in the WRPOD. Priorities include Well Protection (Zone II) land, surface water and wetland resources, and other open land in the watersheds of Blood, Gulf, Stewart, and Reedy Meadow Brooks, and Heald and Coon Tree Ponds.</p> <p>B. Protect sensitive natural resources, including land abutting wetlands, water bodies, and wildlife habitat.</p> <p>C. Protect flood zones.</p>	<p align="center">Open Space</p>	<p>A. <u>Public and Private Water Supplies</u></p> <ol style="list-style-type: none"> Completed the Pepperell Springs Protection Project. Study and prioritize for the protection of the privately-owned open space parcels in town, with special consideration for parcels in the WRPOD.³ Correct trail maps so that Zone 1 land around municipal wells is not shown as publicly accessible.³ Develop and distribute educational materials about lawn care and landscaping, including proper use of fertilizers and pesticides, organic methods, minimizing irrigation and lawn size, and use of native species.³ 2009 was the second year of a multi-year project to control water chestnut in the Nashua River. Water chestnut is an invasive exotic plant that had spread to cover nearly 45 acres of the Pepperell Pond during the past 10 years. Under the management of the Nashua River Watershed Association, mechanical harvesting of the plant was done several weeks during the summer. The Commission expects that after 2 or 3 years of mechanical harvesting, any remaining water chestnut plants will be able to be controlled by hand-harvesting from canoes.⁵ In 2009, the Nashua Road land needed for a well was deeded to the Town by the developer. Infrastructure for the distribution system was installed and design work completed in 2009. The Nashua Road Well was given the highest priority in the Water Division’s Water Supply and Distribution Study. The well will provide a third source of water for the town. The well will provide the Town with water from a third aquifer that will satisfy demand through 2025 and beyond.⁵ <p>B. <u>Sensitive Natural Resources</u></p> <ol style="list-style-type: none"> Completed the Pepperell Springs Protection Project.³ Changed Zoning Bylaw to encourage cluster developments and other “creative” planning tools. (Open Space Residential Subdivision added to Zoning Bylaw).³ Study and prioritize for protection of the privately-owned open space parcels in town, with special consideration for parcels in the WRPOD.³ Develop protection plans for the highest priority parcels, including possible acquisition or conservation restrictions to be held by the town or a land trust. (Action scheduled for 2010).³ Approval of a grant from the Wildlife Habitat Incentives Program of the USDA. Under the grant, the Commission started removal of approximately 18 acres of apple trees in the Heald Street Orchard (this is about one quarter of the area currently planted with apple trees) to increase the diversity of wildlife habitat in the Orchard. In the future, the area where the trees are being removed will be maintained as a grassland to encourage ground-nesting birds.¹ In October 2008, the Town approved the purchase of approximately 18 acres of new Conservation land. This property, known as the Anderson parcel, is located adjacent to the existing Town-owned Conservation Land along the Nashua River and the Nashua River 	<p>Conservation Commission</p> <p>Planning Board</p>	<p>A. Ongoing</p> <p>B. Ongoing</p> <p>C. Ongoing</p>

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	Rail Trail at the Groton line off of Groton Street.	
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17. Implement coordinated regulatory strategies (cont'd)		<p>C. <u>Flood Zones</u> The Federal Emergency Management Association (FEMA) has implemented new Flood Insurance Rate Maps (FIRM). These are referred to in the definition of Flood Hazard Area in the Zoning Bylaw; the definition was updated. Additionally, the Code of the Town of Pepperell pertaining to Flood Control was also amended to reflect the revised FEMA maps.</p>		
<p>18. Form an oversight ad hoc committee.</p> <p>A. Study open space build-out possibilities and update the list of priority parcels for permanent protection.</p> <p>B. Evaluate recreation program to plan for future open space and program needs.</p> <p>C. Examine financing and evaluate CPA adoption.</p> <p>D. Evaluate and update management plans for Conservation Land parcels, Water Department lands, and the Town Forest.</p>	Open Space	<p>A. <u>Open Space Build-Out/List of Priority Parcels</u> No progress.</p> <p>B. <u>Recreation Program</u> No progress</p> <p>C. <u>Financing Examination and CPA Adoption</u> No progress</p> <p>D. Town and Nashoba Conservation Trust worked together in writing and adopting a Land Management Plan for the new Keyes Farm land between Elm Street and River Road. One new plan for Conservation Land has been completed with more in the pipeline.</p>	<p>Board of Selectmen</p> <p>Recreation Commission</p> <p>Conservation Commission</p> <p>Department of Public Works</p>	<p>A. Short-term</p> <p>B. Short-term</p> <p>C. Intermediate</p> <p>D. Intermediate</p>
<p>19. Undertake Trail System planning to enhance resource protection, open space residential development, and safe pedestrian access.</p> <p>A. Analyze the trail network, not just in terms of recreation, but as an alternative mode of transportation (i.e. trail to High School on Harbor Street)</p> <p>B. Promote a trail network that increases connectivity between recreational areas and neighborhoods. Promote public access and maintenance</p>	Open Space	<p>A. Not yet started.</p> <p>B. Trail Network</p> <ol style="list-style-type: none"> 1. Re-opened the Greenbrook Nature Trail located behind the Lawrence Library in 2008. 2. Bike racks were installed in Town Field. <p>C. Ongoing effort</p>	<p>Conservation Commission</p> <p>Recreation Commission</p>	<p>A. Intermediate</p> <p>B. Intermediate</p> <p>C. Ongoing</p>
<p>20. Restrict Sewer District expansion to designated areas with minimal natural resources.</p> <p>A. To protect river and habitat resources and promote groundwater recharge, the Sewer District should be</p>	Open Space	<p>A. <u>Limiting Sewer District</u></p> <ol style="list-style-type: none"> 1. Sewer Overlay District added to Zoning Bylaw in order to minimize ground and surface water "exportation" from the watershed.³ 2. The final major sewer extension project in the Sewer District will provide service for an 	Town Administrator	Ongoing

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limited to areas where increased density and development is encouraged	environmentally sensitive area (near the Nissitissit River) and for an area that includes many properties with small lots with septic systems nearing 30 years old.	
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<p>21. Increase access for all people to open space and recreation lands and programs.</p> <p>A. Provide information and widely publicize lands and programs.</p> <p>B. Sponsor programs for all ages on natural history and the relationship between people and the environment.</p> <p>C. Evaluate recreational offerings to ensure they meet community needs.</p> <p>D. Improve access for people with disabilities.</p>	Open Space	<ul style="list-style-type: none"> • Parking lot was constructed on Elm Street for access to the Keyes Farm Land. A. <u>Lands and Programs</u> <ol style="list-style-type: none"> 1. Detailed trail maps (printable) of publicly accessible lands in the north-central part of town were added to the town’s webpage. This area includes the Jeff Smith, Pepperell Springs, Heald Street Orchard, Keyes Conservation Area (Oak Hill St.), the Nissitissit River Wildlife Management Area, and many other parcels. B. <u>People/Environment Relationship and Natural History</u> No progress. C. <u>Recreational Offerings</u> Ongoing D. <u>Access For Disabled</u> Handicapped ramp installed at the Lawrence Library. 	<p>Town Administrator</p> <p>Conservation Commission</p> <p>Recreation Committee</p>	<p>A. Ongoing</p> <p>B. Intermediate</p> <p>C. Ongoing</p> <p>D. Ongoing</p>
<p>22. Implement regulatory strategies.</p> <p>A. Adopt a Demolition Delay bylaw.</p> <p>B. Add performance standards to the Zoning Bylaw and include preservation of historic buildings.</p> <p>C. Revise Scenic Road Bylaw.</p> <p>D. Modify Site Plan Review Bylaw to allow Historic Commission review of properties with historic preservation issues.</p> <p>E. Modify zoning to allow historic development pattern within appropriate areas.</p> <p>F. Modify zoning to allow adaptive reuse of large, historic single-family structures.</p>	Historic Preservation Strategies	<p>A. No progress.</p> <p>B. No progress.</p> <p>C. No progress.</p> <p>D. Although the Commission is listed on the website, they have not been active in the Site Plan Review process regarding historical preservation issues.</p> <p>E. No progress.</p> <p>F. No progress.</p>	<p>Planning Board</p> <p>Board of Selectmen</p>	<p>A. Intermediate</p> <p>B. Intermediate</p> <p>C. Short-term</p> <p>D. Short-term</p> <p>E. Intermediate</p> <p>F. Intermediate</p>
<p>23. Investigate funding strategies.</p> <p>Adopt the Community Preservation Act and devote funding to renovations for public use.</p>	Historic Preservation Strategies	No progress.	<p>Town Administrator</p> <p>Board of Selectmen</p>	Short-term

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<p>24. Revitalize historic villages.</p> <p>A. Increase density in the historic district; reduce parking regulations to accommodate density.</p> <p>B. Promote tourism.</p>	<p>Historic Preservation Strategies</p>	<p>A. No progress.</p> <p>B. Trail maps provided on Town’s website and GIS maps. None for historic resources.</p> <p>Town received permission from the State’s Division of Fisheries and Wildlife for the creation of a <i>River Access and Scenic View</i> area directly adjacent to the Bridge. The <i>River Access</i> area will have items and information about the site and about the previous covered bridges that crossed the river since 1848.</p> <ul style="list-style-type: none"> Covered bridge replacement project completed. 	<p>Planning Board</p>	<p>A. Intermediate</p> <p>B. Ongoing</p>
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<p>25. Consider Pepperell Center and North Pepperell as candidates for local and/or national historic district designation.</p> <p>Maintain the town-wide cultural resources inventory (as required by Massachusetts Historical Commission to enable future National Register nominations).</p>	<p>Historic Preservation Strategies</p>	<ul style="list-style-type: none"> Pepperell Center Historic District was designated in 1994, however, the District does not subject property owners to any restrictions on the use of their property, and buildings may be modified or demolished without regard to historical importance. Pepperell Historical Commission maintains an inventory of historical buildings and sites, which is available on the Town’s website. 	<p>Historical Commission</p> <p>Town Administrator</p>	<p>Short-term</p> <p>(No Pepperell District)</p>
<p>26. Renovate historic structures.</p> <p>Place historic preservation restrictions on buildings before offering for sale (Town Hall, Public Safety Building when no longer in use).</p>	<p>Historic Preservation Strategies</p>	<p>No restrictions in place.</p>	<p>Historical Commission</p> <p>Town Administrator</p> <p>Board of Selectmen</p>	<p>Intermediate</p>
<p>27. Initiate Public Facility Planning for the Town Hall, Public Safety Complex, Public Works yards, and the fire stations.</p> <p>A. Initiate a study and space needs analysis of town offices, public safety, and public works through the Inter-Departmental Committee.</p> <p>B. Evaluate condition and expansion capability of Park Street Fire Station 2.</p> <p>C. Evaluate the proposed Public Safety Complex.</p> <p>D. Evaluate feasibility of a second Public Works Yard to service the northwestern part of town.</p>	<p>Public Facilities and Services Strategies</p>	<p>No progress.</p>	<p>Town Administrator</p>	<p>Intermediate</p>

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<p>28. Undertake sewer and water infrastructure planning.</p> <p>Conduct a build-out analysis for sewer given projected zoning changes.</p>	<p>Public Facilities and Services Strategies</p>	<p>No build-out analysis was completed in regard to projected zoning changes. The Sewer Division has continued its expansion of the sewer collection system in town, which was started after the Treatment Plant was upgraded in 2003.</p>	<p>Town Administrator Department of Public Works</p>	<p>Short-term</p>
<p>29. Enhance education and enforcement efforts of Board of Health Department.</p> <p>A. Implement an aggressive public education program in order to enhance nitrogen removal within the WRPOD. B. Plan and initiate a mandatory local inspection program for shared and private septic systems.</p>	<p>Public Facilities and Services Strategies</p>	<p>No progress.</p>	<p>Nashoba Board of Health</p>	<p>A. Short-term B. Intermediate</p>

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<p>30. Adopt uniform bylaw for stormwater protection, coordinating Planning, Conservation Commission, and Board of Health.</p>	<p>Public Facilities and Services Strategies</p>	<ul style="list-style-type: none"> No progress. 	<p>Planning Board Conservation Commission Nashoba Board of Health</p>	<p>Short-term</p>
<p>31. Update Flood maps.</p>	<p>Public Facilities and Services Strategies</p>	<ul style="list-style-type: none"> The Federal Emergency Management Association (FEMA) has implemented new Flood Insurance Rate Maps (FIRM). These are referred to in the definition Flood Hazard Area in the Zoning Bylaw and due to the updated maps, the definition was updated. Additionally, the Code of the Town of Pepperell pertaining to Flood Control was also amended to reflect the revised FEMA maps. 	<p>Conservation Commission</p>	<p>Completed</p>
<p>32. Create a more specific Scenic Roads Bylaw in terms of inclusion as scenic roads, procedures, coordination, and enforcement.</p>	<p>Transportation Strategies</p>	<p>No progress.</p>	<p>Planning Board</p>	<p>Short-term</p>
<p>33. Improve roadway standards for new roads so that they are in scale with local rural character and Low Impact Design principles.</p> <p>A. Modify subdivision rules and regulations to provide more flexibility in new road design</p>	<p>Transportation Strategies</p>	<p>No progress.</p>	<p>Planning Board</p>	<p>A. Intermediate B. Intermediate</p>

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<p>and/or a new classification for smaller roads in outlying areas.</p> <p>B. Consider modifying the OSRD Bylaw to allow more flexible road design standards as an incentive.</p>				
<p>34. Undertake needed intersection improvements at high accident and problem intersections.</p> <p>Investigate possibility of reconfiguring the Hollis St. and Brookline St. intersection to create a clean four-way intersection.</p>	<p>Transportation Strategies</p>	<p>No progress.</p>	<p>Town Administrator</p> <p>Department of Public Works</p>	<p>Long-term</p>

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<p>35. Prepare an Asset Management Plan.</p>	<p>Transportation Strategies</p>	<p>No progress.</p>	<p>Town Administrator</p>	<p>Intermediate</p>
<p>36. Coordinate sidewalk planning and trail system planning to provide an improved pedestrian network.</p> <p>Develop coordinated sidewalk and trails plans.</p>	<p>Transportation Strategies</p>	<p>A sidewalk/trail plan has not been completed.</p>	<p>Conservation Commission</p> <p>Planning Board</p> <p>DPW</p> <p>Town Administrator</p>	<p>Long-term</p>
<p>37. Modify zoning regulations regarding common driveways.</p> <p>A. Reduce the number of homes that may be served and limit the length of common driveways.</p> <p>B. Allow common driveways only in open space residential developments or as part of a flexible development bylaw to improve site design and/or protect open space and scenic views.</p>	<p>Transportation Strategies</p>	<p>A. Zoning Bylaw pertaining to common driveways had minor revisions.</p> <p>B. No progress.</p>	<p>Planning Board</p>	<p>A. Completed</p> <p>B. Short-term</p>