

# SMART GROWTH COMMUNITY CHECKLIST

## Town of Palmer



This checklist is designed to assist the Town of Palmer in implementing Valley Vision Smart Growth Strategies at the local level. As part of the Valley Vision Memorandum of Agreement, each community committed to review existing zoning and subdivision regulations to determine if they are consistent with Valley Vision, as well as consider the adoption and enforcement of land use regulations designed to promote efficient growth consistent with Valley

Vision. This checklist has been developed to assist your community in these tasks.

The checklist can also be used to assist your community in increasing its Commonwealth Capital Score. Commonwealth Capital is a policy developed by the Office of Commonwealth Development to encourage communities to implement smart growth within their land use regulations as part of the evaluation of proposals for state funding programs. The Commonwealth Capital Score in the town of Palmer was 80 points in FY06. The maximum number of points a community could score is 140. Based on recommendations in your community land use plans, implementation of key smart growth policies will also improve your community's score.

The Smart Growth Strategies in Valley Vision provide a menu of smart growth options a community can select from, depending on the size and character of your community. While not every strategy fits every community, you will find that many strategies are a good match for your community. The options that are highlighted in this checklist are based on the goals and objectives Palmer residents identified in its Community Development Plan and Commonwealth Capital Application. Additional recommendations have also been provided by PVPC, largely on new zoning tools that might not have been considered in previous planning efforts.

As of April 2007, Palmer has implemented eight (8) Smart Growth Strategies and is currently working on one additional strategy highlighted in the regional land use plan, Valley Vision 2. Based on strategies identified in your Community Development Plan and Commonwealth Capital Application, as well as recommendations made by the Planning Commission based on the Valley Vision regional plan, your community could consider implementing fourteen (14) additional smart growth strategies in the future.

**SMART GROWTH COMMUNITY CHECKLIST  
TOWN OF PALMER**

IMPLEMENTED	BUILDING BLOCK	IDENTIFIED IN COMMUNITY PLANS	POINTS AVAILABLE UNDER COMMONWEALTH CAPITAL
*	<a href="#">Traditional Neighborhood Development (TND)</a>	P	(1) bonus point
	Transit Oriented Development (TOD)		(2) existing; (1) commit
✓	Mixed Use Village Districts		(4) existing; (2) commit
	Planned Unit Development (PUD)		(1) bonus point
*	<a href="#">Adaptive Reuse and Infill Development</a>	CD	(1) bonus point
	Tax Incentive Programs and Business Improvement Districts		(1) bonus point
✓	Open Space Residential Development	CD	(4) existing; (2) commit
✓	Accessory Apartments		(3) existing; (2) commit
*	<a href="#">Inclusionary Zoning</a>	CD	(3) existing; (2) commit
✓	Home Based Business Bylaw		(1) bonus point
*	<a href="#">Brownfields Inventory</a>	P	(4) existing; (2) commit
	Brownfields Redevelopment Projects		(4) existing; (2) commit
✓	Transfer of Development Rights	CC,CD	(3) existing; (2) commit
*	<a href="#">Agricultural Commissions</a>	P	(3) existing; (1) commit
*	<a href="#">Right to Farm Bylaws</a>	CC	(3) existing; (1) commit
	River Protection Overlay District		(1) bonus point
*	<a href="#">Community Preservation Act</a>	CC,CD	(3) existing; (2) commit
	Scenic Upland Overlay District		(1) bonus point
*	<a href="#">Bike and Pedestrian Features</a>	P	(3) existing; (2) commit
	Traffic Calming Measures		(3) existing; (1) commit
✓	Water Supply Protection District		(4) existing; (2) commit
*	<a href="#">Low Impact Development</a>	P	(4) existing; (2) commit
*	<a href="#">Stormwater and Erosion Control Bylaw</a>	P	(4) existing; (2) commit
*	<a href="#">Stormwater Utilities</a>	P	(1) bonus point
✓	Commercial Site Plan Review		(1) bonus point
*	<a href="#">Commercial Performance Standards</a>	P	(1) bonus point
	Urban Growth Boundaries / Limits of Sewer and Water Extensions		(1) bonus point
*	<a href="#">Green Building Standards</a>	P	(3) existing; (1) commit
*	<a href="#">Municipally Owned Renewable Energy</a>	P	(3) existing; (1) commit
☐	<a href="#">Adoption of Smart Growth Zoning Districts (Ch. 40R)</a>	P	(2) existing; (1) commit
✓	Intergovernmental Compact +		(1) bonus point
	Planning Board Assistance Program		---

- ✓ Successfully Implemented
- ☐ Currently Adopting
- \* Should Consider Adopting

CD = Identified in Community Development Plan  
 O = Identified in Open Space and Recreation Plan  
 M = Identified in Master Plan  
 CC = Identified in Commonwealth Capital Application  
 P = PVPC recommendations

+ Valley Vision MOA