

SMART GROWTH COMMUNITY CHECKLIST

Town of Chester



This checklist is designed to assist the town of Chester 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 Commonwealth of Massachusetts to encourage communities to implement smart growth within their land use regulations as part of the evaluation of proposals for state funding programs. The most recent Commonwealth Capital Score in the Town of Chester was 56 points in FY06. The maximum number of points a community can score is 140. Based on recommendations in your community land use plans, implementation of key smart growth policies will also improve your community's Commonwealth Capital Application 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 Chester residents identified in its municipal plans, such as Community Development Plan, Open Space and Recreation 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.

At this time, Chester has implemented twelve (12) Smart Growth Strategies highlighted in the regional land use plan, Valley Vision. Based on strategies identified in your community plans, as well as recommendations made by the Planning Commission based on Valley Vision, your community could consider implementing ten (10) additional smart growth strategies in the future.

Last updated: October 2010

**TOWN OF CHESTER
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Recommend	Adopted	Valley Vision Strategy #	Building Block	Identified in / by
		1	Traditional Neighborhood Development	
		1	Transit Oriented Development	
✓	✓	2	Mixed Use Village Districts	Community Development Plan
		2	Planned Unit Development	
		3	Adaptive Reuse and Infill Development	
		3	Tax Incentive Programs and Business Improvement Districts	
✓	✓	4	Open Space Residential Development	Commonwealth Capital Application
✓		4	Conservation Development	PVPC
✓	✓	5	Accessory Apartments	Community Development Plan
		5	Inclusionary Zoning	
✓	✓	5	Home Based Business Bylaw	Community Development Plan
		5	Smart Growth Zoning District (Ch. 40R)	
✓	✓	6	Brownfields Inventory	Community Development Plan
✓	✓	6	Brownfields Redevelopment Projects	Commonwealth Capital Application
✓		7	Transfer of Development Rights	Community Development Plan
		7	Agricultural Commissions	
		7	Right to Farm Bylaws	
✓	✓	8	River Protection Overlay District	
✓		8	Community Preservation Act	Community Development Plan
✓		8	Scenic Upland Overlay District	PVPC
✓	✓	9	Bike and Pedestrian Features	Open Space and Recreation Plan
		9	Traffic Calming Measures	
✓	✓	10	Water Supply Protection District	Open Space and Recreation Plan
✓		10	Low Impact Development	PVPC
✓		10	Stormwater and Erosion Control Bylaw	PVPC
		10	Stormwater Utilities	
✓	✓	11	Commercial Site Plan Review	Community Development Plan
		11	Commercial Performance Standards	
		12	Urban Growth Boundaries / Limits of Sewer and Water Extensions	
✓		13	Green Building/ Stretch Code	
✓	✓	13	Municipally Owned Clean Energy	Community Development Plan, Commonwealth Capital Application
✓		13	By-Right Zoning for Clean Energy Generation	PVPC
✓		13	Green Communities Certification	PVPC
✓		13	Green Performance Standards	PVPC
✓	✓	15	Intergovernmental Compact+	
		16	Planning Board Assistance Program	

+ Westfield River Protection MOA; Valley Vision MOA; Clean Energy Plan MOA