

# SMART GROWTH COMMUNITY CHECKLIST

## Town of Wales



This checklist is designed to assist the Town of Wales 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 Wales was 32 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 Wales residents identified in its municipal plans, such as 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.

At this time, Wales has implemented four (4) 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 fifteen (15) additional smart growth strategies in the future.

*Last updated: October 2010*

**TOWN OF WALES  
SMART GROWTH COMMUNITY CHECKLIST**

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

+ Valley Vision MOA; Clean Energy Plan MOA