

STOUGHTON MASTER PLAN
June 9, 2009 Presentation to the Board of Selectmen

A. Elements of a Master Plan under G.L. c. 41, § 81D

1. **Goals and policies statement**, which identifies the goals and policies for Stoughton's future growth and development.
2. **Land use section**, which identifies present land use and designates the proposed distribution, location and inter-relationship of public and private land uses.
3. **Housing policy section**, which identifies and analyzes existing and forecasted housing needs and objectives including programs for the preservation, improvement and development of housing.
4. **Economic development section**, which identifies policies and strategies for the expansion or stabilization of the local economic base and the promotion of employment opportunities.
5. **Natural and cultural resources section**, which provides an inventory of the significant natural, cultural and historic resource areas of the municipality, and policies and strategies for the protection and management of such areas.
6. **Open space and recreation section**, which provides an inventory of recreational and resources and open space areas of the municipality, and policies and strategies for the management and protection of such resources and areas.
7. **Services and facilities section**, which identifies and analyzes existing and forecasted needs for facilities and services used by the public such as public safety and schools.
8. **Infrastructure section**, which provides an inventory of existing and proposed circulation and transportation systems. This section would be keenly connected to the prospect of the proposed commuter rail expansion.
9. **Implementation program**, which defines and schedules the specific municipal actions necessary to achieve the objectives of each element of the master plan.

B. Proposed Action Plan

For the Selectmen to direct that town government draft a master plan, for presentation to the 2010 Annual Town Meeting or to a Special Town Meeting called for this purpose, and to seek assistance by way of grants, technical support, and otherwise from sources including area planning councils, state and federal agencies, and the Stoughton Redevelopment Authority, according to the following plan:

1. **Invite the School Committee** to participate in the master plan and for the Selectmen to conduct an open, joint meeting with the School Committee as soon as possible, and not later than August 30, 2009, to help formulate a statement of goals and policies by which to guide preparation of the master plan.
2. **Direct the Town Manager** to coordinate with the Superintendent of Schools, so that the School Department is kept apprised of the master plan progress and is invited to participate at hearings and planning sessions in the same manner as other Town departments.
3. **Direct the Town Manager and Town Planner**, after consultation with the Planning Board, to present proposed schedule for completion of a master plan to the Board of Selectmen on or before July 1, 2009. The outline should include:
 - a. **A chart of assignments** to specific department heads to assemble the necessary information.
 - b. **A list of Town boards**, committees and agencies with particular knowledge and resources to assist with the master plan (i.e., the Conservation Commission and Open Space Committee with natural resource; the Facilities Committee regarding municipal buildings, etc.)
 - c. **A proposed schedule** for completing a draft for each section of the master plan on a staggered basis, with priority for land use and economic development components of the plan. The proposed schedule should include dates for public hearings before the Planning Board and by the Board of Selectmen, by sections. so that the master plan and any desired action under it will be timely for the 2010 Annual Town Meeting.
 - d. **An information session** for Town Meeting Representatives.
4. **Invite the Planning Board**, and the boards and commissions the Selectmen deem appropriate, to meet with the Board of Selectmen in early July 2009 when the Planning Board would receive its charge from the Selectmen to prepare the master plan under G.L. c. 41, section 81D, and the Board of Selectmen would also request cooperation from the other boards and commissions, as well as members.

Chapter 41, Part I, Title VII. IMPROVED METHOD OF MUNICIPAL PLANNING

§ 81D. Master Plan; Contents; Economic Development Supplement.

A planning board established in any city or town under section eighty-one A shall make a master plan of such city or town or such part or parts thereof as said board may deem advisable and from time to time may extend or perfect such plan.

Such plan shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality. The comprehensive plan shall be internally consistent in its policies, forecasts and standards, and shall include the following elements:

- (1) Goals and policies statement which identifies the goals and policies of the municipality for its future growth and development. Each community shall conduct an interactive public process, to determine community values, goals and to identify patterns of development that will be consistent with these goals.
- (2) Land use plan element which identifies present land use and designates the proposed distribution, location and inter-relationship of public and private land uses. This element shall relate the proposed standards of population density and building intensity to the capacity of land available or planned facilities and services. A land use plan map illustrating the land use policies of the municipality shall be included.
- (3) Housing element which identifies and analyzes existing and forecasted housing needs and objectives including programs for the preservation, improvement and development of housing. This element shall identify policies and strategies to provide a balance of local housing opportunities for all citizens.
- (4) Economic development element which identifies policies and strategies for the expansion or stabilization of the local economic base and the promotion of employment opportunities.
- (5) Natural and cultural resources element which provides an inventory of the significant natural, cultural and historic resource areas of the municipality, and policies and strategies for the protection and management of such areas.
- (6) Open space and recreation element which provides an inventory of recreational and resources and open space areas of the municipality, and policies and strategies for the management and protection of such resources and areas.
- (7) Services and facilities element which identifies and analyzes existing and

forecasted needs for facilities and services used by the public.

(8) Circulation element which provides an inventory of existing and proposed circulation and transportation systems.

(9) Implementation program element which defines and schedules the specific municipal actions necessary to achieve the objectives of each element of the master or study plan. Scheduled expansion or replacement of public facilities or circulation system components and the anticipated costs and revenues associated with accomplishment of such activities shall be detailed in this element. This element shall specify the process by which the municipality's regulatory structures shall be amended so as to be consistent with the master plan.

Such plan shall be made, and may be added to or changed from time to time, by a majority vote of such planning board and shall be public record. The planning board shall, upon completion of any plan or report, or any change or amendment to a plan or report produced under this section, furnish a copy of such plan or report or amendment thereto, to the department of housing and community development.

A city or town which has an established master or study plan under section eighty-one A and applies for a state grant from the commonwealth shall prepare and keep on file within such city or town an economic development supplement; provided, however, that such city or town shall not be required to prepare such supplement if such city or town has a supplement on file. Such supplement shall be at least one page in length and shall contain the goals of the city or town with respect to industrial or commercial development, affordable housing, and preservation of parks and open space.