

**Greenfield Sustainable Master Plan
Land Use Implementation Table**

| Element | Goal | Strategy | Description of Strategy | Implementation Actions | STATUS | Type | Time to Implement (Short, Mid, Long Term) | Estimated Cost (\$, \$\$, \$\$\$, \$\$\$\$) | Additional Element(s) this Strategy Addresses | Funding Available? (Y/M/N) | New Strategy or Part of Another Plan? (List Plan) | Best Practices and Resources | Lead Department or Stakeholder |
|-------------|--|---|--|--|--|-------------|---|---|--|----------------------------|---|--|---|
| 1. Land use | | | | Create a permanent Natural and Open Space Committee to provide leadership and vision for the town. (SGIC decided not to do this at this time--lack of community interest) | The 2012 Open Space & Recreation Plan will need to be updated in 2019. A permanent Natural and Open Space Committee will be created in FY2018. | Program | Short (within a year) | \$ (under \$20,000) | Natural, Cultural, Historic Resources; Public Facilities, Service and Energy | N | New Strategy | | Planning/Recreation/Mayor's Office |
| 1. Land use | | | | Encourage youth to participate and strive to diversify the membership. | The 2012 Open Space & Recreation Plan will need to be updated in 2019. A permanent Natural and Open Space Committee will be created in FY2018. | Program | Short (within a year) | \$ (under \$20,000) | Natural, Cultural, Historic Resources; Public Facilities, Service and Energy | N | New Strategy | | Planning/Recreation/Mayor's Office |
| 1. Land use | | | | Reassess and update zoning focused on the optimal use of each location based on land type and location, existing land use patterns, and on fostering biodiversity and healthy ecosystems housing and commercial/industrial needs transportation, and recreation. | Planning Board looking at Infill Development/Adaptive Reuse Ordinance - FY2018 | Regulations | Short (within a year) | \$ (under \$20,000) | Natural, Cultural, Historic Resources; Public Facilities, Service and Energy | N | New Strategy | | Planning/Planning Board /Town Council |
| 1. Land use | | | | Include land in strategic locations throughout the town with high ecological value, agricultural lands, watershed protection areas, and parcels that provide access to or connections with adjacent open space resources and areas that are badly degraded. | Planning Board looking at Infill Development/Adaptive Reuse Ordinance - FY2018 | Regulations | Short (within a year) | \$ (under \$20,000) | Natural, Cultural, Historic Resources; Public Facilities, Service and Energy | N | New Strategy | | Planning/Planning Board /Town Council |
| 1. Land use | | | | Partner with Native American tribes to preserve strategic Native American sites. | Not Started | Program | Short (within a year) | \$ (under \$20,000) | Natural, Cultural, Historic Resources; Public Facilities, Service and Energy | N | New Strategy | | Unknown |
| 1. Land use | 1. Greenfield has achieved a high level of ecosystem health, recreational opportunities, and biodiversity through conservation, restoration, and stewardship of its open spaces and natural areas. | 1. Create a Natural and Open Space Committee, maintain public parks, actively assess and conserve agricultural and other land throughout the community, and establish criteria for prioritizing future acquisitions. | Through the creation of a Natural and Open Space Committee, the Town will be able to assess and prioritize its open spaces and natural resources throughout the town to ensure that there continues to be stewardship, protection, and maintenance of these critical resources. In addition, this committee will be able to develop ways to improve existing parks and potentially create new parks that meet specific needs of the community. | Provide stewardship, protection and access for the Green River. <ul style="list-style-type: none"> Work with and support Green River Watershed Association and Deerfield River Watershed Association Revisit Urban RiverVisions 2 study, and make a doable plan Map areas along Green River, prioritize areas for protection, and protect as they become available Explore the feasibility of providing a trail along the Green River Improve public access to the Green River Incentivize property owners along the Green River to eradicate invasive plants and expand and plant riparian buffers. | Not Started | Program | Short (within a year) | \$ (under \$20,000) | Natural, Cultural, Historic Resources; Public Facilities, Service and Energy | N | New Strategy | Urban RiverVisions 2 study; Green River Watershed Association and Deerfield River Watershed Association; | Planning/Recreation/ GreenRiver Watershed Association/Deerfield River Watershed Association |
| 1. Land use | | | | Maintain and improve existing public parks, and create new parks to meet specific needs and demographics. <ul style="list-style-type: none"> Develop pocket parks and parklets in the downtown area Develop a skate park Promote pedestrian access and to contribute to the overall aesthetics of the downtown Ensure all Parks are safe and litter is managed. | On-going | Program | Short (within a year) | \$ (under \$20,000) | Natural, Cultural, Historic Resources; Public Facilities, Service and Energy | N | New Strategy | | Planning/Recreation/Mayor's Office |
| 1. Land use | | | | Provide equitable access to open space and natural areas for all citizens. | On-going | Program | Short (within a year) | \$ (under \$20,000) | Natural, Cultural, Historic Resources; Public Facilities, Service and Energy | N | New Strategy | | Planning/Recreation/Mayor's Office |
| 1. Land use | | | | Expand biking and walking trails, and promote initiatives that promote walking and biking <ul style="list-style-type: none"> Support formation of trails committee or walk and bike committee (Citizen members: Greenfield Bike Committee & YMCA's walk committee) Assess trails and determine compatible uses and post signs (e.g. "hiking only" vs. allowing biking and walking). | On-going (A Complete Streets Prioritization Plan will be completed by May 2017) | Plan | Short (within a year) | \$ (under \$20,000) | Natural, Cultural, Historic Resources; Public Facilities, Service and Energy | N | New Strategy | | Department of Planning & Development/Recreation Department/Mayor's Office |
| 1. Land use | | | | Develop zoning or ordinances that incentivize redevelopment and discourage the development of outlying lands, forests, and agricultural land. | Planning Board looking at Infill Development/Adaptive Reuse Ordinance - FY2018 | Regulations | Short (within a year) | \$ (under \$20,000) | Natural, Cultural, Historic Resources; Public Facilities, Service and Energy | N | New Strategy | | Planning/Planning Board /Town Council |
| 1. Land use | 1. Greenfield has achieved a high level of ecosystem health, recreational opportunities, and biodiversity through conservation, restoration, and stewardship of its open spaces and natural areas. | 2. Develop priority conservation corridors and/or overlay districts for natural and agricultural lands and rivers. | Establishing priority conservation corridors and overlay districts for natural and agricultural lands and rivers with enable the Town to realize the potential to connect these resources together to maximize the benefits to wildlife habitats and migration patterns. Improvements to the natural systems can enhance wildlife and add to the quality of these limited resources. | Partner with land trusts and the state to target these areas for permanent protection and/or regenerative use. <ul style="list-style-type: none"> Provide continuous wildlife habitat and migration corridors, and protect watershed resources. Create east-west connection between the ridges that define Greenfield; Ensure river corridors enhanced, and deleterious uses of flood plains removed; Remove or retrofit dams along rivers to allow fish passage. | No plan yet (PB notes long term conservation corridors require PB study + partners) | Plan | Short (within a year) | \$ (under \$20,000) | N | N | New Strategy | Middletown, RI | Planning/Local Land Trusts |
| 1. Land use | 1. Greenfield has achieved a high level of ecosystem health, recreational opportunities, and biodiversity through conservation, restoration, and stewardship of its open spaces and natural areas. | 3. Adopt the Community Preservation Act to provide funding for open space acquisition. | Preservation Act (CPA) enables communities to raise funds to create a local dedicated fund for open space preservation, preservation of historic resources, development of affordable housing, and the acquisition and development of outdoor recreational facilities. The adoption of the CPA will assist Greenfield in achieving some of its goals related to open space | Town Staff should review and identify the steps need to adopt the Community Preservation Act and work with the Town bodies to outline the procedural steps and requirements for adoption of the Act. | Not Started | Policy | \$ (under \$20,000) | N | N | N | New Strategy | | Mayor's Office |
| 1. Land use | | | | Once adopted, build awareness of the Act's provisions through an internal Town Staff meeting and through updating the Towns Website | Not Started | Policy | \$ (under \$20,000) | N | N | N | New Strategy | | Mayor's Office |
| 1. Land use | | | | Outline the short and mid-term goals to advance efforts under the adopted Act. | Not Started | Policy | \$ (under \$20,000) | N | N | N | New Strategy | | Mayor's Office |
| 1. Land use | | | | Inventory to include: protected agricultural land (and how protected), areas with prime agricultural soils, other areas that could become productive agricultural land. | Not Started | Plan | \$\$ (\$20,001 - \$100,000) | N | N | N | New Strategy | | Planning/Greenfield Agricultural Commission/Local Land Trusts |
| 1. Land use | | | | Encourage farmers to take advantage of Agricultural Preservation Restriction (APR) Program and protect their agricultural land in perpetuity. | On-going | Plan | \$\$ (\$20,001 - \$100,000) | N | N | N | New Strategy | | Planning/Greenfield Agricultural Commission/Local Land Trusts |
| 1. Land use | 1. Greenfield has achieved a high level of ecosystem health, recreational opportunities, and biodiversity through conservation, restoration, and stewardship of its open spaces and natural areas. | 4. Inventory all agricultural land, including cropland pastures and orchards and its infrastructure, and encourage its preservation. | In order to advance the Town's goal to encourage the potential preservation of agricultural land, an inventory of all agricultural land will assist in determining the value of that land, its suitability for those uses and its associated infrastructure. With this assessment in place, the Town can advance actions to proactively engage the farm community and assess the need and applicability for the Town to supplement or modify tools (such as zoning) to reinforce this strategy. | Work with area land trusts. | On-going | Plan | \$\$ (\$20,001 - \$100,000) | N | N | N | New Strategy | | Planning/Greenfield Agricultural Commission/Local Land Trusts |
| 1. Land use | | | | Pursue preservation options that include affordable "whole farm" preservation, including the buildings. | Not Started | Plan | \$\$ (\$20,001 - \$100,000) | N | N | N | New Strategy | | Planning/Greenfield Agricultural Commission/Local Land Trusts |
| 1. Land use | | | | Discourage or prohibit the development of prime agricultural land for non-agricultural uses through zoning, and provide zoning that incentivizes redevelopment. | Not Started | Regulations | \$\$ (\$20,001 - \$100,000) | N | N | N | New Strategy | | Planning/Planning Board/Greenfield Agricultural Commission/Town Council |
| 1. Land use | | | | Match owners of idle farmland, or those trying to identify a successor, with new or existing farms looking for land. | Not Started | Plan | \$\$ (\$20,001 - \$100,000) | N | N | N | New Strategy | | Planning/Greenfield Agricultural Commission/Local Land Trusts |
| 1. Land use | | | | Work with neighborhood groups to ID town-owned land that could be used for additional community food and flower gardens. | Not Started | Plan | \$\$ (\$20,001 - \$100,000) | N | N | N | New Strategy | | Planning/Greenfield Agricultural Commission/Local Land Trusts |
| 1. Land use | | | | Establish Greenfield as a food hub and support the economic growth and job creation potential of food production, distribution, and processing in town. | Not Started | Policy | \$\$\$\$ (>\$250,000) | N | N | N | Greenfield Food Study | | Mayor's Office/GPS Administration/Planning/CISA/FRCDG |
| 1. Land use | | | | Review and revise Agricultural Commission's mission to ensure it promotes and advocates for all aspects of Greenfield food security. | Unknown | Policy | \$\$\$\$ (>\$250,000) | N | N | N | Greenfield Food Study | | Mayor's Office/GPS Administration/Planning/CISA/FRCDG |
| 1. Land use | 1. Greenfield has achieved a high level of ecosystem health, recreational opportunities, and biodiversity through conservation, restoration, and stewardship of its open spaces and natural areas. | 5. Preserve all agricultural land so as to increase Greenfield's food security and health for all, and work toward a more sustainable agricultural system using new innovative practices that enhance soil fertility, carbon sequestration and food production. | With an inventory complete in Strategy 4, the Town can continue to advance efforts to preserve agricultural land and thus work towards a more sustainable agricultural system for Greenfield and the broader community. This strategy focuses on advancing the idea of Greenfield as a food hub and agricultural economic generator. Core to this strategy is the need to development the necessary technological systems to support a more sustainable and robust agricultural system, like food processing, nutrition, and educational and community programs. | Use Greenfield Food Study, and regional food studies such as those published by CISA and FRCDG, to determine food system infrastructure, processing and distribution needs. | Not Started | Policy | \$\$\$\$ (>\$250,000) | N | N | N | Greenfield Food Study | | Mayor's Office/GPS Administration/Planning/CISA/FRCDG |
| 1. Land use | | | | Develop new food system infrastructure, processing, and distribution centers based on studies and farmer survey data. | Not Started | Policy | \$\$\$\$ (>\$250,000) | N | N | N | Greenfield Food Study | | Mayor's Office/GPS Administration/Planning/CISA/FRCDG |
| 1. Land use | | | | Actively participate in regional food security efforts such as the Franklin County Food Council, CISA, FRCDG, and larger regional and national efforts. | On-going | Policy | \$\$\$\$ (>\$250,000) | N | N | N | Greenfield Food Study | | Mayor's Office/GPS Administration/Planning/CISA/FRCDG |
| 1. Land use | | | | Train individuals for employment in areas of food production, distribution, and processing. | Not Started | Policy | \$\$\$\$ (>\$250,000) | N | N | N | Greenfield Food Study | | Mayor's Office/GPS Administration/Planning/CISA/FRCDG |
| 1. Land use | | | | Ensure Farm to School programs embraced, and set minimum quantity standards for purchase of local food. | On-going | Policy | \$\$\$\$ (>\$250,000) | N | N | N | Greenfield Food Study | | Mayor's Office/GPS Administration/Planning/CISA/FRCDG |

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|-------------|--|---|--|--|---|-------------|---|---|---|----------------------------|---|---|---|--|--|
| 1. Land use | | | | Ensure understanding of the carbon and water cycles and soil and food systems, as well as hands-on experience with growing food is part of a student's experience in the Greenfield Public School. | Unknown | Policy | \$\$\$ (\$250,000) | N | | | Greenfield Food Study | | Mayor's Office/GPS Administration/Planning/CISA/FRCOG | | |
| 1. Land use | | | | With an inventory complete in Strategy 4, the Town can continue to advance efforts to preserve agricultural land and thus work towards a more sustainable agricultural system for Greenfield and the broader community. This strategy focuses on advancing the idea of Greenfield as a food hub and agricultural economic generator. | | | | | | | | | | | |
| 1. Land use | 1. Greenfield has achieved a high level of ecosystem health, recreational opportunities, and biodiversity through conservation, restoration, and stewardship of its open spaces and natural areas. | 5. Preserve all agricultural land so as to increase Greenfield's food security and health for all, and work toward a more sustainable agricultural system using new innovative practices that enhance soil fertility, carbon sequestration and food production. | Core to this strategy is the need to develop the necessary technological systems to support a more sustainable and robust agricultural system, like food processing, nutrition, and educational and community programs. | Incorporate food gardens in schoolyards. | Unknown | Policy | \$\$\$ (\$250,000) | N | | | | Greenfield Food Study | Mayor's Office/Planning/CISA/FRCOG | | |
| 1. Land use | | | | Incorporate nutrition and food education programs in school curricula. | Unknown | Policy | \$\$\$ (\$250,000) | N | | | | | | Greenfield Food Study | Mayor's Office/Planning/CISA/FRCOG |
| 1. Land use | | | | Establish community gardens in areas of dense population, public housing, and high concentrations of rental properties. | Not Started | Policy | \$\$\$ (\$250,000) | N | | | | | | Greenfield Food Study | Mayor's Office/Planning/CISA/FRCOG |
| 1. Land use | | | | Plant edible fruit and nut trees, shrubs and plants in public spaces. | Not Started | Policy | \$\$\$ (\$250,000) | N | | | | | | Greenfield Food Study | Mayor's Office/Planning/CISA/FRCOG |
| 1. Land use | | | | Continue to accept SNAP/EBT at farmers markets. | On-going | Policy | \$\$\$ (\$250,000) | N | | | | | | Greenfield Food Study | Mayor's Office/Planning/CISA/FRCOG |
| 1. Land use | | | | Offer information/workshops for farmers on how to use SNAP/EBT with their CSAs and at their farm stands. | On-going | Policy | \$\$\$ (\$250,000) | N | | | | | | Greenfield Food Study | Mayor's Office/Planning/CISA/FRCOG |
| 1. Land use | | | | Support the Mass in Motion Healthy Market initiative, or similar program, to get more healthy foods in local markets and convenience stores. | On-going | Policy | \$\$\$ (\$250,000) | N | | | | | | Greenfield Food Study | Mayor's Office/Planning/CISA/FRCOG |
| 1. Land use | | | | Provide advocacy for and promotion of innovative agricultural and food security. | On-going | Policy | \$\$\$ (\$250,000) | N | | | | | | Greenfield Food Study | Mayor's Office/Planning/CISA/FRCOG |
| 1. Land use | | | | Foster Greenfield as a center for new innovative agricultural techniques that increase soil fertility, carbon sequestration, and food production, and workshops on these topics. | Not Started | Policy | \$\$\$ (\$250,000) | N | | | | | | Greenfield Food Study | Mayor's Office/Planning/CISA/FRCOG |
| 1. Land use | | | | | | | Bolster community efforts to protect the viability of farming by emphasizing the importance of, and support for, farming within the Town. | On-going | Program | \$ (under \$20,000) | N | | | | New Strategy |
| 1. Land use | | | | Encourage backyard and community gardens. | On-going | Program | \$ (under \$20,000) | N | | | | New Strategy | Just Roots/GCC/Greenfield Garden Club/SGIC | | |
| 1. Land use | 1. Greenfield has achieved a high level of ecosystem health, recreational opportunities, and biodiversity through conservation, restoration, and stewardship of its open spaces and natural areas. | 6. Increase productive agricultural land by fostering backyard gardening. | Through fostering backyard gardening, Greenfield will advance efforts to grow foods locally while reducing energy consumption associated with the transportation of goods and services from farm to market. In addition, this strategy will realize the goal to increase of the towns land for food production | Utilize the GCC Greenfield Food Study, and other studies, for implementation ideas. | On-going | Program | \$ (under \$20,000) | N | | | | New Strategy | Just Roots/GCC/Greenfield Garden Club/SGIC | | |
| 1. Land use | | | | Partner with GCC's Food Systems and Agriculture program; Just Roots, and others to offer programs and training that foster health and backyard gardening including tool sharing programs, and food processing and storage workshops. | On-going | Program | \$ (under \$20,000) | N | | | | | New Strategy | Just Roots/GCC/Greenfield Garden Club/SGIC | |
| 1. Land use | | | | Provide incentives to homeowners to reduce area of hardscapes and lawns and increase areas of productive landscapes such as food gardens, rain gardens and gardens for biodiversity. | On-going | Program | \$ (under \$20,000) | N | | | | | | New Strategy | Just Roots/GCC/Greenfield Garden Club/SGIC |
| 1. Land use | | | | Support programs and information and demonstrations of innovative agricultural techniques such as forest gardening, permaculture, and nutrient dense gardening. | On-going | Program | \$ (under \$20,000) | N | | | | | | New Strategy | Just Roots/GCC/Greenfield Garden Club/SGIC |
| 1. Land use | | | | | | | | | | | | | | | |
| 1. Land use | | | | Develop and adopt an Urban Forestry Code that includes the following: • Conduct a baseline tree inventory, and make a plan that would enable Greenfield to achieve and maintain a 40% tree canopy to reduce the heat island effect, beautify the Town's roadways, and enhance the Town's open spaces and natural habitat • Maintain healthy and diverse urban tree population • Establish guidelines planting the right tree in the right place, and plant it right • Provide incentives to homeowners to plant and maintain trees. | In process - Department of Planning & Development/DPW/ & FRCOG worked on proposed LID Regs. Planning Board will be amending its Subdivision Regulations to incorporate the LID recommendations by end of FY2017. Also the Zoning Ordinance will be amended to incorporate the LID recommendations by the end of FY2017. | Policy | Mid (2-5 years) | \$\$\$ (\$100,001 - \$250,000) | Transportation; Public Facilities, Service and Energy | N | New Strategy | Mass Gov Website: Complete Streets, Smart Growth Took Kit, and Pittsfield, MA ; Smart Growth America; MA Climate Adaptation report (2010); Green Stormwater Infrastructure Ordinance (See Seattle's code for ideas) | Planning/DPW/FRCOG/WMECO/Planning Board | | |
| 1. Land use | 3. Our adaptable and resilient green infrastructure enhances and promotes compact development and redevelopment and offers ecological and social benefits. | 7. Integrate biological systems into the urban fabric of Greenfield to provide ecosystem and infrastructure services. | Greenfield has the opportunity to integrate biological systems into existing and future development patterns throughout the town that will enhance the ecosystem and towns infrastructure. This can be accomplished by providing incentives to incorporate plants and trees into development projects, and by adopting ordinances that require best practices for stormwater. • Eliminate ground water infiltration into sanitary sewers • Bury key electric transmission lines • Ensure the continuity of streams allowing migration/passage of aquatic species while updating road crossings of streams and rivers to accommodate greater volumes of storm water. | Adopt a Green Stormwater Infrastructure Ordinance that includes the following: • See Seattle's code for ideas • Incorporate storm water regulations and best management practices in all public ways, parking areas, parks etc. (using vegetation and soil to manage rainwater) techniques strategies such as rain gardens, bioswales, and permeable pavement.) • Daylight streams and reestablish wetland connectivity to increase storm water storage and processing capacity as well as wildlife habitat • Require a square footage minimum of tree canopy and vegetated swales in any new or upgraded parking lot • Provide incentives to homeowners to plant rain gardens. | In process - Department of Planning & Development/DPW/ & FRCOG worked on proposed LID Regs. Planning Board will be amending its Subdivision Regulations to incorporate the LID recommendations by end of FY2017. Also the Zoning Ordinance will be amended to incorporate the LID recommendations by the end of FY2017. | Policy | Mid (2-5 years) | \$\$\$ (\$100,001 - \$250,000) | Transportation; Public Facilities, Service and Energy | N | New Strategy | Mass Gov Website: Complete Streets, Smart Growth Took Kit, and Pittsfield, MA ; Smart Growth America; MA Climate Adaptation report (2010); Green Stormwater Infrastructure Ordinance (See Seattle's code for ideas) | Planning/DPW/FRCOG/WMECO/Planning Board | | |
| 1. Land use | | | | Prepare Greenfield's essential infrastructure to maintain critical functions through challenging weather, energy, and economy, as outlined in the MA Climate Adaptation report (2010). • Improve storm water function and minimize stormwater runoff | On-going | Policy | Mid (2-5 years) | \$\$\$ (\$100,001 - \$250,000) | Transportation; Public Facilities, Service and Energy | N | New Strategy | Mass Gov Website: Complete Streets, Smart Growth Took Kit, and Pittsfield, MA ; Smart Growth America; MA Climate Adaptation report (2010); Green Stormwater Infrastructure Ordinance (See Seattle's code for ideas) | Planning/DPW/FRCOG/WMECO/Planning Board | | |
| 1. Land use | | | | | | | | | | | | | | | |
| 1. Land use | | | | Call for a mix of residential, commercial, civic, and open-space areas, allowing residents to live within one-quarter mile or a five-minute walk from these uses. | Accessory Dwelling Unit Ordinance Adopted | Regulations | Short (within a year) | \$ (under \$20,000) | Economic Development | N | New Strategy | Mass.gov Website / APA Website; Boston Zoning Code; Office of Energy and Environmental Affairs | Planning/Planning Board/ZBA/Town Council | | |
| 1. Land use | | | | Zoning that facilitates improved residential and nonresidential uses in town center. | The Use Regulation Working Group has forwarded its proposed revisions to the Use Schedules of the Zoning ordinance | Regulations | Short (within a year) | \$ (under \$20,000) | Economic Development | N | New Strategy | Mass.gov Website / APA Website; Boston Zoning Code; Office of Energy and Environmental Affairs | Planning/Planning Board/ZBA/Town Council | | |
| 1. Land use | | | | Create area sub-plans and enact zoning incentives for the desired mix of uses and density. | Not Started | Regulations | Short (within a year) | \$ (under \$20,000) | Economic Development | N | New Strategy | Mass.gov Website / APA Website; Boston Zoning Code; Office of Energy and Environmental Affairs | Planning/Planning Board/ZBA/Town Council | | |

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|-------------|---|--|--|---|---|-------------------|---|---|---|----------------------------|---|--|--|
| 1. Land use | | | | Focus commercial and industrial development in designated areas. | Planning Board looking at Infill Development/Adaptive Reuse Ordinance - FY2018 | Regulations | Short (within a year) | \$ (under \$20,000) | Economic Development | N | New Strategy | Mass.gov Website / APA Website; Boston Zoning Code; Office of Energy and Environmental Affairs | Planning/Planning Board/ZBA/Town Council |
| 1. Land use | 4. Compact residential and commercial development and redevelopment that is focused in and around Greenfield's historic downtown and other previously developed areas, incorporates increased density, mixed use development, and infrastructure reuse as the norm and supports our green, adaptable, and resilient infrastructure. | 8. Update the Zoning Ordinance to include sustainable development practices and controls. | Zoning is a tool that allows a community to regulate land uses, development densities, and built environments in ways that support a town's goals for preservation and growth. As a result of this Master Plan, Greenfield will need to update applicable sections of its zoning bylaw to allow for uses and land use development patterns that may have not been identified or allowed in the past, as well as other updates that include best practices to encourage and require sustainable development | Establish maximum parking standards and to encourage the use of shared parking. | The Parking Regulation Working Group is finalizing its suggested revisions to the parking regulations of the Zoning Ordinance and will forward its recommendations to the Planning Board by March 2017. | Regulations | Short (within a year) | \$ (under \$20,000) | Economic Development | N | New Strategy | Mass.gov Website / APA Website; Boston Zoning Code; Office of Energy and Environmental Affairs | Planning/Planning Board/ZBA/Town Council |
| 1. Land use | | | | Reduce housing size minimums. | Not Started | Program | Short (within a year) | \$ (under \$20,000) | Economic Development | N | New Strategy | Mass.gov Website / APA Website; Boston Zoning Code; Office of Energy and Environmental Affairs | Planning/Planning Board/ZBA/Town Council |
| 1. Land use | | | | Establish design guidelines for development downtown and along highway corridors. | Not Started | Design Guidelines | Short (within a year) | \$ (under \$20,000) | Economic Development | N | New Strategy | Mass.gov Website / APA Website; Boston Zoning Code; Office of Energy and Environmental Affairs | Planning/Planning Board/ZBA/Town Council |
| 1. Land use | | | | Incorporate mechanism for citizens to vote on any major proposed development in town. | Not Started | Program | Short (within a year) | \$ (under \$20,000) | Economic Development | N | New Strategy | Mass.gov Website / APA Website; Boston Zoning Code; Office of Energy and Environmental Affairs | Town Clerk/Mayor's Office/Town Council |
| 1. Land use | | | | Assess existing zoning to determine if commercial and industrial development is adequately limited and/or allowed in key areas. | The Use Regulation Working Group has forwarded its proposed revisions to the Use Schedules of the Zoning ordinance | Regulations | Short (within a year) | \$ (under \$20,000) | Economic Development | N | New Strategy | Mass.gov Website / APA Website; Boston Zoning Code; Office of Energy and Environmental Affairs | Planning/Planning Board/ZBA/Town Council |
| 1. Land use | 4. Compact residential and commercial development and redevelopment that is focused in and around Greenfield's historic downtown and other previously developed areas, incorporates increased density, mixed use development, and infrastructure reuse as the norm and supports our green, adaptable, and resilient infrastructure. | 9. Revise the Zoning Ordinance to allow development by-right in the downtown area and neighborhood centers that is compatible with Greenfield's traditional character. | This strategy specifically calls for zoning revisions in the downtown area and neighborhood centers to encourage development that is in character with Greenfield's traditional character. In doing so, the zoning updates should consider modifications to ensure that "by right" projects reflect the goals for traditional character (S) only achieving that goal through "special permitted" development projects. | Consider incentives to encourage mixed-use where appropriate. | The Use Regulation Working Group has forwarded its proposed revisions to the Use Schedules of the Zoning ordinance | Regulations | Short (within a year) | \$ (under \$20,000) | Economic Development | N | New Strategy | Mass.gov Website: Smart Growth Toolkit; Weymouth MA, Andover, MA | Planning/Planning Board/ZBA/Town Council |
| 1. Land use | | | | Consider increasing density in the downtown area and appropriate neighborhood centers. | The Use Regulation Working Group has forwarded its proposed revisions to the Use Schedules of the Zoning ordinance | Regulations | Short (within a year) | \$ (under \$20,000) | Economic Development | N | New Strategy | Mass.gov Website: Smart Growth Toolkit; Weymouth MA, Andover, MA | Planning/Planning Board/ZBA/Town Council |