

# **Hanover Master Plan**

## **& Community Preservation Plans**



# **Public Hearing**

# Change & Development



# Purpose of Long-Term Planning

1. Guidance of growth, development and changes over time
2. "Proactive" (*considered*) rather than "reactive" (*haphazard*)
3. Open dialog and informed discussion on past, present and future
4. Common vision of future (*broad vision statement*)
5. Coordination of town-wide efforts to improve town over time
6. Future growth and development is consistent with the plan
7. Goals, objectives, and specific actions to achieve
8. Benchmarks to measure progress (*toward desired future*)

# Summary of Master Plan

1. **Existing Conditions & Trends**
2. **Buildout Analysis** *(projections)*
3. **Key Issues** *(to be addressed)*
4. **Alternatives Analysis** *(possible futures)*
5. **Vision Statement** *(desired future)*
6. **Recommendations** *(broad goals & objectives)*
7. **Checklist for Follow-Up** *(specific actions)*
8. **Progress Report** *(yearly) (10<sup>th</sup> year)*

# **Key Topics / Categories**

- 1) Land Use Planning & Growth Management**
- 2) Economic Development**
- 3) Housing**
- 4) Transportation & Circulation**
- 5) Natural & Recreational Resources**
- 6) Cultural & Historical Resources**
- 7) Municipal Facilities & Services**

# Progress Since 1997 Master Plan

*(A Few Highlights)*

1. **Planned Residential Development (PRDS) Zoning Bylaw**
2. **Telecommunications & Adult Use Zoning Bylaw**
3. **Renovation of Town Hall**
4. **Expansion of the John Curtis Free Library**
5. **Relocation of the Police Station**
6. **Coordination of Inter-Departmental Functions**
7. **Route 53 Widening Project**
8. **Funding for Open Space Acquisitions**

*(Adoption of the Community Preservation Act)*

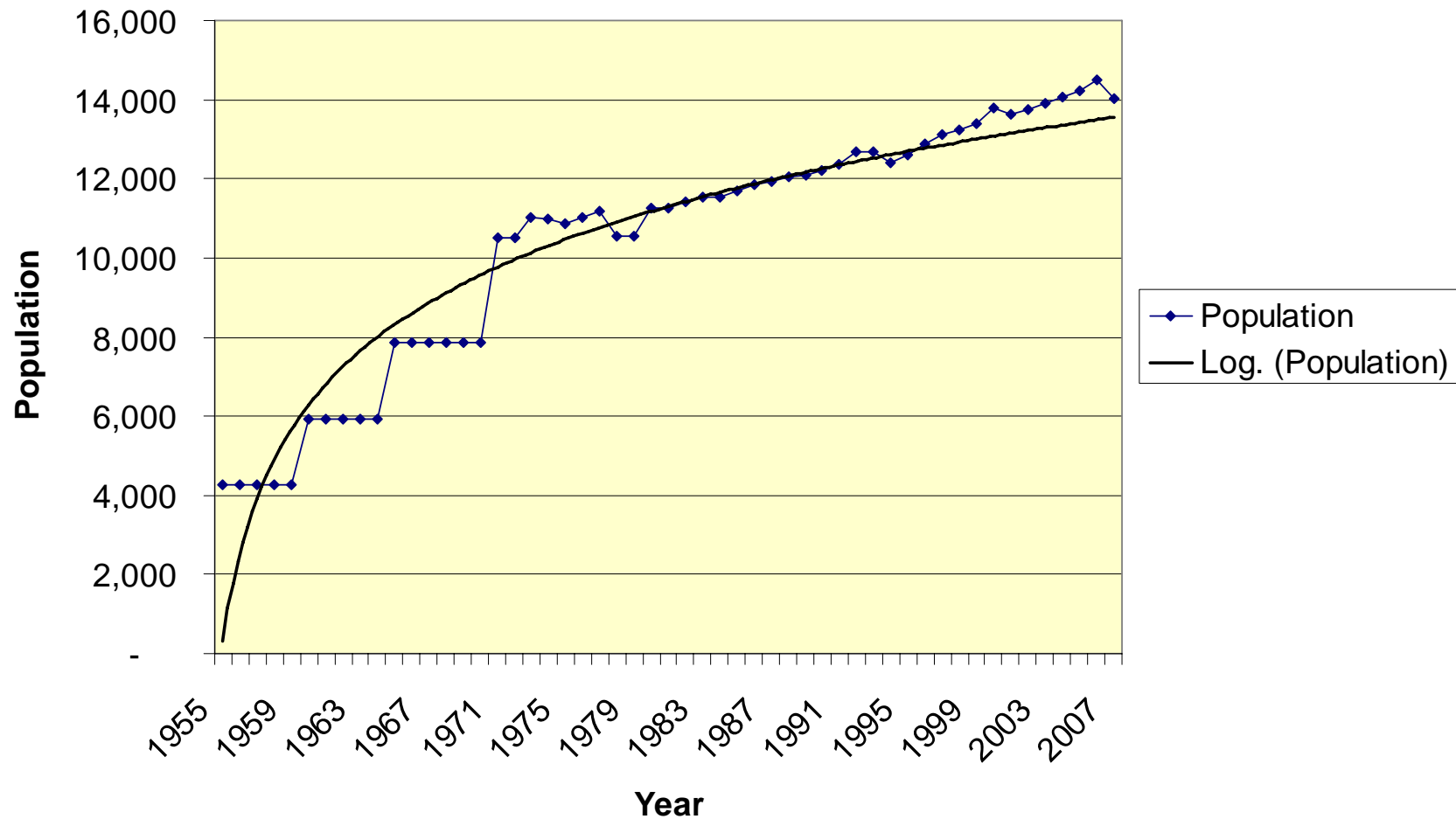


# Existing Conditions & Trends

1. Existing Population: 13,164 (2000 Census) 14,125 (Town Census -2006)
2. Median Household income: \$73,838 (2000 Census)
3. Average Home Price: \$400,000 (Banker & Tradesman)
4. Buildout Projections (Possible)
  - A. Total Population: 14,682 by 2030 (MAPC) 14,408 by 2030 (MISER)
  - B. New Residential Lots: 2,295 (EOEA 2000 "Buildout Analysis")
  - C. New Residents: 6,794 (EOEA) (+ 2000 pop. =19,958)
  - D. New Students: 1,368 at buildout (EOEA)
  - E. New Roads: 39 Miles (EOEA)
5. Budget Constraints (Annual Budget Increase: +/- 4.5%, Prop 2 ½)
6. Marginal Lands Remaining for Development (Total Land Area: 15.72 Sq. Miles)
7. Municipal Construction Projects (Schools, Senior Center)

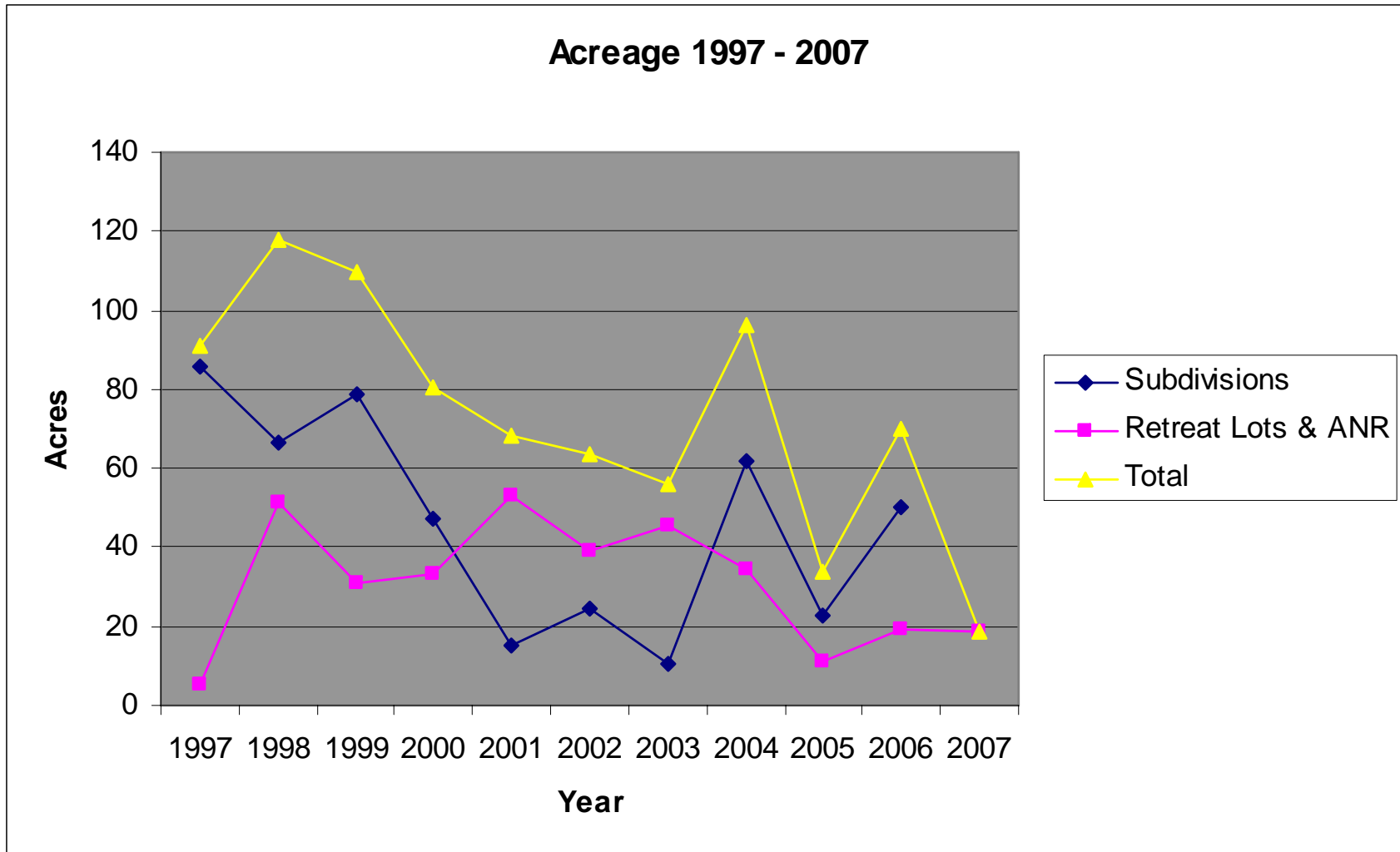
# Population Growth

**Town of Hanover Population 1950 - 2007**  
(1955 - 1972 based on State Census)



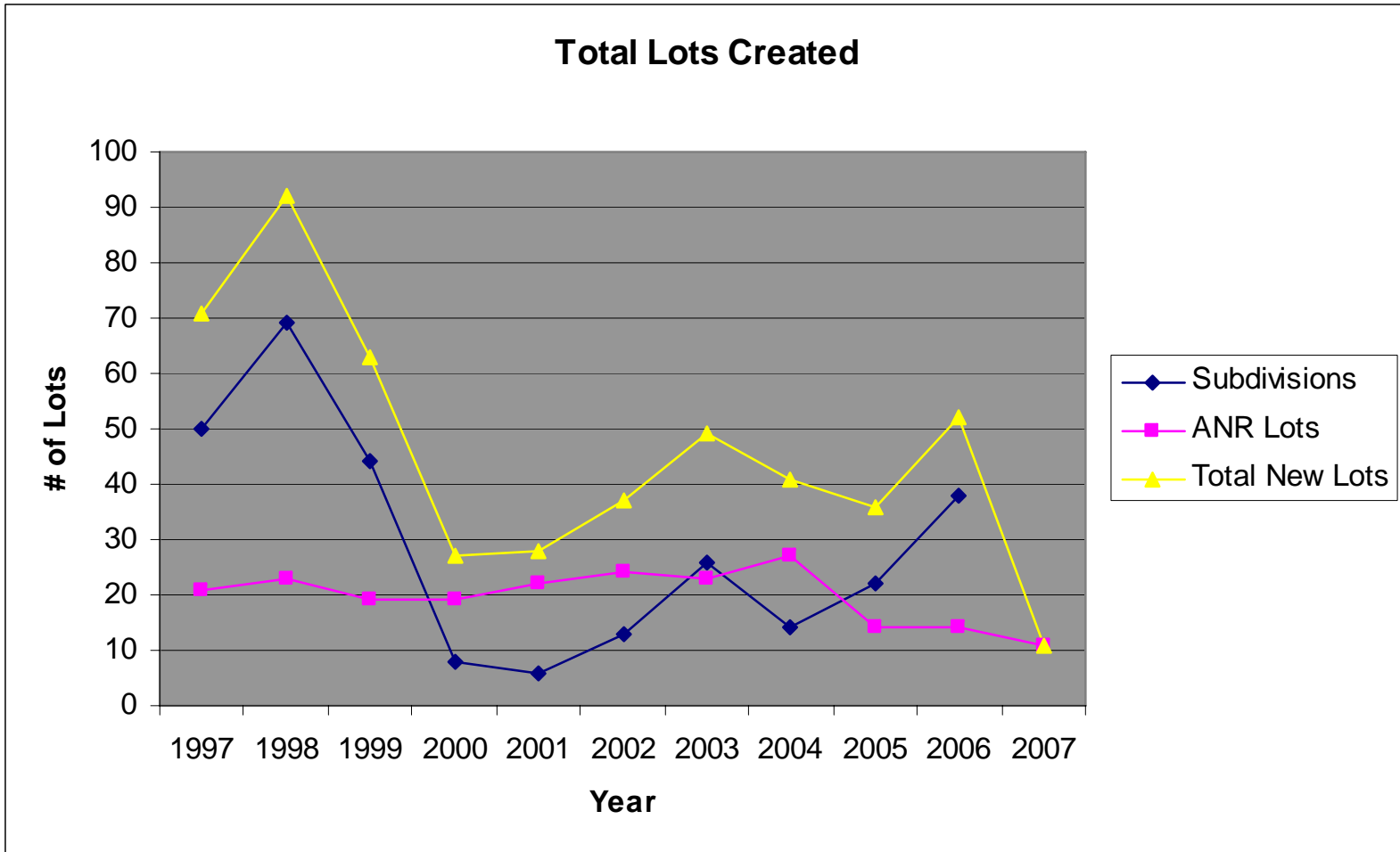


# Residential Growth



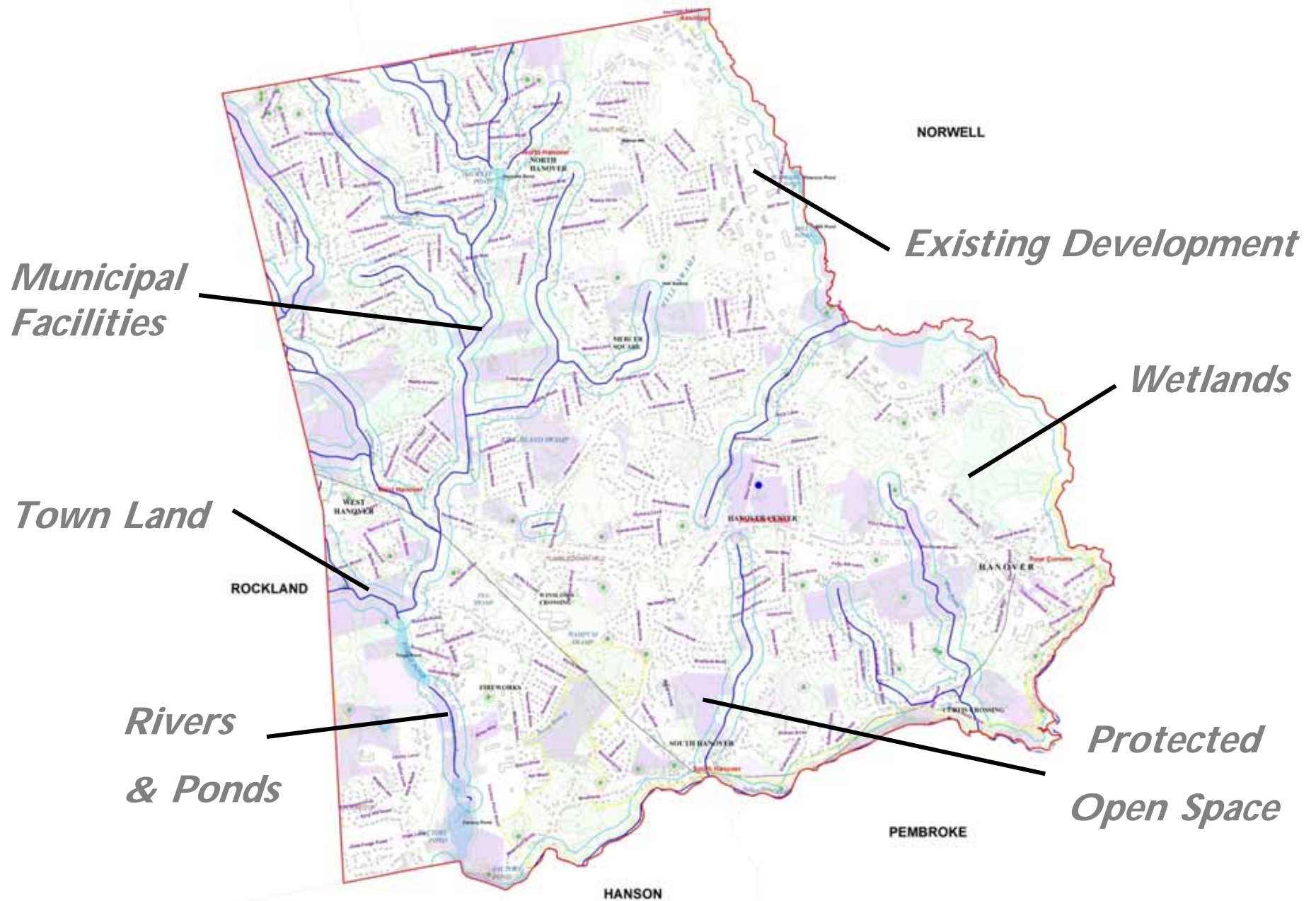
- \* Does not include PRDS Developments (+/- x units between 200x-2007) or 40B Developments (+/- x units between 200x-2007)
- \* Does not indicate total Building Permits issued during this time (Chart)?
- \* Does not indicate potential new units under VPUD Zoning Overlay on Route 53

# Residential Growth



1. **New Lots/Homes: 200-300 (Maximum in Single Family Zoning)**
2. **Buildout Population: 16,000 +/- (Does not include VPUDs)**

# "Buildout" Constraints Map



# **Key Issues & Recommendations**

## **Land Use Planning & Growth Management**



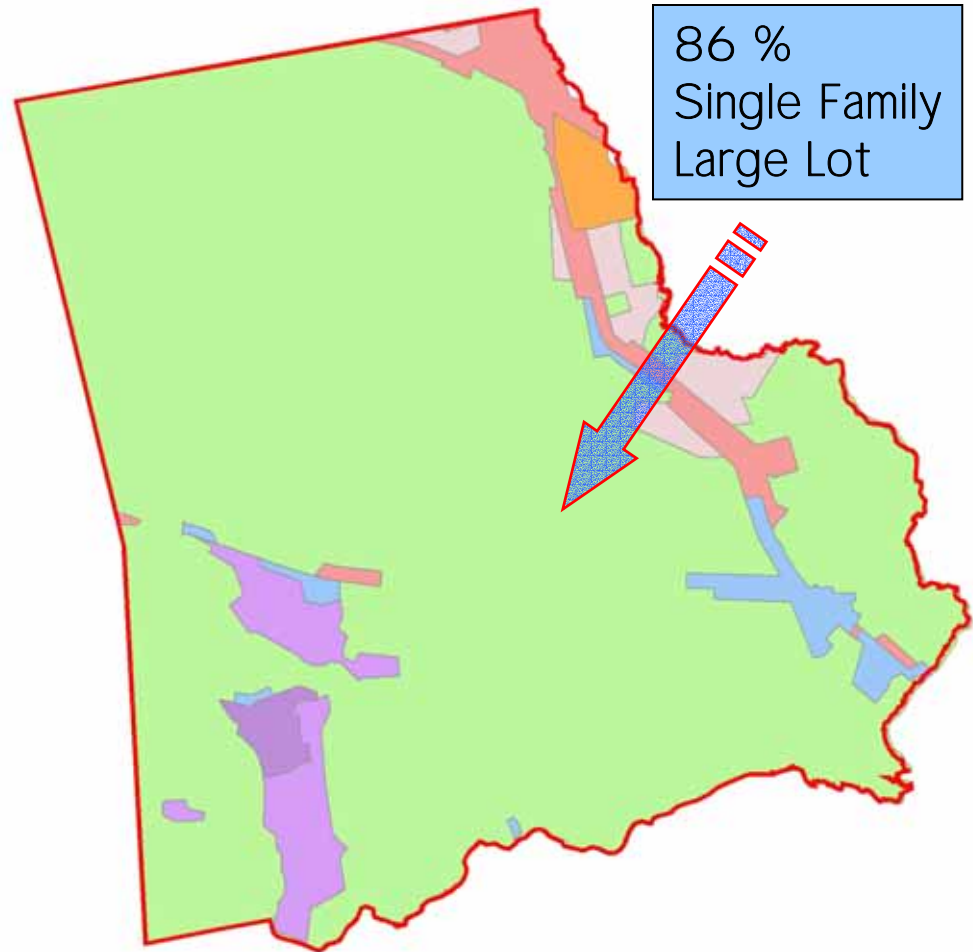
**Preserve Rural Character & Open Space**



# Key Issues & Recommendations

## Land Use Planning & Growth Management

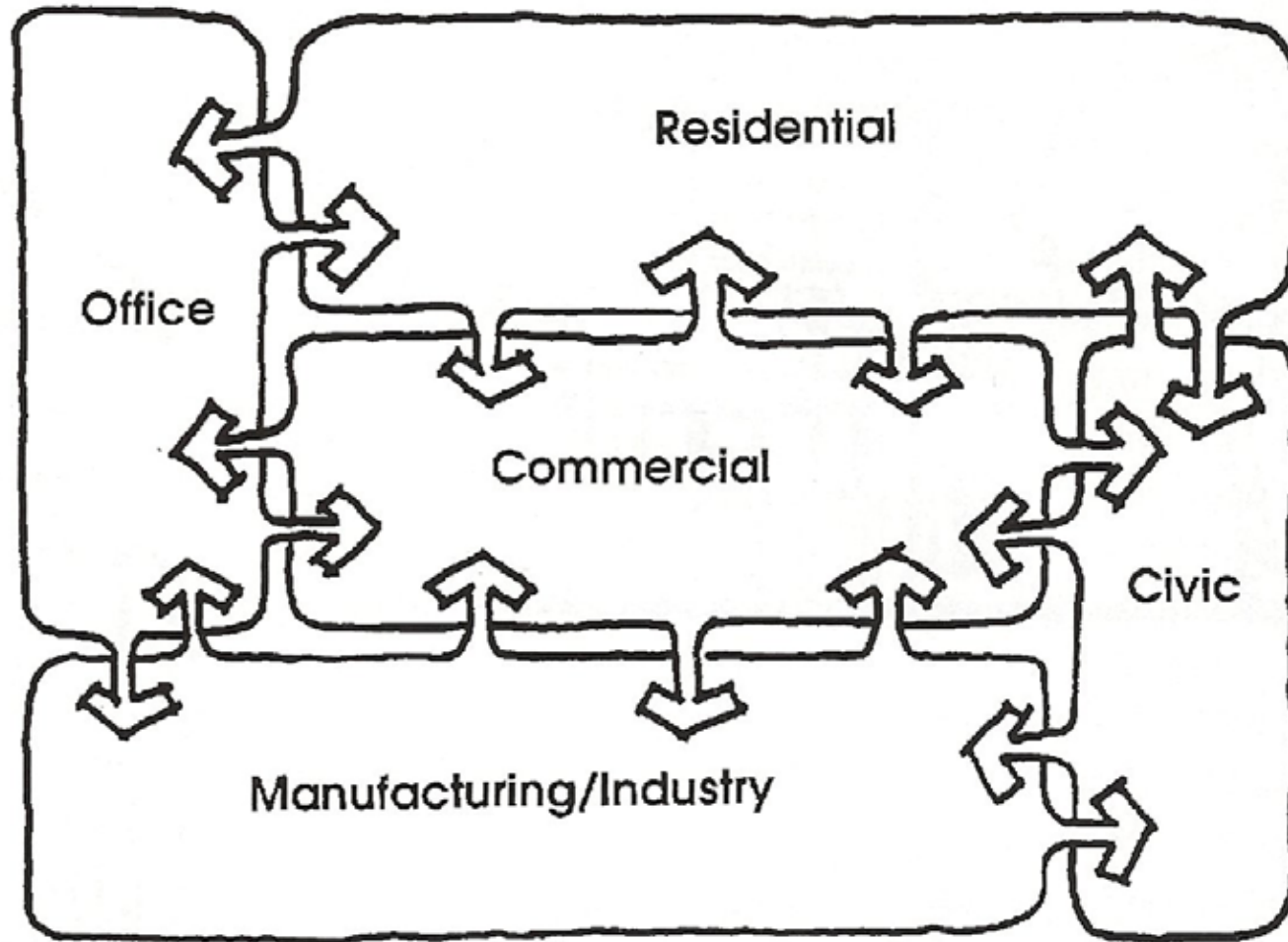
Percent Land Area by Zoning	
District	Percent
Residential	86 %
Commercial	4 %
Industrial	3 %
Limited Industrial	2 %
Business	2 %
Shopping Center	2 %
Fireworks	1 %
TOTAL	100 %



**Provide Alternatives to “Sprawl” – Mixed Use**

# Key Issues & Recommendations

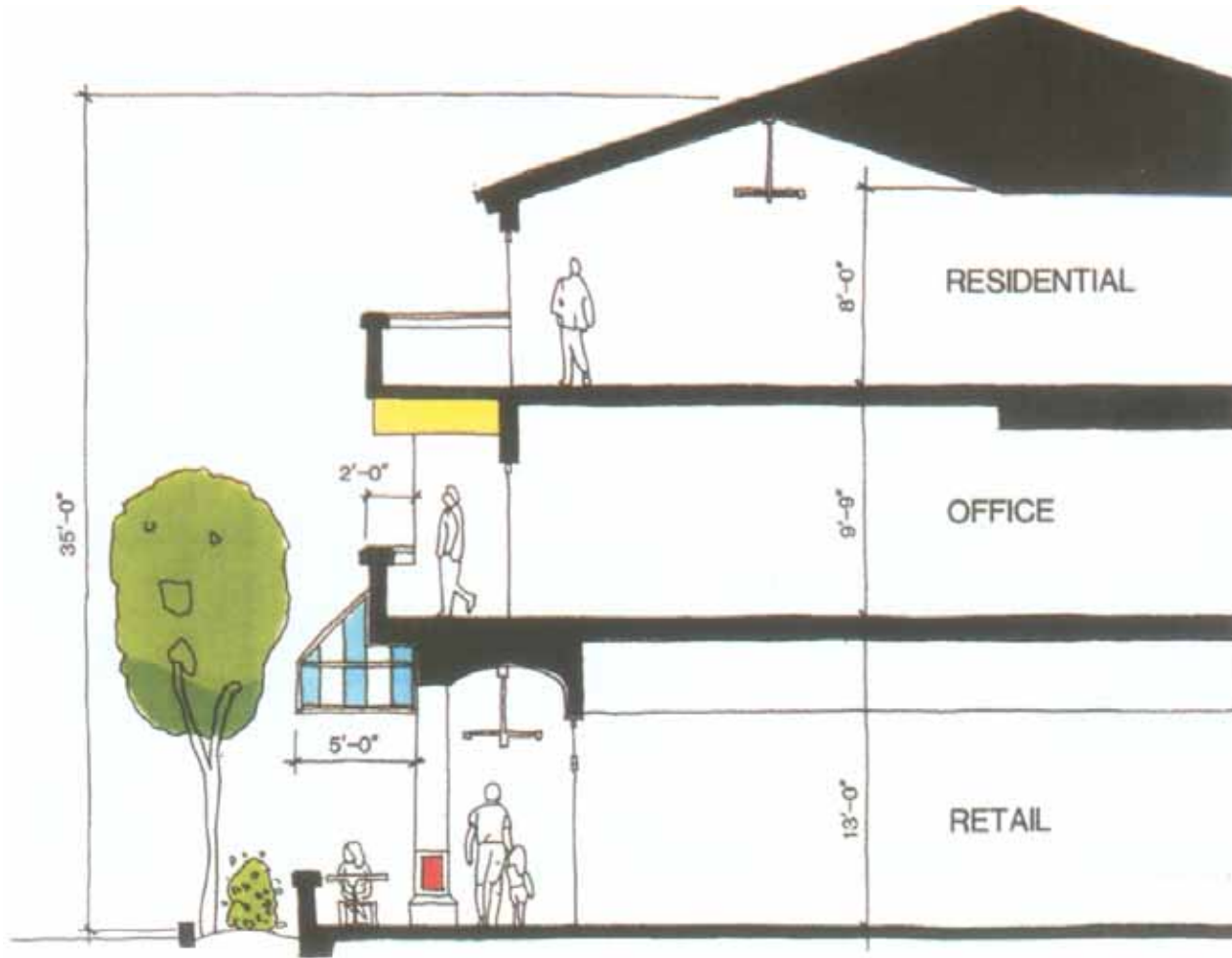
## Land Use Planning & Growth Management



**Provide Alternatives to “Sprawl” – Mixed Use**

# Key Issues & Recommendations

## Land Use Planning & Growth Management



**Provide Alternatives to "Sprawl" – Mixed Use**



# Key Issues & Recommendations

## Land Use Planning & Growth Management

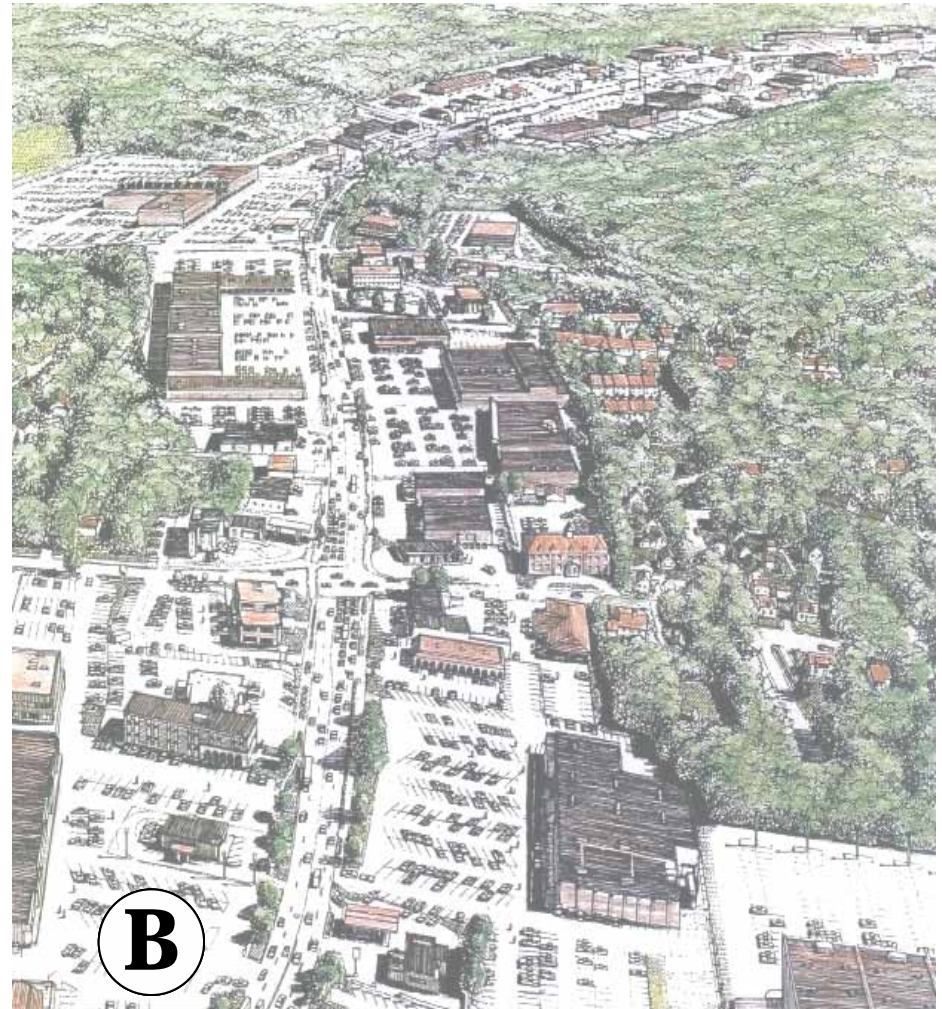
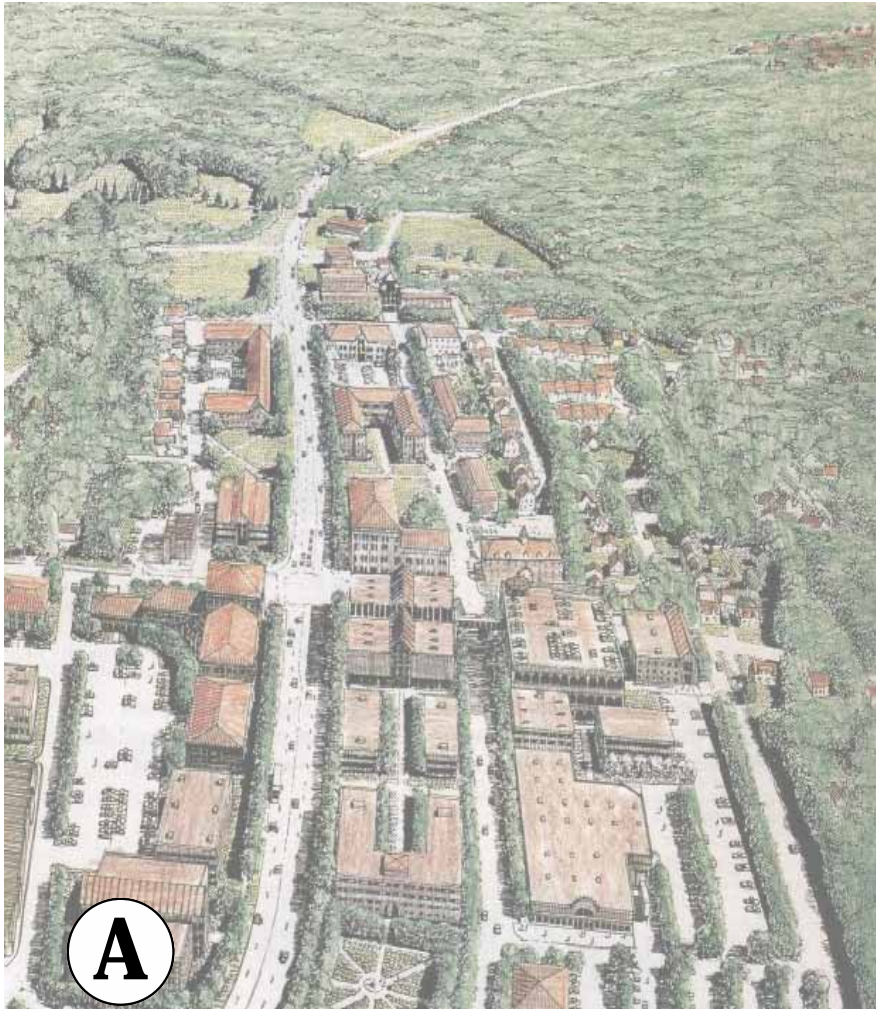


**Provide Alternatives to “Sprawl” – Mixed Use**



# Key Issues & Recommendations

## Land Use Planning & Growth Management



**Provide Alternatives to “Sprawl” – Cluster Development**



# Key Issues & Recommendations

## Land Use Planning & Growth Management



**A**



**B**

**Provide Alternatives to “Sprawl” – Cluster Development**

# **Key Issues & Recommendations**

## **Land Use Planning & Growth Management**



## **Cluster Development as a Neighborhood**



# Key Issues & Recommendations

## Land Use Planning & Growth Management



## Cluster Development as Affordable Housing

# Key Issues & Recommendations

## Land Use Planning & Growth Management



**55+ Developments (PRDS) as Cluster Development**



# Key Issues & Recommendations

## Land Use Planning & Growth Management



## Design Review of Architecture



# Key Issues & Recommendations

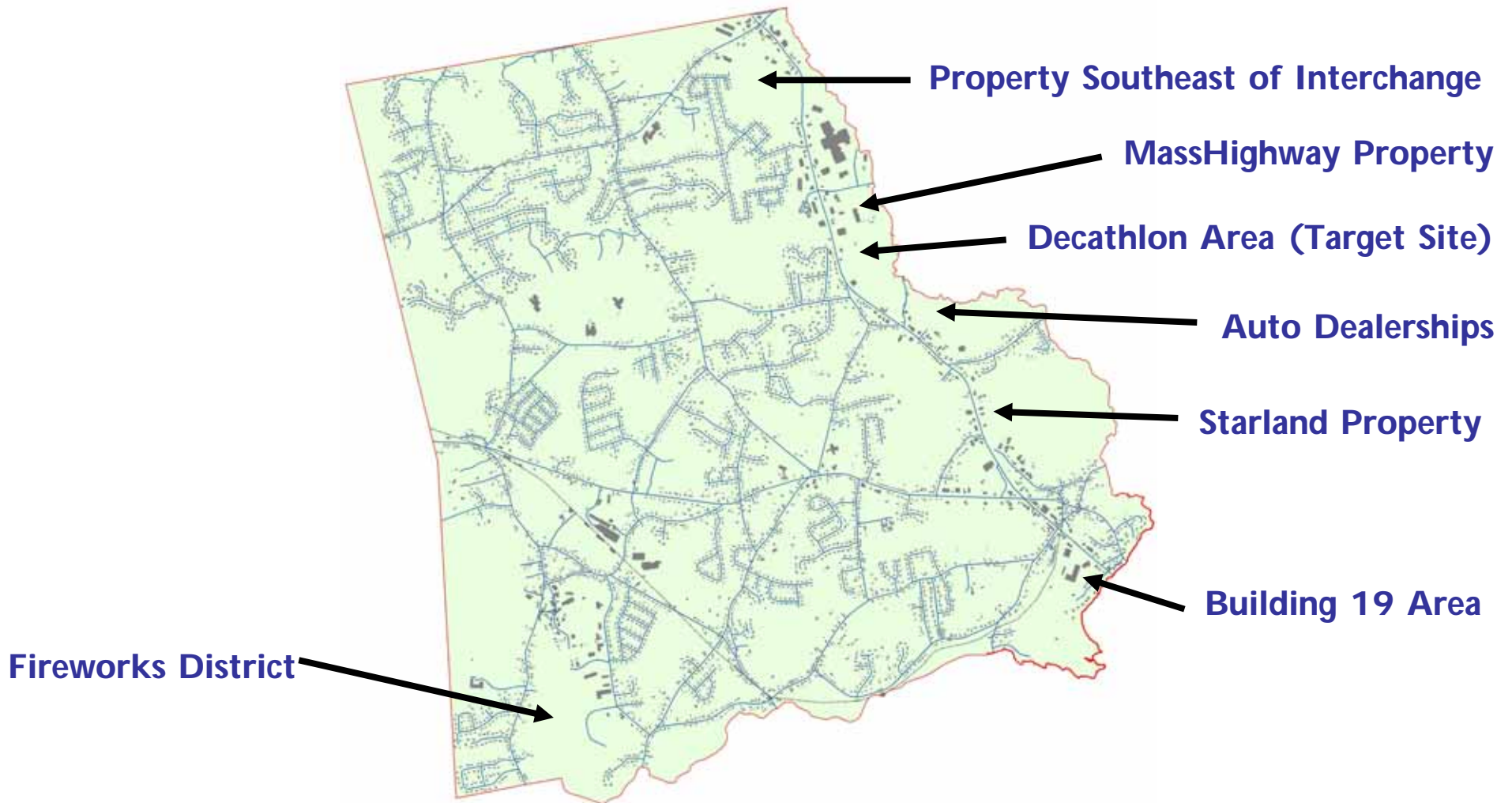
## Economic Development



**Streamline Permitting Process**

# Key Issues & Recommendations

## Economic Development



**Underutilization of Key Parcels / Areas**



# Key Issues & Recommendations

## Economic Development



**Underutilization of Key Parcels / Areas**

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## Economic Development



**Underutilization of Key Parcels / Areas**



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**Underutilization of Key Parcels / Areas**

# Key Issues & Recommendations

## Economic Development

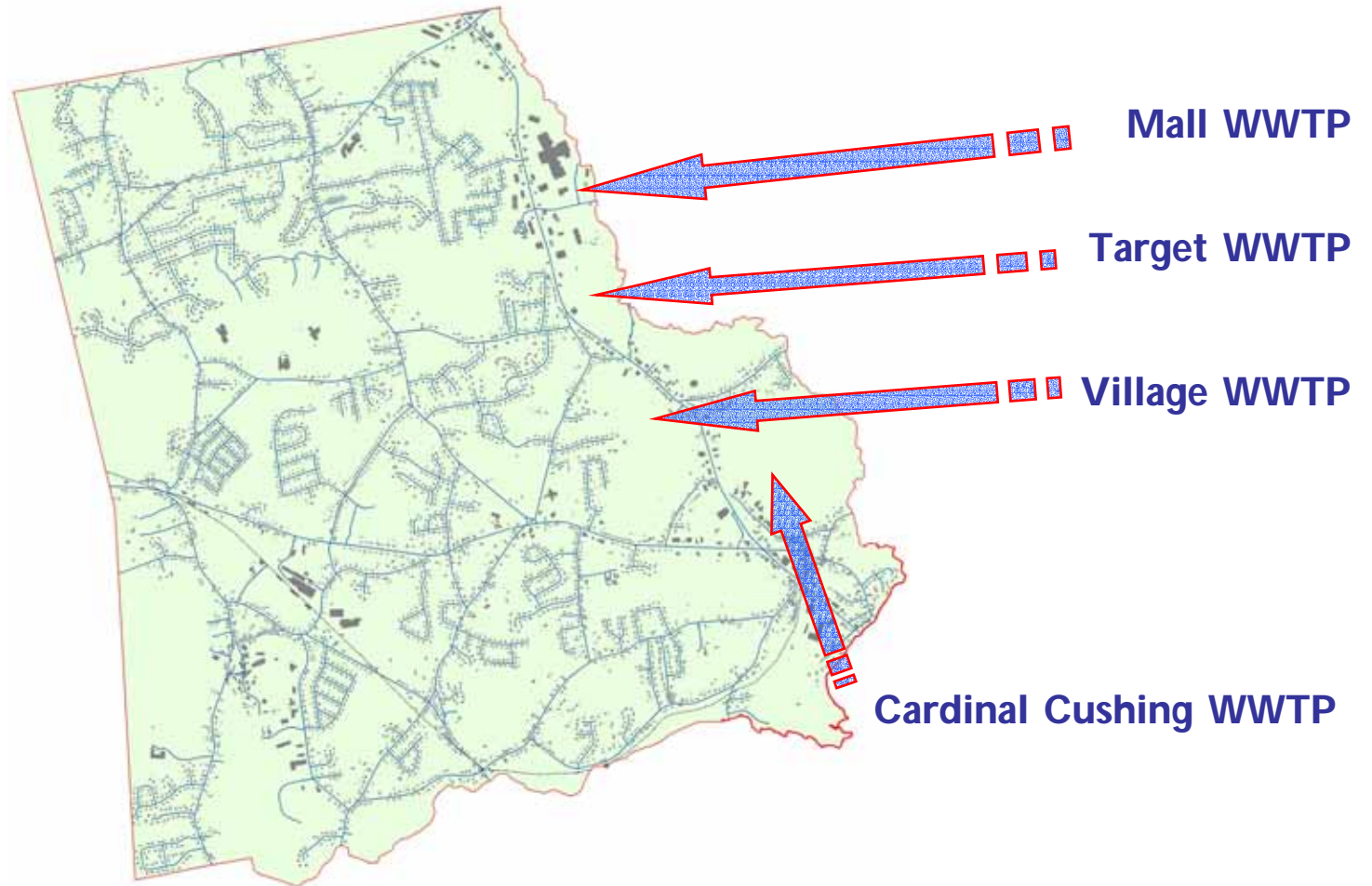


**Underutilization of Route 53 Corridor Properties**



# Key Issues & Recommendations

## Economic Development

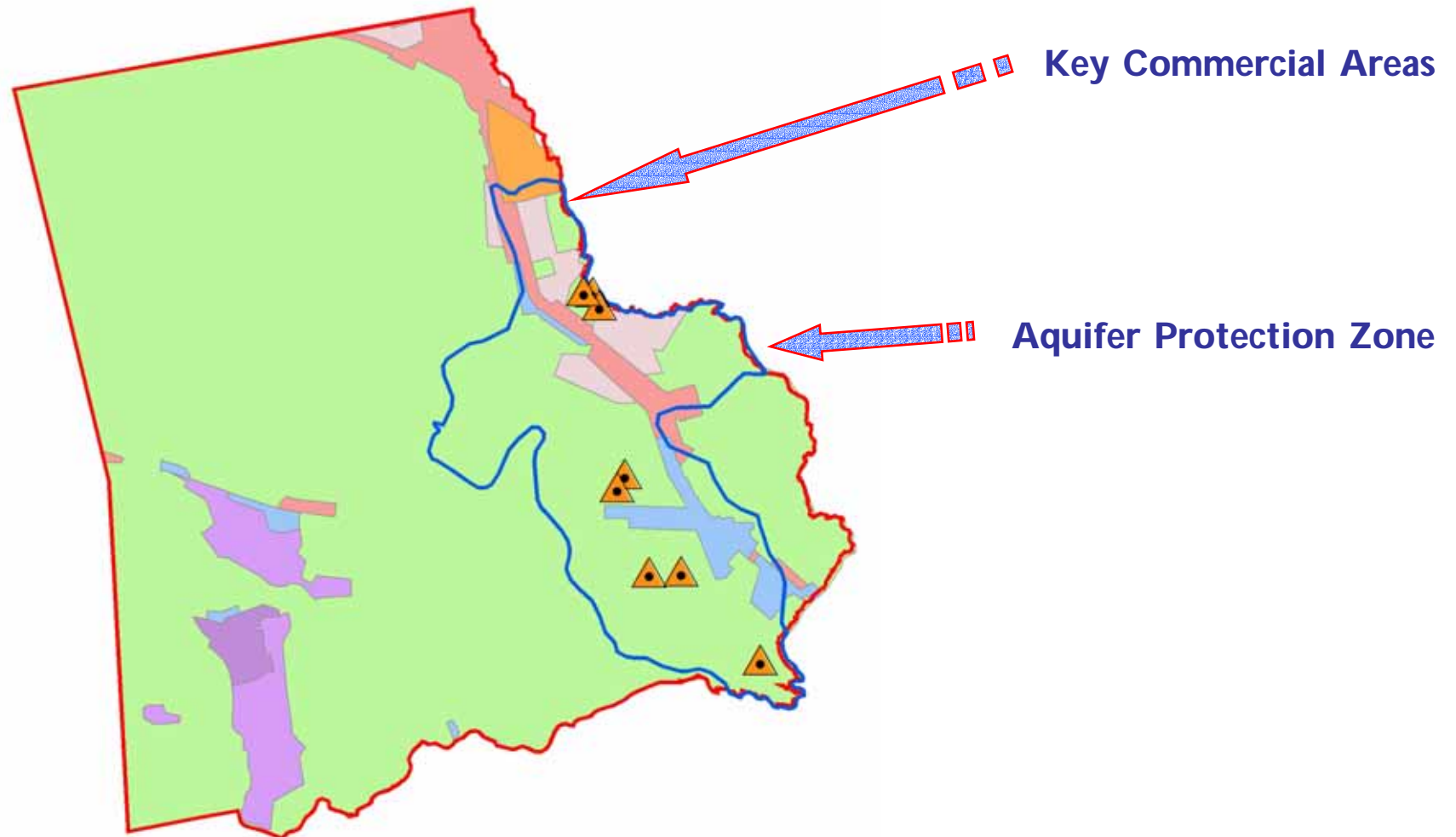


**Lack of Sewerage in Commercial Districts**



# Key Issues & Recommendations

## Economic Development



**Limitations from Non-Conformances & Aquifer Protection**

# Key Issues & Recommendations

## Housing



### **44 Stone Meadow Lane, Hanover**

Classic Colonial in the prestigious Stone Meadow neighborhood.

5-bedrooms, 4-full baths and 1-half bath, a designer kitchen & beautiful detail throughout as well as a 3-car garage with a garage under and a fabulous in ground pool in the fenced-in backyard.

\$1,269,000

## High Land & Home Values

# Key Issues & Recommendations

## Housing



**Threat of 40B Developments**

# Key Issues & Recommendations

## Housing



**Encourage Affordable & “Moderately Priced” Housing**



# Key Issues & Recommendations

## Transportation & Circulation



**Limited Alternative Modes of Transportation**

# Key Issues & Recommendations

## Transportation & Circulation

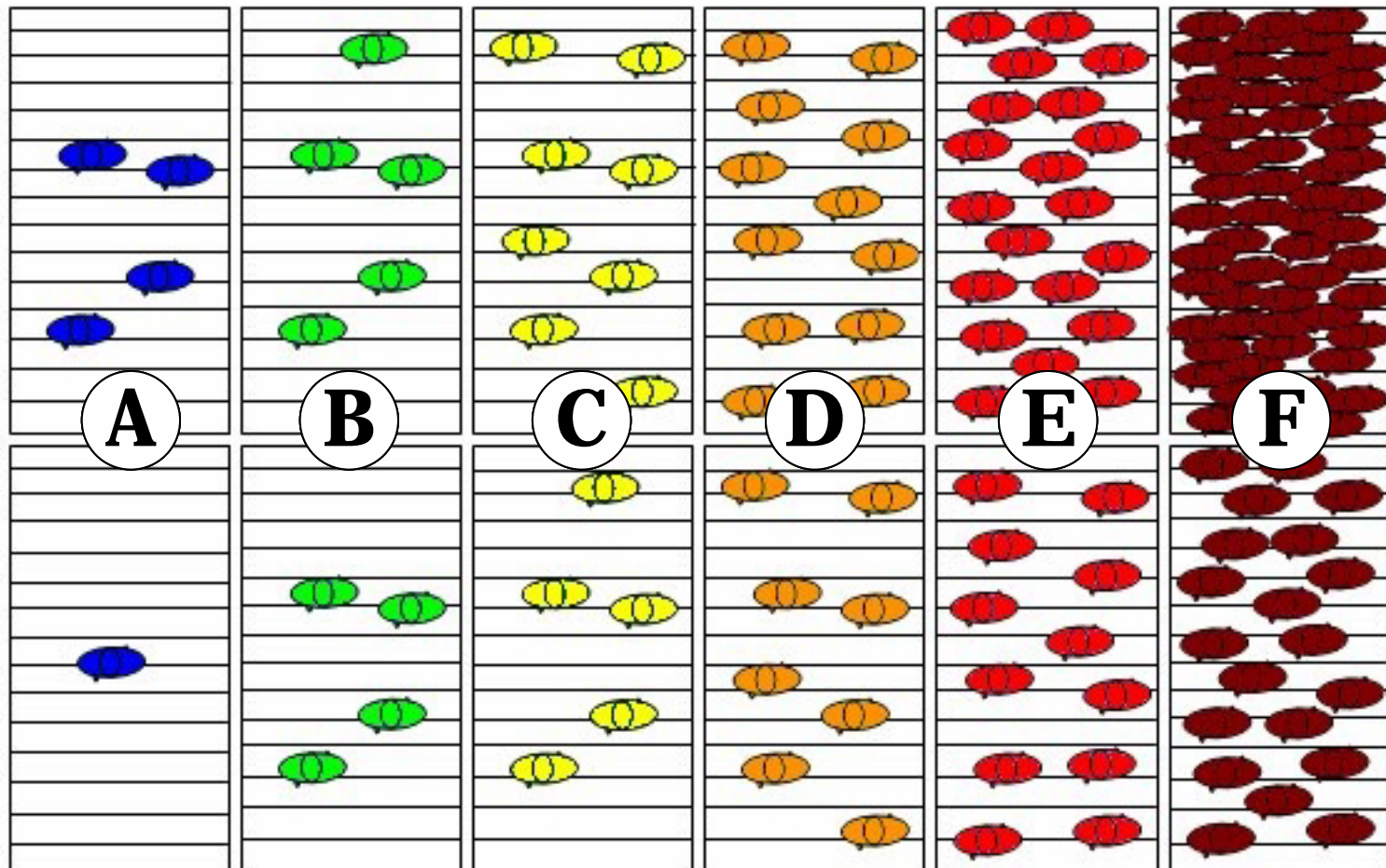


Hanover

Investigate Shuttle Bus Service

# Key Issues & Recommendations

## Transportation & Circulation



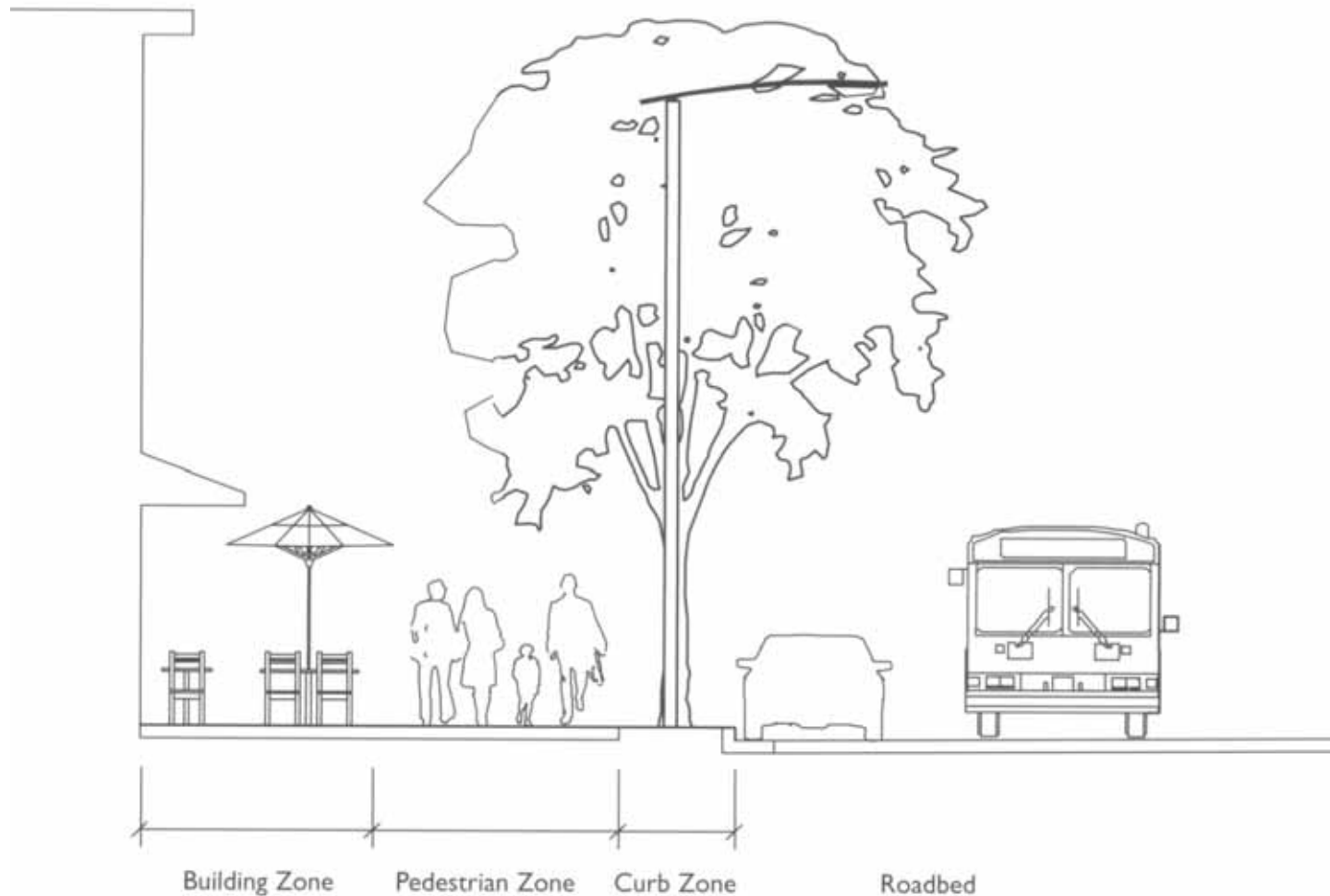
“Level of Service”

Increasing Congestion on Washington Street



# Key Issues & Recommendations

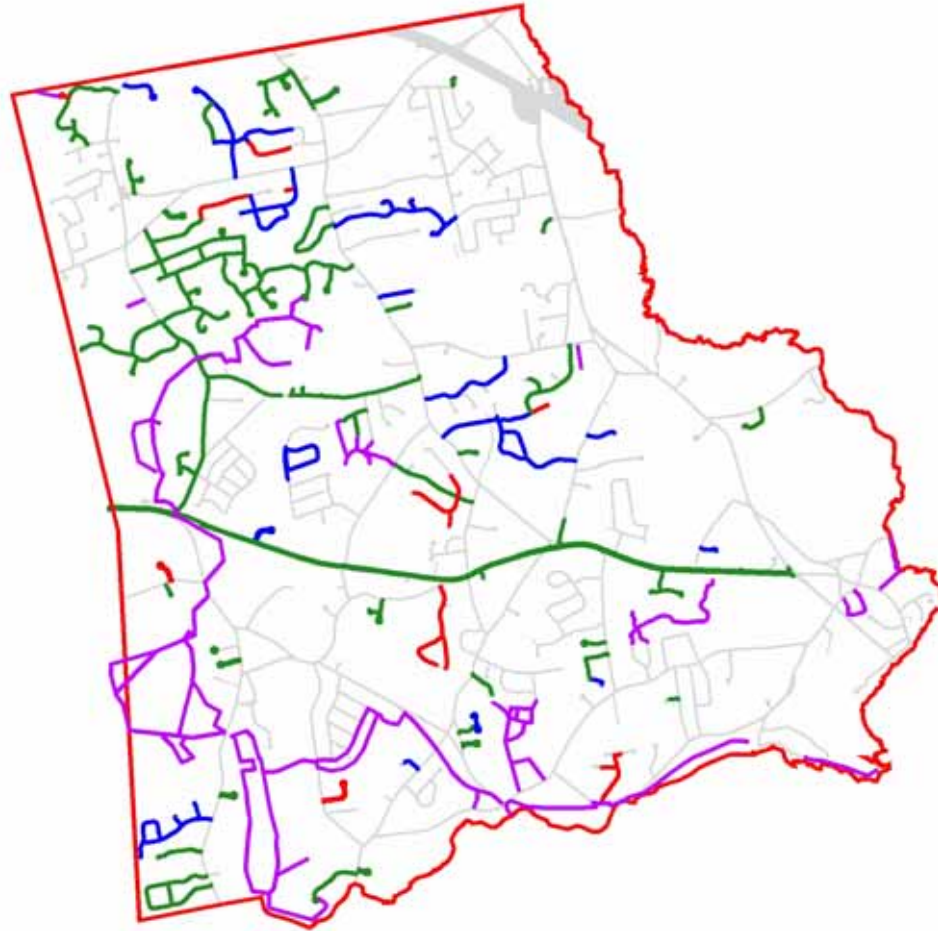
## Transportation & Circulation



**Increase “Walkability” in Commercial Areas**

# Key Issues & Recommendations

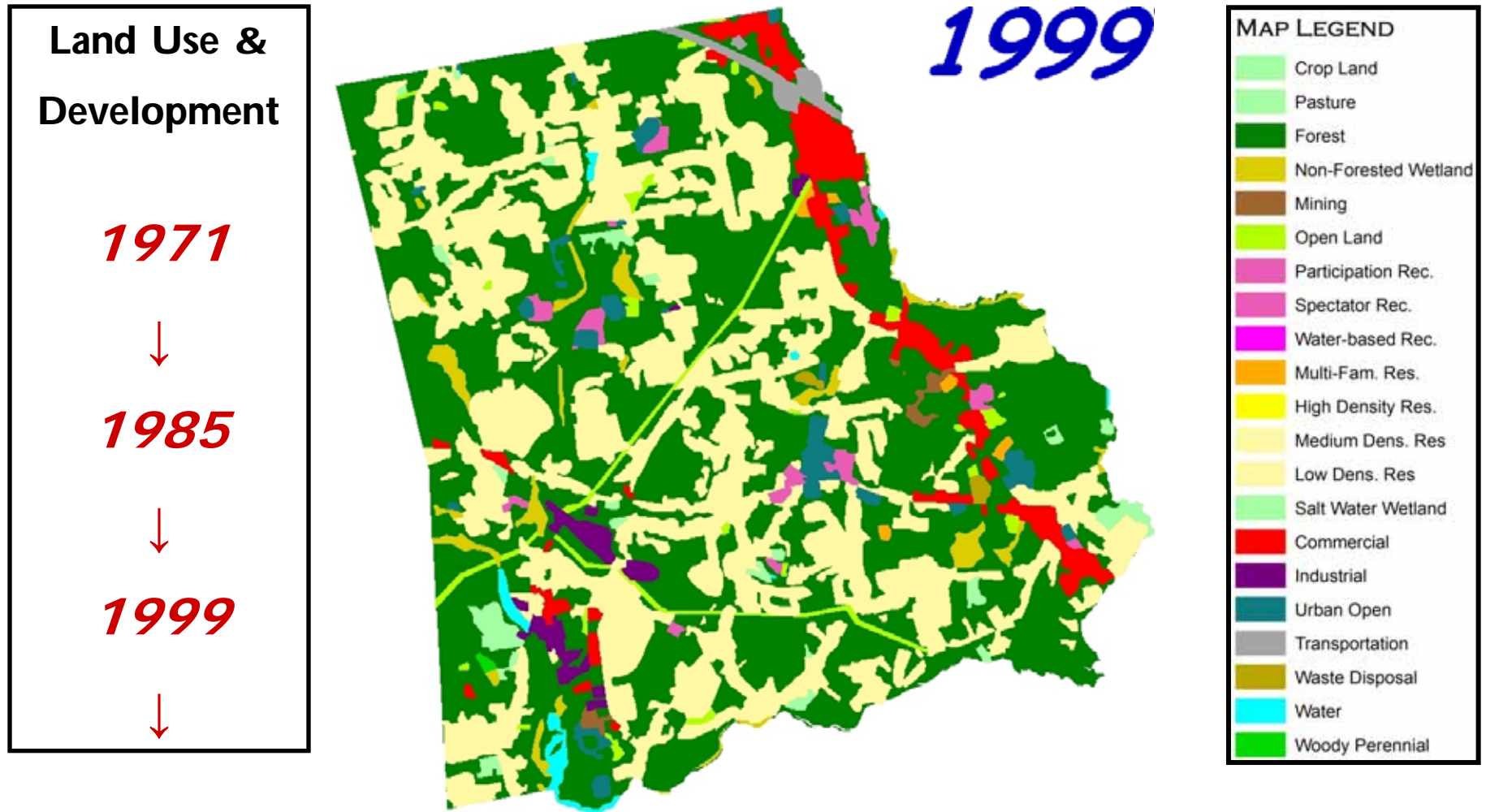
## Transportation & Circulation



**Street & Pedestrian Connectivity in Neighborhoods**

# Key Issues & Recommendations

## Natural & Recreational Resources



Loss of Open Space & Resources (Residential)



# Key Issues & Recommendations

## Natural & Recreational Resources

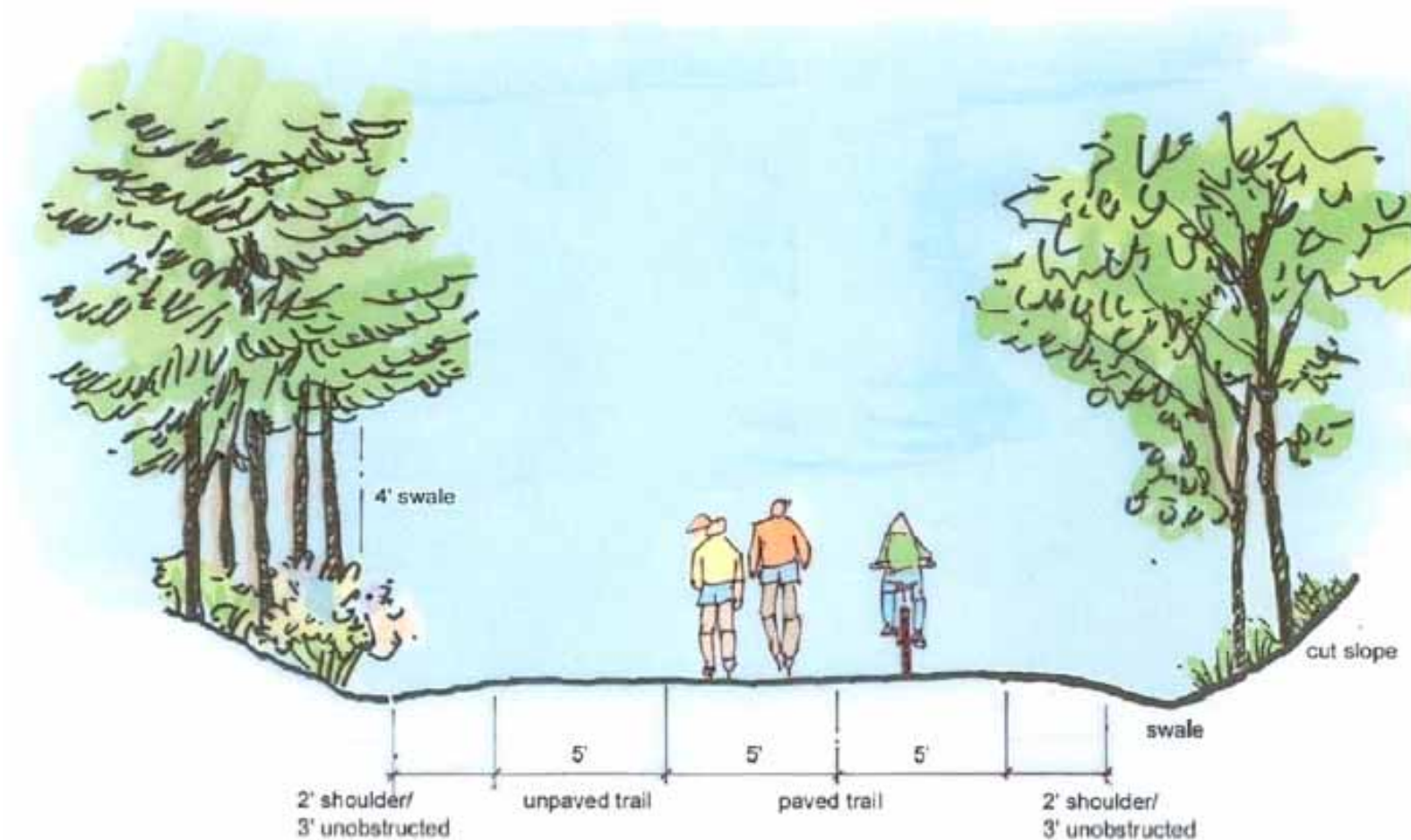


## Recreational Facility Improvements



# Key Issues & Recommendations

## Natural & Recreational Resources



## Creation of "Greenway" Network Connections

# Key Issues & Recommendations

## Cultural & Historical Resources



**Preservation of Rural Character & Charm**



# Key Issues & Recommendations

## Cultural & Historical Resources

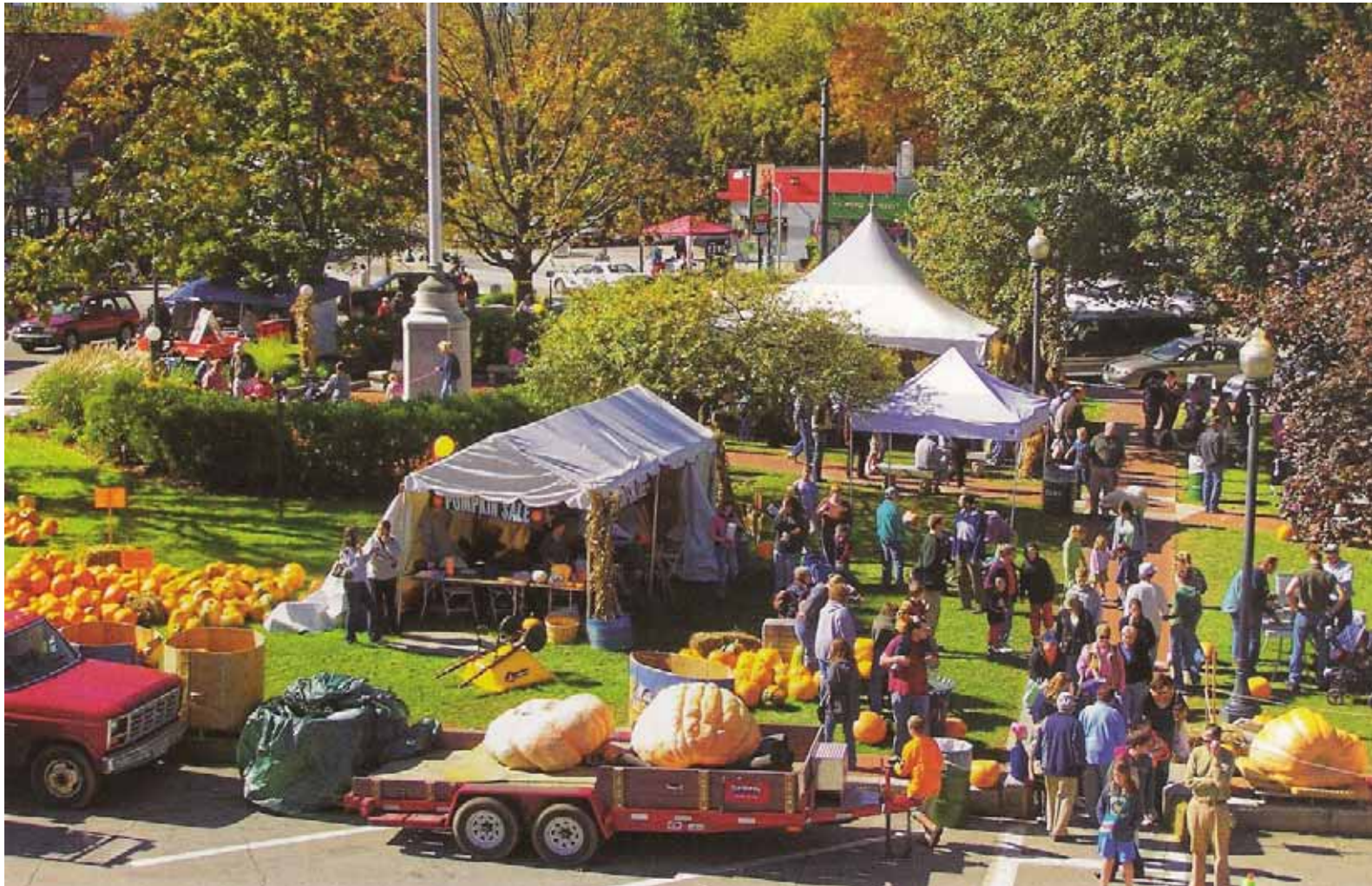


**Preservation of Historic Resources & Scenic Views**



# Key Issues & Recommendations

## Cultural & Historical Resources



**Foster “Sense of Community” & Involvement**



# Key Issues & Recommendations

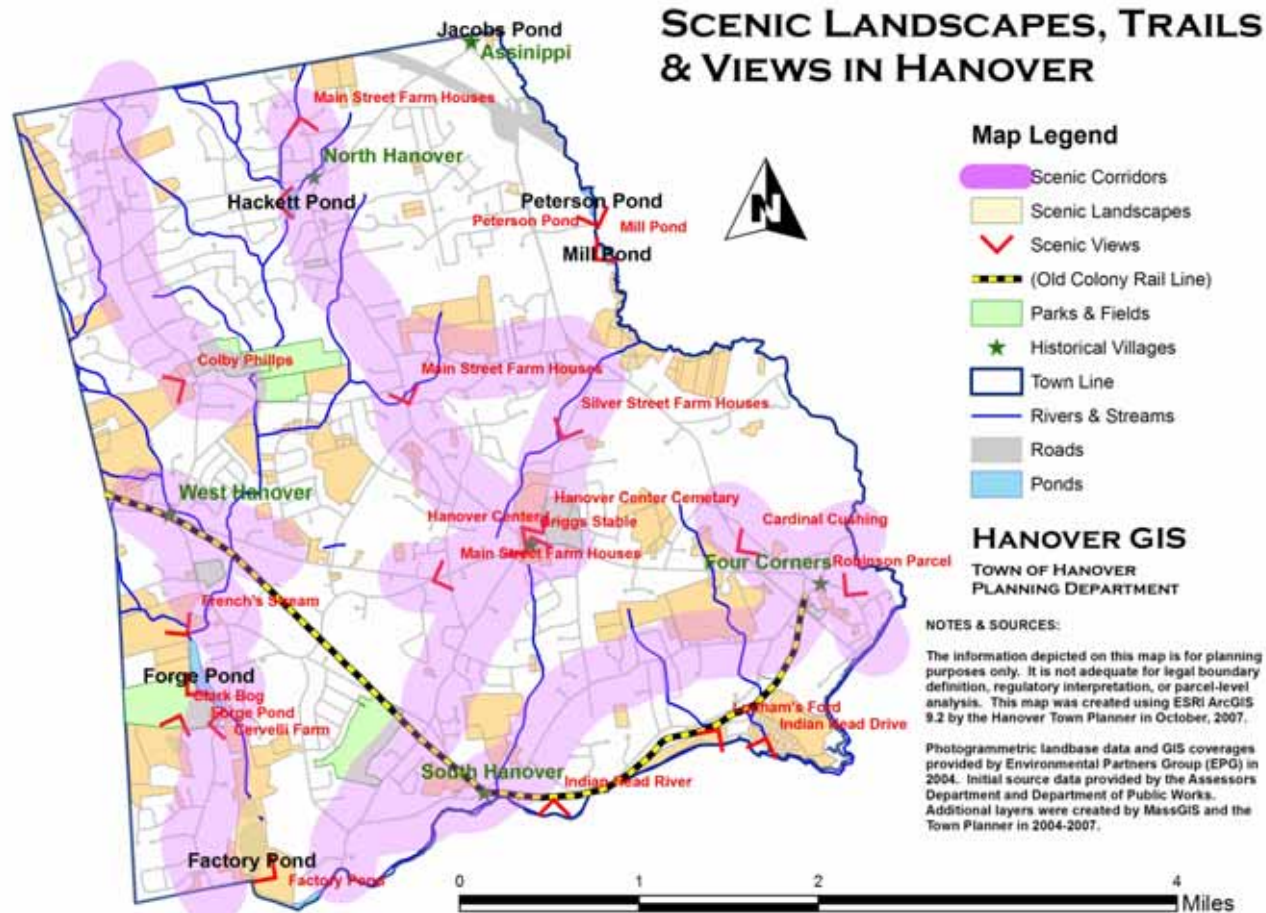
## Cultural & Historical Resources



**Maintain and Publicize Archives**

# Key Issues & Recommendations

## Cultural & Historical Resources



Develop Historic Trail with Map & Website



# Key Issues & Recommendations

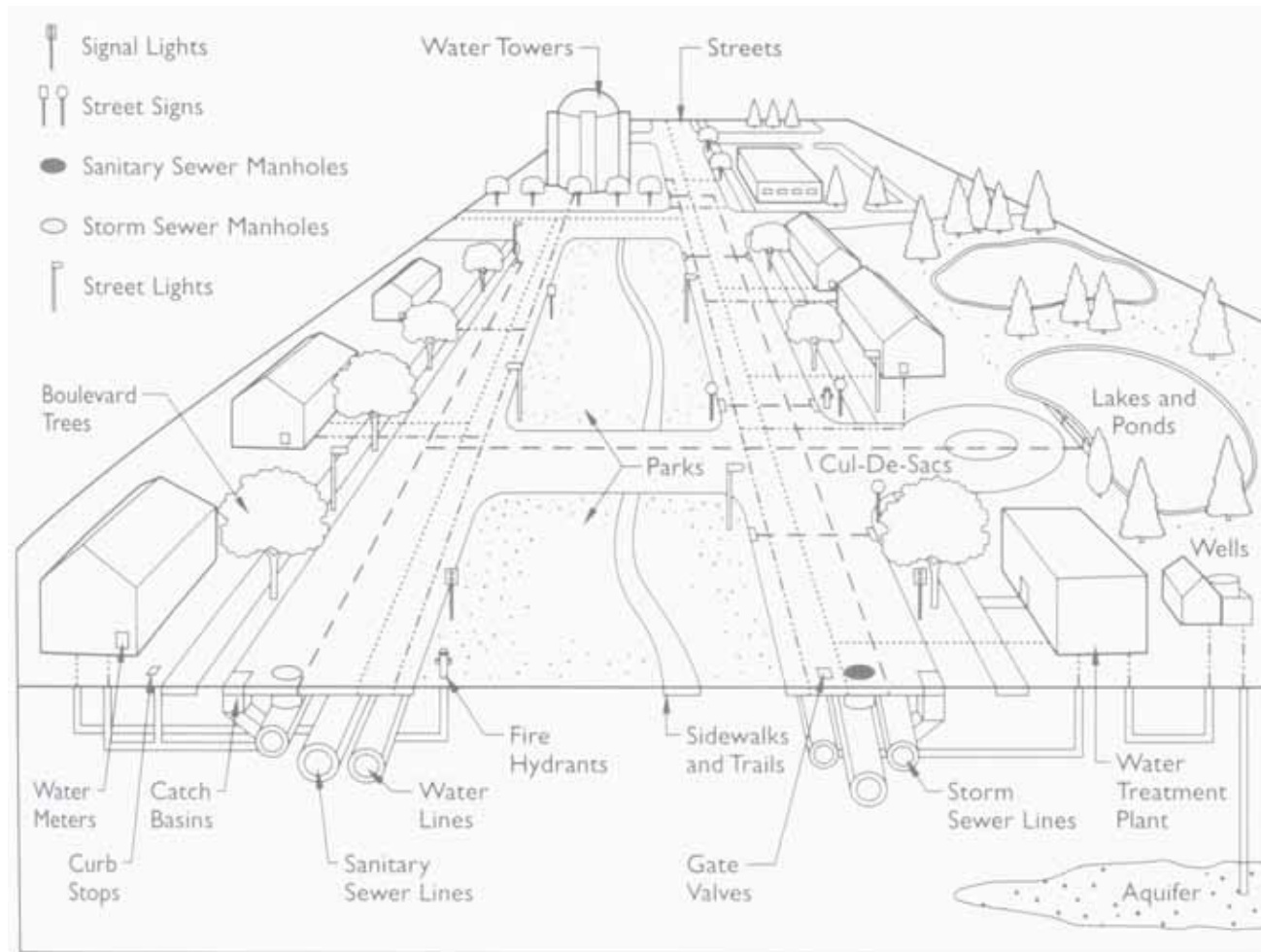
## Cultural & Historical Resources



**Need for “Unique, Special, or Cache” Characteristics**

# Key Issues & Recommendations

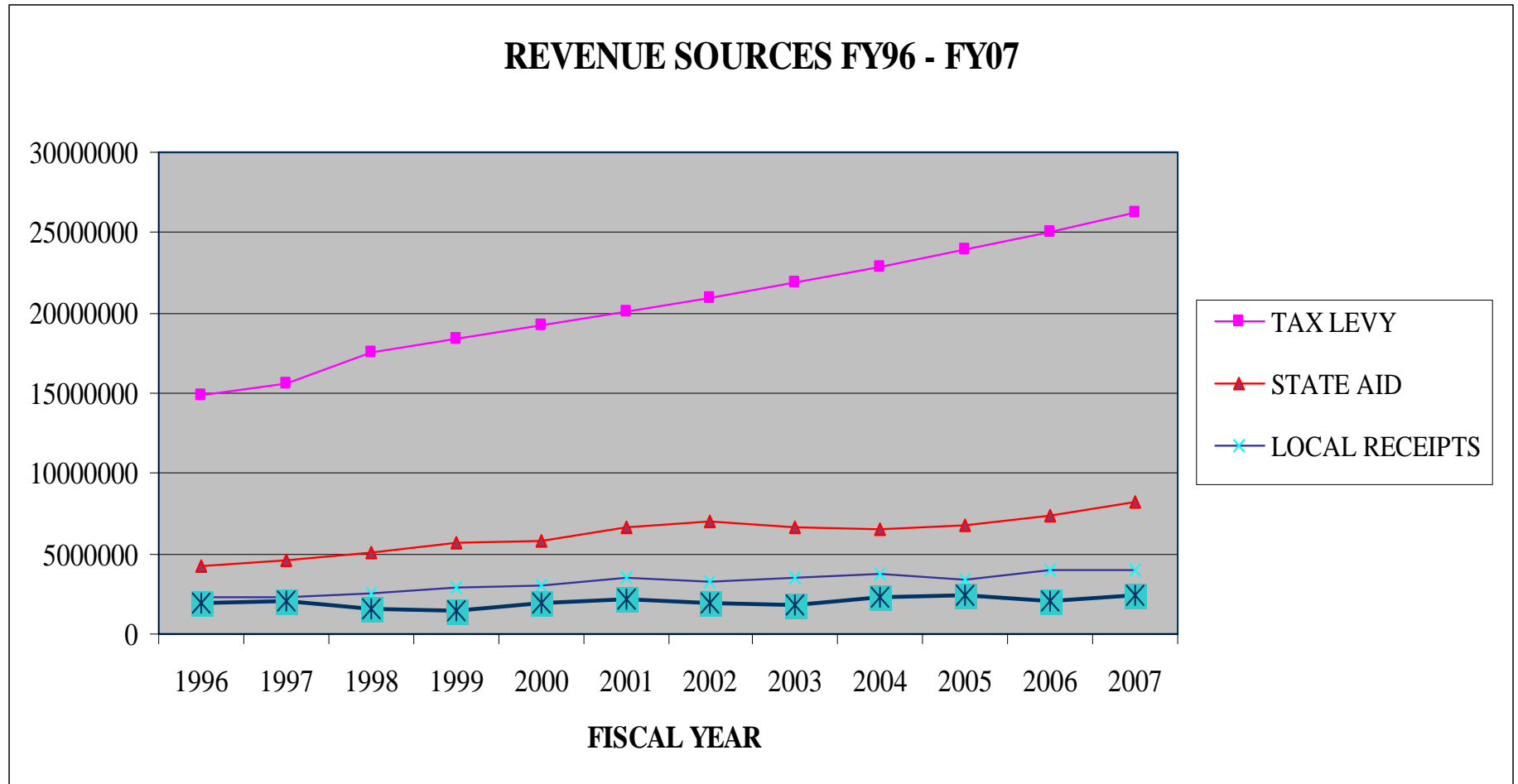
## Municipal Facilities & Services



**Maintenance of Growing & Aging Infrastructure & Facilities**

# Key Issues & Recommendations

## Municipal Facilities & Services



**Budget Limitations & Long-Term Fiscal Responsibility**



# Key Issues & Recommendations

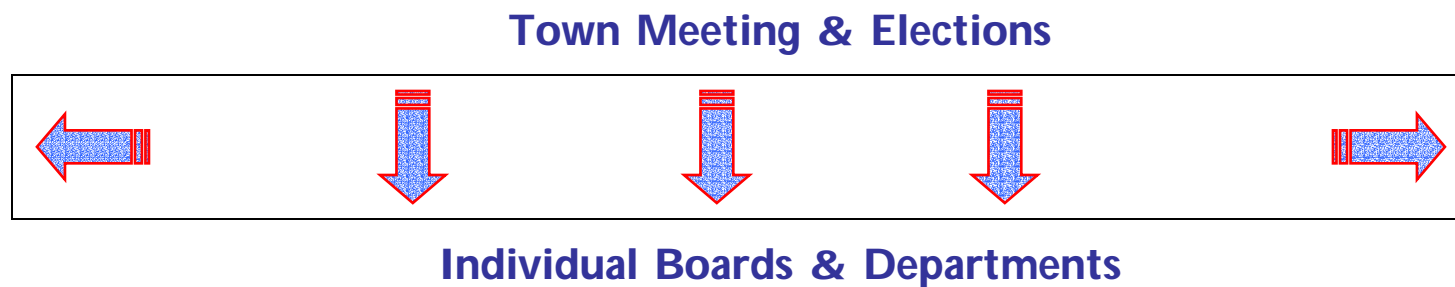
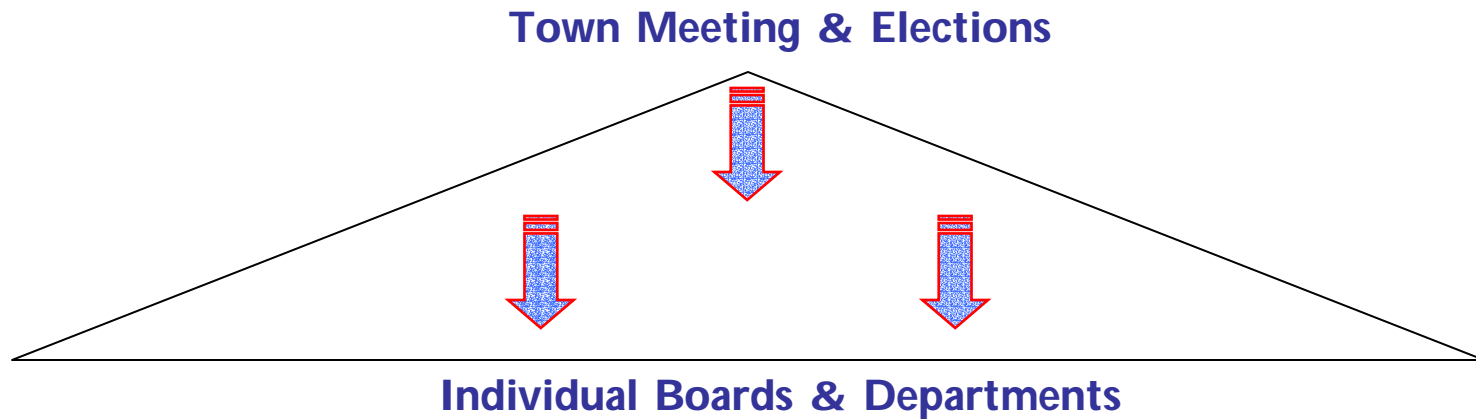
## Municipal Facilities & Services



**Increase Recycling & Reduce Waste**

# Key Issues Facing Hanover

## Municipal Facilities & Services



**Coordination of Efficient Town-wide Efforts**

# **Key Issues Facing Hanover**

## **Municipal Facilities & Services**



**Yearly Meetings & Trainings for Boards & Departments**



# Key Issues Facing Hanover

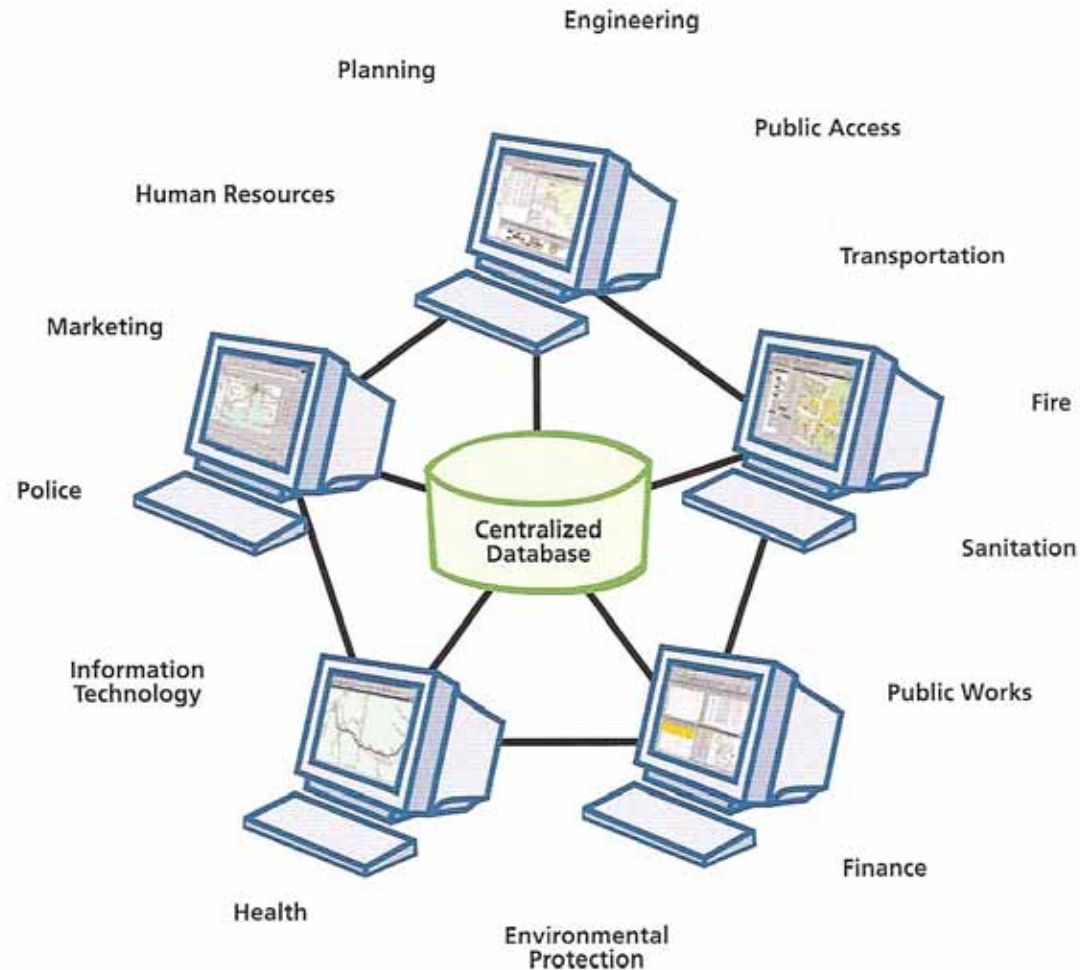
## Municipal Facilities & Services



**Assistant Planner / CPA Administrator / Grants Manager**

# Key Issues Facing Hanover

## Municipal Facilities & Services



**Centralized & Efficient File & Information Sharing**

# Key Issues Facing Hanover


## Municipal Facilities & Services

# Westborough

## Massachusetts


"The Hundredth Town"

Online Mapping



Parcels & Streets

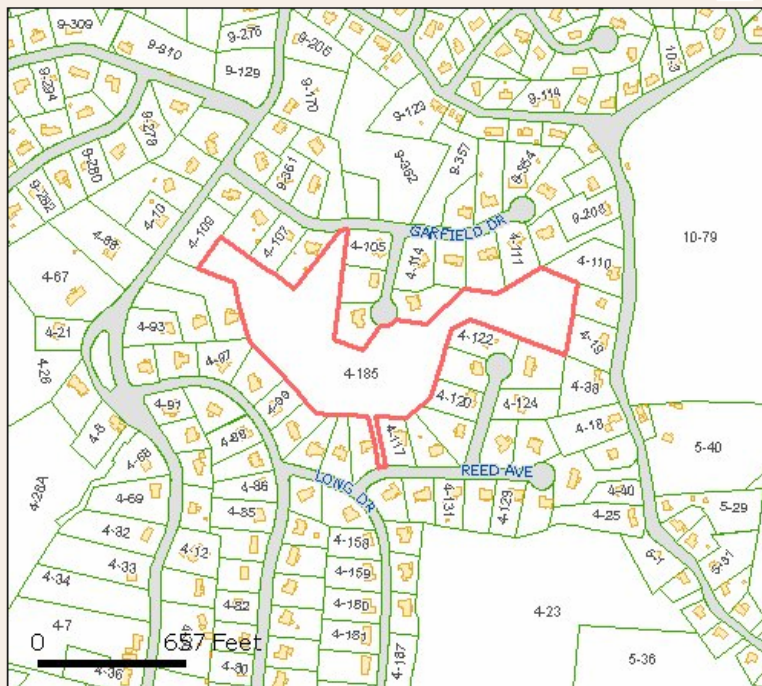
Interactive Mapping

Zoom Out  In

Printable Maps: 

Please Choose Map

[New Search](#)



WEST

EAST

SOUTH

0

687 Feet

Ortho Photo Off

PropertyID:

Location:

Owner:

4-185-0

BOWMAN ST

WESTBOROUGH COMMUNITY LAND TRU

Owner Address

Total Sq. Feet

Total Acres

Finished Area

Sale Date

Sale Price

Land Use Code

Zone

Living Units

Total # Buildings

Building Description

Leg. Ref.

Depreciate Code

Total Land Value

Total Building Value

Yard Item Value

Total Value

PO BOX 838

WESTBOROUGH , MA 01581

569,329 Sq. Ft.

13.07 acres

0 Sq. Ft.

12/31/2003

\$100

905

S RE

32569-244

\$25,900

\$0

\$0

\$25,900

Provide Assessors Information & Maps on Town Website



# Key Issues & Recommendations

## Municipal Facilities & Services

### Capital Improvement Schedule

No.	Project	Priority	2007	2008	2009	2010	2011	Estimated Cost*	Potential Funding Sources
1	Bridge Street Boat Launch Pumpout Stn	1	■	■				\$ 110,000	Village, Harbor Com., MI Waterways Pgm, DNR Boat Pumpout Grants
2	Upper Harbor Dockage Additions	1	■	■				\$ 500,000	MNRTF, MI Waterways Pgm, Village, Harbor Commission, Civic Groups
3	Veterans Memorial Park Restrooms	1	■	■				\$ 225,000	Village, Tribal Grant, Rotary/Lions, MNRTF, Coastal Zone, Donations
4	Village Ice Skating Rink (winters)	1	■	■	■	■	■	\$ 5,000	Village of Elk Rapids, Civic Group/private Donations
5	Grace Memorial Harbor Expansion	2		■	■			\$ 800,000	Village, Harbor Commission, MI Waterways Pgm
6	Village Park Equipment Upgrades	2	■	■	■	■	■	\$ 30,000	Village, Grants, Civic Groups, Private Donations
7	Elk River Access (Fourth St) Improvements study: signage, access improvement, parking	3		(grant app)	(prelim engr)			\$ 15,000	MI Waterways Pgm, Village, Harbor Commission, Civic Groups
8	Elk River Access (Rotary Park) Improvements study: misc facilities, viewing area	3		(grant app)	(prelim engr)			\$ 20,000	MI Waterways Pgm, Village, Harbor Commission, Civic Groups
9	Fourth St and Rotary Park Improvements construction (if so determined by study)	3			(grant app)			TBD (by study)	MI Waterways Pgm, Village, Harbor Commission, Civic Groups
10	Fishing Park (Dam) parking lot and restrooms re-study and re-design (public input process)	3			■			\$ 6,000	Village, Harbor Commission, Parks & Rec, DDA, Antrim County
11	Fishing Park (Dam) parking lot and restrooms construction	3				■		\$ 390,000	Coastal Management (DEQ), Harbor Commission, DNR Fisheries, Village, County
12	Old Campground Parkland feasibility study and other parkland studies with public input process	3			■			\$ 30,000	Village, Civic Groups, MNRTF, Coastal Zone, Private Donations
13	Support of north-south non-motorized trail system project (Rotary Club lead)	4	■	■	■	■	■	\$ 25,000	Village, Civic groups, private donations, MI/US-DOT, Rotary Charities
14	Walking/jogging paths and fitness stns pending implementation of Village primary sidewalk plan	4				■	■	TBD	Village, Civic groups, MI/US-DOT, Rotary Charities

\* - Estimates are approximate only in the absence of formal feasibility and design studies, and are subject to change as feasibility studies are undertaken

## Comprehensive Long-Range Capital Improvements Program

# Key Issues & Recommendations

## Municipal Facilities & Services



**New High School**

# Key Issues & Recommendations

## Municipal Facilities & Services



**Senior Center**



# Key Issues & Recommendations

## Municipal Facilities & Services



## Consolidation of Fire Stations

# Key Issues & Recommendations

## Municipal Facilities & Services



**Imminent Water Supply Cap / Limitations**

# Master Plan Implementation

## Follow-Up & Accountability

### Implementation Plan - Land Use Planning & Growth Management

No.	Goal / Objective / Action	Scheduling Timeline										Responsible Agency	Reference Notes
		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
G-1	Review land use regulations to ensure desired physical form for all new development and redevelopment.												
O-1	Comprehensive Review & Update of Zoning Bylaw (Rezoning Project)												
A-1	Identify areas of town for implementation of mixed use village zoning.	⇒	⇒									Planning Board	Page 23
A-2	Draft and adopt mixed use village zoning bylaw	⇒	⇒	⇒	⇒							Town Meeting	Page 24
A-3	Draft and adopt cluster development bylaw for all new residential development		⊙									Board of Selectmen	Page 24
A-4	Study and adopt changes to Aquifer Protection Zone regulations.						⊙					Advisory Committee	Page 25
A-5	Yearly review and report on improvements and deficiencies in Zoning Bylaw				⇒	⇒	⇒	⇒					Page 26, 67
O-2	Comprehensive Review & Update of Subdivision Rules & Regulations												
A-1	Identify areas of town for implementation of mixed use village zoning.	⇒	⇒									Planning Board	Page 23

- Action Table: What? Who? When?
- Yearly Progress Reports in Annual Report
- Yearly Meeting of Boards & Departments
- Annual Adjustments as Appropriate
- 10-Year Update



# Key Actions

**Increase Efficiency  
of Town Functions**

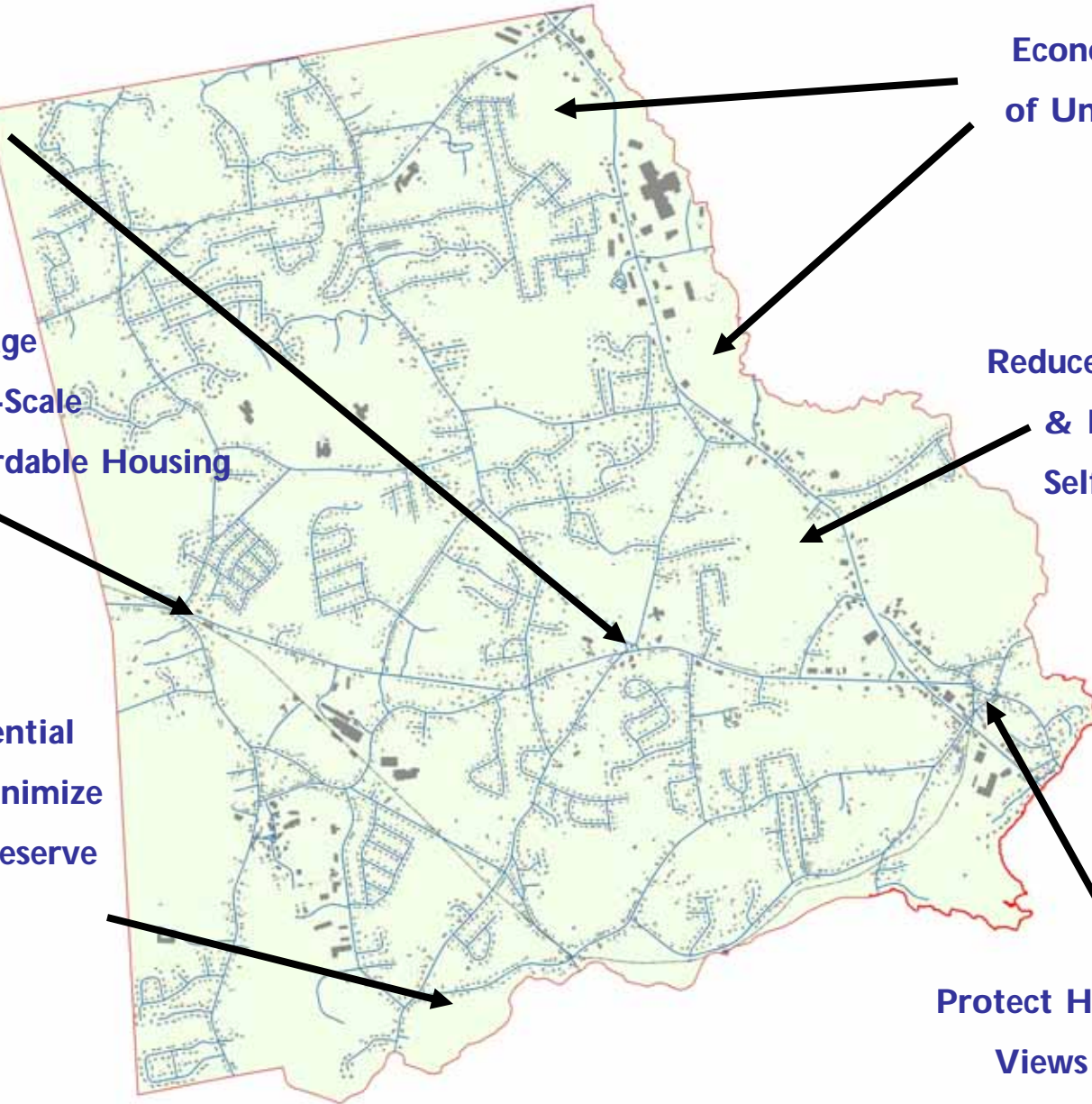
**Economic Development  
of Underutilized Parcels**

**Revitalize Old Village  
Centers with Small-Scale  
Mixed Use & Affordable Housing**

**Reduce Traffic, Land Use  
& Infrastructure with  
Self-Sustaining Mixed  
Use Development**

**Cluster New Residential  
Development to minimize  
infrastructure & Preserve  
Open Space**

**Protect Historical Resources  
Views & Neighborhoods**



# Next Steps

- **Community Preservation Plans (Jan 2008)**
- **Final Online Surveys**
- **Draft Master Plan Sections**
- **Meetings with Boards & Departments**
- **Review Final Draft Sections**
- **Final Public Forums & Feedback**
- **Final Master Plan (May 2008)**

# How to Stay Involved

***[www.hanover-ma.gov](http://www.hanover-ma.gov)***

1. Visit the Town Website for Draft Plans
2. Master Plan Surveys *(Online This Winter!)*
3. Contact the Planning Board *(781-826-7641)*
4. Meetings & Forums in Early 2008
5. Tell your neighbors and friends!



# Community Preservation Plans

- 1) Land Use Planning & Growth Management 
- 2) Economic Development
- 3) Housing 
- 4) Transportation & Circulation
- 5) Natural & Recreational Resources 
- 6) Cultural & Historical Resources 
- 7) Municipal Facilities & Services