

FUTURE LAND USE PLAN

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FUTURE LAND USE PLAN

I. INTRODUCTION

Land is Greenfield's most basic resource. As such, its use determines the character and quality of community life. The rate of growth, type and location all directly affect the physical appearance of the Town, the need for certain public services and facilities, and the cost of providing these services. Change is inevitable so Greenfield must be prepared to face future development.

Thus, in creating a Master Plan to guide Greenfield's growth, it is the Future Land Use Plan that is the core of a comprehensive planning program. It is this document that reflects the best thinking and wishes of Greenfield residents regarding all future development in Town.

Certain assumptions are made in anticipating future development in Greenfield. Based on the data collected and analyzed in the preceding sections:

- ◆ If the past 20 years can serve as an indicator, Greenfield should continue to experience a moderate rate of growth in population.
- ◆ A caveat to the assumption above, however, is the high proportion of seasonal housing around Sunset and Zephyr Lakes. If occupied year-round, this would have the potential to impact the Town, in terms of population density around sensitive shorelands, increased numbers of school children, and demand for police, fire, highway, and other municipal services.
- ◆ The road network in and through Greenfield will remain unchanged over the next 10-15 years, aside from regular maintenance and improvements. The roads carrying traffic through Greenfield, i.e., Routes 31 and 136 and Forest Road, will continue to serve as subregional major collectors.
- ◆ Greenfield residents will continue to participate at a high level in the labor force and regional economy; managerial and professional occupations will expand, with increased reliance on telecommuting.
- ◆ Agriculture will not be a notable land use, nor will it be a significant contributor to the local economy.

II. GOALS, POLICIES, AND OBJECTIVES

In any planning process, it is inevitable that some goals will conflict with others. Residential and commercial development, for example, invariably conflicts with agricultural use and open space preservation. One of the purposes of this Plan is to set policies and establish clear objectives, where appropriate, that will guide future growth in a manner that best accommodates both protection and development.

In small towns such as Greenfield, it is sometimes more appropriate to base future land use decisions on development policies, rather than specific objectives. In such towns, where future

growth is not anticipated in large numbers, the form in which most growth takes place is the development of individual properties. The Plan, then, expresses a general concept of development and is considered to be a realistic means of managing future growth.

Land Use

Overall, land use patterns in Greenfield are dominated by residential development of mostly single family detached homes and manufactured housing, with an infrequent occurrence of two family and multi-family housing. Also of significance in terms of concentrated residential development are the areas around Sunset and Zephyr Lakes where residential density is higher than in other parts of Town. This general pattern is not expected to change, although the Planning Board is very concerned about development occurring in a sprawling pattern along the roads throughout town. Agriculture, which continues to be a concern, both for the economic activity as well as for the protection of the prime farmlands, does not play a significant role in the local economy. It is unlikely that this will change in the foreseeable future, due as much to national trends in farming as to anything else. Therefore, how far land use regulations can or should go to protect farmland that is not being farmed must be carefully considered.

Community Facilities

Based upon the information collected in the Basic Studies section, Greenfield currently meets the community facilities needs of its residents, and expects to do so into the near future. The most significant changes, since the 1985 Master Plan, are the complete renovation of the former elementary school on Sawmill Road for use as town offices in 2001, and the construction of a new elementary school on Forest Road in 1999. Funds were appropriated at 2001 Town Meeting to construct an addition onto the Fire House which will add one bay, two deep, a meeting room, and an Emergency Communication Room. A substantial addition is planned for the Library that will double useable space, add handicapped bathrooms, computers, an expanded Children's Room, staff workspace, and more shelving and stack space. The other town departments appear to be in good shape.

The Town could, however, expect to have a large proportion of its population in need of services for seniors. Reference to the *Population and Housing Analysis* illustrates that the largest age category as of 2000 was the 20-44 year-olds. As they work their way up the pyramid (other factors such as out-migration, etc, notwithstanding) in 20-30 years the age structure in Greenfield could look quite different.

The potential impact of the current New Hampshire education crisis on Greenfield's school system and tax rates is still very uncertain. Money to fund education in New Hampshire comes primarily from local property taxes. Costs for education are currently at the center of a major state-wide debate, in the Court as well as in the Legislature. The Legislature has authorized a state education tax that collects money in the form of a surcharge on property tax and disburses it to towns that meet the criteria for need. This tax has been in place for two years, but is the subject of challenge, and it is unclear at this time what the result will be.

It is expected that the voters of Greenfield will continue to support the varied local and regional educational, historic and cultural activities, as well as health-care.

Economic Development

The existing land use analysis demonstrates that Greenfield has a limited amount of commercial or industrial development. Greenfield is predominantly a rural, residential, somewhat agricultural community. Most of its working residents commute out of town. Others are engaged in home occupations or home-based businesses. This plan continues to recognize the importance of home occupations and home-based businesses, and supports the continuation of relevant provisions for such uses in the Greenfield Zoning Ordinance. In addition, all reasonable efforts to support existing businesses and attract new business are encouraged.

Traffic and Transportation

Greenfield's road network is long established; virtually every road in use in town today has been in existence for the better part of the century or longer. The analysis of the transportation system, both in and around Greenfield, does not identify any particular problems that require either dramatic changes in the way roads are improved and maintained in town, or the construction of any new roads. Specific problems have to do with the needed replacement of 83 culverts throughout the town that are deficient for a variety of reasons. The Town is in the process of applying for the necessary wetland permits to begin this work.

Any potential impacts on the local road network will be the result of increased population since Greenfield is mostly a residential community. As mentioned previously, Greenfield does have three roads that are classified as Major Collectors, which are designed to move medium traffic volumes at low speeds between or within communities, so the Town may experience an increase in through traffic, especially truck traffic which can be heavy at times presently. Based upon the population statistics, the Town is not expected to experience any significant population increase (approximately 1.5 percent annually) that would unduly impact the road network.

Nevertheless, development in remote or inaccessible areas of town should be monitored and discouraged or prohibited, where appropriate. Applications for building permits on Class VI roads is a good case in point, where even low density minor development can create problems for the Town if the road network is not able to accommodate traffic. Further, the Planning Board should closely scrutinize all development proposals to determine their possible impact on the roads in the area, and the ability of the Town to adequately maintain them. The Selectmen may wish to consider the adoption of a Road Policy that would provide guidance to them and the Planning Board during an application review process.

A technology available to road agents to help in evaluating local roads is called the Road Surface Management System (RSMS). It was created by the Technology Transfer Center of the University of New Hampshire. The system provides a means to visually inventory and evaluate a number of various road surface problems such as surface cracking, inadequate drainage, etc., and then factors in costs of repairs and approximated traffic volumes for each road. The results of the visual inventory, cost, and traffic factors are then tabulated through the use of the RSMS computer program in order to create a priority list of road improvements. The Selectmen and the Road Agent might consider using this methodology to aid them in planning future road improvement projects.

Housing

There are two primary functions of the Housing Analysis: (1) respond to the statutory requirement that local master plans address current and future housing needs of residents at all income levels; and (2) guide the location of development, while at the same time minimize impacts of the development not only on the character and environment of the Town, but also on Town services and facilities. In addressing the first function, that of the statutory requirement, reference here is made to two documents - the Regional Housing Needs Assessment, and the Greenfield Zoning Ordinance.

In 1988 the New Hampshire Legislature amended RSA 36:47, making it a requirement that all regional planning commissions undertake a regional housing needs assessment. The study was intended to indicate whether individual towns within the region are providing their fair share of housing for low- and moderate-income residents.

The Southwest Region Planning Commission conducted such a study in 1989. This study was partially updated in 2002; however, there is a need to revisit the basic assumptions and types of data that were deemed appropriate for the methodology. There is general consensus today that the methodology for this study should be revisited prior to a complete update. One fairly critical factor was not taken into account in the study, and that is the opportunity afforded by a town's zoning ordinance to develop a variety of housing types. Examination of the Greenfield Zoning Ordinance reveals the following provisions relative to housing opportunity:

- ◆ Single family homes are permitted by right in all districts.
- ◆ Duplex dwellings are permitted in the General Residence District.
- ◆ Multi-family units (up to 4 units) are permitted in the General Residence District. Multi-family units (up to 25 units, only for HUD-eligible elderly) are permitted in the Business District.
- ◆ Manufactured housing is permitted in the General Residence District.
- ◆ Accessory Apartments are permitted by Special Exception in the Business and Village Districts.
- ◆ Backlot development is permitted in the Village, General Residence, and Rural/Agricultural Districts subject to certain conditions.
- ◆ Elderly housing is permitted in all districts subject to Special Exception approval by the Board of Adjustment.
- ◆ Cluster development is currently not a development option in the Town of Greenfield.

Based on this review of the zoning ordinance, it appears that there are provisions for the development of a variety of housing types to meet a range of income levels and needs, including special needs of the elderly. The establishment of provisions for accessory apartments increasingly provides a means for the elderly to stay in their homes - either by renting the

apartment for income or for services in kind, or by moving into the apartment and renting the larger house.

Additional opportunity for the elderly can be provided through the inclusion of congregate housing for the elderly as a permitted use in the zoning ordinance. This type of housing allows many senior citizens a place to live with others who, for various reasons can no longer manage on their own, but are not in need of nursing care.

Municipalities use various methods to guide residential development - from complete prohibition in designated areas to the administration of performance standards for construction. In Greenfield, as in most New Hampshire towns, the customary approach has been to allow residential development in all areas of town, subject to certain conditions or the meeting of certain standards. For example: no construction is allowed in a wetland; driveways, septic systems and building sites must conform to set standards; and development around shorelands must be in conformance with state regulations. Attempting to limit the location of development based on information such as that on the *Development Constraints Map* is impractical, due to the scale and general margins of error in mapping of this type. Rather, maps such as these can indicate where (or where not) one might expect problems, and regulate accordingly. This allows each site to be developed based upon its particular characteristics, as determined by on-site examination.

Conservation and Preservation

The Photo Exercise conducted for this Plan showed that conservation and open spaces are very important to the residents of Greenfield. Preserving critical open space areas is vital to maintaining not only the environmental health of Greenfield, but also the natural identity and recreational opportunities that are so closely connected to the Town. Quite a bit of land is already protected in some fashion, either through public or private conservation efforts, or deed restrictions. This plan recommends continued support of the efforts of the Conservation Commission to preserve and protect significant and sensitive lands and water bodies in Greenfield.

III. ADMINISTRATION AND IMPLEMENTATION

The Future Land Use Plan set forth in this document and its accompanying maps envisions a comprehensive program for the Town of Greenfield to direct the development of the Town in an orderly and thoughtful manner. Unless the proposed goals, policies, and objectives are adopted and implemented, the Plan will probably not accomplish its purpose.

The term "administration" refers here to those activities that direct and manage the Town's municipal affairs. Greenfield is administered by a three-member Board of Selectmen. The Town Meeting is the legislative body of the Town, and the Selectmen represent the executive, or administrative, arm of that body. In addition to the Selectmen, other local boards participate in municipal government, i.e., the Planning Board, Board of Adjustment, Conservation Commission, and other appointed entities. This form of government relies heavily on part-time officials serving in a wide range of capacities. Some of these functions relate directly to the goals, policies, and objectives of this Master Plan, others less so.

The Future Land Use Plan contains three levels of planning components:

1. Broad, general goals to be followed for the Town's future development.
2. Policies related to the Basic Studies in:

Land Use	Community Facilities
Economic Development	Traffic and Transportation
Housing	Open Space and Preservation
3. Specific objectives for action that will help the Town achieve the goals and policies.

Implementation of the goals, policies, and objectives can be accomplished in a number of ways; some items would require no more than official endorsement by the Selectmen. Others, however, would require amendments to the zoning ordinance and/or the Subdivision and Site Plan Review Regulations in order to be realized.

Purpose

The purpose of this Plan is to make and document recommendations for the desirable development of the community, including:

- ◆ Streets and transportation facilities.
- ◆ Location of public buildings, properties, and utilities.
- ◆ A zoning plan for control of the uses and siting of private, commercial, and public structures, and of population density.
- ◆ Steps necessary to preserve valued features, clean water, and a safe environment.

The Plan provides guidance for the accomplishment of coordinated and harmonious development in order to promote:

- ◆ Health, safety, convenience, prosperity, and general welfare.
- ◆ Efficiency and economy in the process of development.
- ◆ Good civic design.
- ◆ Wise and efficient expenditure of public funds.

Today, southern New Hampshire is experiencing rapid and accelerating growth. Predictions are that Greenfield's population will increase by approximately thirty percent over the next twenty years. How this will affect Greenfield's land, natural resources, housing, and town services is a serious concern of residents. Only by a comprehensive planning effort, can all of these factors be taken into account to preserve Greenfield as the town its citizens want it to be.

The collection of studies, maps, and reports accompanying this plan represents a data-base from which to visualize long-range growth in Greenfield. By understanding past trends and future potentials, solutions to the problems of growth become clearer.

This Plan is intended not as an edict, but rather to serve as a guide for the community as a whole to use in shaping its future over a period of years to come. It is therefore sufficiently general to permit wide interpretation without damage to its basic intent, sufficiently flexible to allow modification as conditions change, and reasonable enough to encourage good, enforceable legislation with due respect to the rights of all.

The Master Plan is not a town regulation, and has no power in law. However, if well-framed and practicable, it should suggest laws, regulations, or ordinances which may serve to carry out its prime purposes. It does not embody solutions to all municipal problems; rather it is a guide to aid town officials in attacking these problems. Unless it is understood and used, unless it is consulted often and amended when necessary, it will be of little value to the Town's future generations.

General Policies

1. Protect the health, safety, security, and welfare of all inhabitants of Greenfield.
2. Accommodate growth and development in such a manner as to preserve and enhance the rural character, charm, and visual appeal of Greenfield.
3. Assure that development occurs in an orderly, progressive manner, considered in relation to its impact on the services and economy of the Town.
4. Assure that the Town's government is conducted in an efficient and economical manner, and in the best interest of its citizens.
5. Encourage the greatest possible public awareness and citizen participation in Town affairs.
6. Encourage cooperation and coordinate planning efforts with surrounding communities.

Land Use

GOAL: *Promote land use activities that accommodate the needs of the residents of Greenfield while at the same time protect and preserve the natural, cultural, scenic, and historic resources of the Town.*

POLICIES:

1. Ensure that Greenfield has a diverse mix of residential, recreational, agricultural, commercial and light industrial uses consistent with the goals, policies and objectives of this Master Plan.
2. Ensure that the downtown area allows for a mix of residential and commercial uses, to include mixed use buildings.
3. Ensure that development occurs at a rate consistent with the capability of the land to support it and the Town's ability to provide services.
4. Balance new development with protection of Greenfield's sensitive and significant natural, cultural, and historic resources.
5. Ensure that telecommunications facilities have the least possible visual and environmental impact, while providing adequate opportunity for these facilities.

6. Ensure the use of Best Management Practices (BMPs) for storm water runoff.
7. Encourage the use of shared driveways and interconnecting driveways between developments where feasible.

OBJECTIVES:

1. Assess each subdivision and site plan proposal regarding the scale and location of the proposed development in order to evaluate impacts on the Town. PLANNING BOARD
2. Review the Zoning Ordinance on an annual basis, in conjunction with the other Town Boards, to ensure that it reflects goals and objectives of the Master Plan and meets the needs of current local conditions. PLANNING BOARD, CODE ENFORCEMENT OFFICER
3. Review and amend the zoning ordinance as necessary to ensure that “sprawl development” is minimized and mitigated. PLANNING BOARD
4. Ensure, to the greatest degree possible through local regulations, that telecommunications facilities be camouflaged, or hidden in or on existing structures. PLANNING BOARD, CODE ENFORCEMENT OFFICER
5. Promote innovative development concepts such as conservation subdivision, planned residential and/or open space (cluster) developments which encourage variety in residential architecture and landscape design, in conjunction with the preservation of open space and critical resource areas. PLANNING BOARD, CONSERVATION COMMISSION
6. Explore the use of Historic District designation pursuant to RSA 673:4. SELECTMEN
7. Explore the requirements and methods for growth management strategies pursuant to RSA 674:21 and 22. PLANNING BOARD
8. Amend the Subdivision and Site Plan Review Regulations to require the use of Best Management Practices (BMPs) for storm water runoff. PLANNING BOARD
9. Create a set of Design/Architectural Guidelines to include provisions for shared driveways and interconnecting driveways between developments. PLANNING BOARD
10. Amend the Subdivision and Site Plan Review Regulations to require Site Specific Soil Mapping Standards. PLANNING BOARD
11. Amend the Subdivision and Site Plan Review Regulations with criteria for Developments of Regional Impact. PLANNING BOARD

Community Facilities

GOAL: *Ensure that residents of the Town of Greenfield have access to effective local services and facilities, and that the administration of local government is responsive*

to the needs of the residents.

POLICIES:

1. Coordinate the operations and expenditures of Town governance, through routine communication among department heads, in order to provide services in a cost-effective manner.
2. Support the buying or sharing of equipment, materials and/or services with other towns, as feasible.
3. Anticipate the demands that new growth will place on Town services and facilities, and plan accordingly.
4. Locate community facilities in the downtown area, design such facilities to reflect traditional character, and encourage the re-use of existing structures/lots rather than developing “greenfield” sites for public uses.

OBJECTIVES:

1. Conduct an annual review of municipal operations. SELECTMEN, DEPT. HEADS
2. Ensure adequate staffing and support for municipal government regarding maintenance of infrastructure and facilities, including training and establishing “best practice” procedures. SELECTMEN
3. Develop and implement annual and long-range plans for all departments of municipal government regarding the administration and duties of each department. SELECTMEN, DEPT. HEADS
4. Routinely analyze the need and opportunities for the future addition and/or expansion of municipal services and facilities with public input. SELECTMEN, PLANNING BOARD, DEPT. HEADS, PUBLIC INFORMATION MEETINGS
5. Maintain a municipal Capital Improvements Program with a minimum planning horizon of six years. PLANNING BOARD

Economic Development

GOAL: *Promote Economic Development in Greenfield as a way to Protect and Enhance the Town's Quality of Life in a manner consistent with the Master Plan and Greenfield's history.*

POLICIES:

1. Create and maintain a balanced tax base by increasing the overall commercial and industrial base to reduce the tax burden borne by individual property owners.
2. Promote a wide range and number of local employment opportunities.

3. Increase educational opportunities for Greenfield residents to promote a more educated work force.
4. Encourage home occupations and home-based businesses.
5. Encourage agricultural businesses.
6. Enhance the appearance and economic vitality of the Downtown by upgrading its public infrastructure and encouraging fuller utilization of more Main Street properties.
7. Ensure that adequate public and private infrastructure is in place to support economic development in Greenfield.
8. Ensure the housing stock and residential development opportunities in Greenfield support Greenfield's economic development goals.
9. Recognize the essential role that telecommunications plays in today's economy.
10. Promote the development of tourism-based businesses, including re-activation of the Bennington-Milford rail road for excursion trains.

OBJECTIVES:

1. Support the Economic Development Authority in activities consistent with the goal, policies and objectives of this Master Plan. PLANNING BOARD, SELECTMEN
2. Continually monitor the Zoning Ordinance to ensure that it reflects the changing nature of home occupations and businesses. PLANNING BOARD, SELECTMEN, CODE ENFORCEMENT OFFICER
3. Investigate establishing an agricultural overlay district that would favor agricultural uses over other land uses, through the regulation of lot sizes, buffering, sales of agricultural products, etc. PLANNING BOARD, SELECTMEN, CODE ENFORCEMENT OFFICER
4. Investigate the use of Tax Increment Finance District(s) as a way to fund infrastructure investments that support Greenfield's economic development goals. PLANNING BOARD, SELECTMEN, ECONOMIC DEVELOPMENT AUTHORITY
5. Encourage formal municipal-level participation in - regional economic development organizations, such as Monadnock Business Ventures, Inc. SELECTMEN
6. Develop a program for the design, production and distribution of high-quality informational materials that describe the benefits of locating a business in Greenfield. ECONOMIC DEVELOPMENT AUTHORITY
7. Evaluate parcels town-wide to identify sites suitable for future industrial and/or commercial development. Consider any rezoning, as necessary. ECONOMIC DEVELOPMENT AUTHORITY, CONSERVATION COMMISSION, PLANNING BOARD

8. Review zoning and other land use regulations of neighboring towns annually to assure that Greenfield's industrial/commercial zones can accommodate the same businesses as the towns Greenfield competes with for new businesses and industries. PLANNING BOARD, ECONOMIC DEVELOPMENT AUTHORITY
9. Develop partnerships between regional educational institutions and local businesses to develop training and re-training programs to build appropriate skills for employment in the local economy. ECONOMIC DEVELOPMENT AUTHORITY
10. Improvements of municipal facilities, infrastructure or services or other publicly funded activity as may be recommended by the Economic Development Committee should be taken under consideration in the development of the Town's Capital Improvement Program. SELECTMEN, PLANNING BOARD
11. Provide for certain non-residential uses to be permitted by special exception outside of the village area. The criteria would address such issues as adjacent properties, noise, traffic, parking, signage, environmental impacts, etc. PLANNING BOARD, ECONOMIC DEVELOPMENT AUTHORITY, CONSERVATION COMMISSION

Traffic and Transportation

GOAL #1: *Ensure that the transportation system in and through the Town of Greenfield functions as efficiently as possible.*

POLICIES:

1. Develop a transportation system/network that supports alternatives to motorized modes of travel.
2. Establish standards of construction, maintenance and improvements that balance the need for safety on the highways with residents' concern for maintaining a rural atmosphere.
3. Coordinate management of the transportation system within the Town of Greenfield with Regional travel and development trends.

OBJECTIVES:

1. Provide for pedestrian walkways wherever warranted by traffic and development.
2. Create a pedestrian-friendly Downtown, through the development of pedestrian and bicycle facilities and the management of motorized-traffic behavior.
3. Ensure, through site plan review, that adequate off-street parking is provided for in all future developments and that future parking for downtown properties is designed in coordination with existing parking. PLANNING BOARD, ECONOMIC DEVELOPMENT AUTHORITY
4. Use the State of New Hampshire's Transportation Enhancement Program (through the auspices of the Southwest Region Planning Commission) to fund future

Downtown improvements. SELECTMEN, PLANNING BOARD

5. Ensure long-range planning for the maintenance of all Town roads and bridges. SELECTMEN, ROAD AGENT
6. Evaluate the road standards in the subdivision regulations to ensure the development of safe roads without creating urban or suburban community character. PLANNING BOARD, ROAD AGENT
7. Establish standards of design and operating procedures for the maintenance, improvement and construction of municipal roads to protect the rural character of Greenfield while providing safe efficient road network, including protection of roadside trees, preventing destruction of stone walls and minimizing roadway width, and changes in radius of vertical and horizontal curves. SELECTMEN, ROAD AGENT, CONSERVATION COMMISSION
8. Enforce the statutory procedures and standards for the maintenance, improvement or other changes to Scenic Roads in Greenfield, pursuant to RSA 231:158, II. SELECTMEN, CODE ENFORCEMENT OFFICER
9. Support the continued participation by the Town in the Transportation Improvement Program planning process carried out by the Southwest Region Planning Commission and State of New Hampshire. SELECTMEN, ROAD AGENT, PLANNING BOARD

Housing

GOAL: *Ensure that adequate, safe, and sanitary housing for all existing and future residents is achievable in Greenfield.*

POLICIES:

1. Implement and administer the land use regulations so that there are no regulatory barriers to the provision of a range of housing types in a variety of price categories.
2. Support the preservation and maintenance of the existing and future housing stock through public and private actions.
3. Encourage the private sector to remove or rehabilitate all substandard housing.
4. Support the development of adequate elderly housing.

OBJECTIVES:

1. Periodically conduct a housing inventory within Greenfield, including characteristics such as the number of single and multi-family houses; the age and condition of houses; trends in the area real estate market; and rental versus ownership rates. SELECTMEN, PLANNING BOARD, ECONOMIC DEVELOPMENT AUTHORITY
2. Assess the impact of regional development and land use regulations in neighboring

towns on housing demands for Greenfield. PLANNING BOARD, ECONOMIC DEVELOPMENT AUTHORITY

Conservation and Preservation

GOAL #1: *Balance new development with protection of the Town's sensitive and significant natural, cultural, and historic resources.*

POLICIES:

1. Preserve and protect agricultural lands and environmentally sensitive lands to enhance the open space characteristics of the Town.
2. Develop natural feature overlay zoning districts that can prevent or minimize development activity that could be harmful to environmentally sensitive areas.
3. Promote good stewardship of forested private land through public education regarding the benefits to the owners and the community of forest management, and professional and technical resources available to land owners for forest management.
4. Support the development of long-range plans for the various large tracts of forestland, in preparation for any potential change in ownership.

OBJECTIVES:

1. Promote the connection of the publicly owned trail system to the regional trail network. CONSERVATION COMMISSION
2. Adopt a Floodplain Development Ordinance. PLANNING BOARD, CONSERVATION COMMISSION
3. Explore the use of an Aquifer Protection District Ordinance, or a Groundwater Protection Health Ordinance. PLANNING BOARD, CONSERVATION COMMISSION
4. Explore the use of a Shoreland Protection District Ordinance, or Surface Water Resources Protection Overlay District. PLANNING BOARD, CONSERVATION COMMISSION
5. Develop and maintain an Open Space Plan for the Town of Greenfield. PLANNING BOARD, CONSERVATION COMMISSION, SELECTMEN
6. Establish a Conservation Reserve Fund to support public activities such as the acquisition of easements for land conservation or trail access and the acquisition of real property for conservation or multiple uses. CONSERVATION COMMISSION
7. Adopt Conservation Subdivision regulations. PLANNING BOARD, CONSERVATION COMMISSION

GOAL #2: *Strive to improve the aesthetic quality and visual impact of the man-made environment as well as preserve and enhance the attractive visual features of the natural environment.*

POLICIES:

1. Protect the scenic elements of the Town's natural environment such as steep slopes, hilltops, waterbodies, streams, rivers, and viewsheds.
2. Encourage the use of aesthetically pleasing landscaping practices to enhance the visual quality of the man-made environment. In appropriate cases, the Planning Board may request landscaping plans to be submitted as part of development applications.
3. Encourage the underground placement of utilities when and where practical; and when underground placement is not practical, utilize design and landscaping techniques to blend such facilities with the natural environment to minimize their obtrusiveness.
4. Encourage aesthetics and attractive designs of signs in terms of number, type, size and location.

OBJECTIVES:

1. Consider the adoption of a Steep Slopes Ordinance. PLANNING BOARD
2. Consider the adoption of a Scenic Viewshed Protection Ordinance. PLANNING BOARD
3. Review the Town's existing Sign Ordinance. PLANNING BOARD, CODE ENFORCEMENT OFFICER