

LONG RANGE PLANNING ACTIVITIES

Town Center Initiative:

The zoning petition to create a Town Center Overlay District was passed at the January 2006 Town Meeting. Opponents to the district obtained sufficient signatures to place the matter on the annual town election in April, where the passage of the district was sustained. The district envisions a more mixed-use atmosphere, but provides the Planning Board with jurisdiction over architectural styles and strengthens its ability to impose pedestrian amenities and landscaping buffers. The initiative now moves to non-zoning elements such as traffic calming, streetscape improvements, merchant organization and marketing, and sign regulations.

Stormwater Management bylaws

A multi-department effort yielded approval of new regulations to better address stormwater management and erosion control. The Planning Board and Conservation Commission will now jointly administer the new bylaws, and are working on regulations for this purpose. While the new bylaw adds an additional step to larger, more traditional development projects, it also adds a level of oversight of small construction sites that were not previously subject to erosion control standards. These bylaws are a result of federal changes implemented under the National Pollutant Discharge Elimination Systems Act.

Northwest Park

The Board and staff have been involved in discussions with the Nordblom Company over a potential redevelopment of the existing office park into a mixed use center. Nordblom representatives worked with a Task Force of Town Meeting Members through the summer to refine a vision, and a subcommittee of Planning Board members began to work on zoning documents under the Planned Development District provisions to provide the regulatory framework for the vision. The concept involves the eventual replacement of 40 existing buildings within the office park, and its evolution into a mixed use project over the next 15 to 20 years. The proponents hope to proceed to the January 2007 Town Meeting for adoption

of the proposed PDD rezoning. The proposed development would be the largest combined development in Burlington's history.

Regional Natural Hazards Mitigation Plan

Through our involvement with the Metropolitan Area Planning Council, Planning Staff are working in coordination with the DPW, fire, police, and conservation departments to provide background information and oversight of a regional natural hazards mitigation plan involving some 28 communities. An intent of the plan is to identify areas where building or rebuilding may be inappropriate due to various natural hazards such as flooding, hurricanes, tornados, earthquake, wildfire, and blizzards.