

# Proposal from the Granby Planning Board

## PURPOSE

- The Planning Board will prioritize the goals from the list provided in the Master Plan on Economic Development and Housing
- It would be the intention of the Planning Board to hire professional services on an as needed basis to accomplish the following:
  - o Work with the Planning Board to address the goals, as prioritized, as they affect Economic Development and Housing Development in the Town of Granby.
  - o Outline the specifics of what needs to be done to accomplish the particular goal
  - o Identify the cost of taking the goal at hand to completion
  - o Assess the short and long term benefits and the economic feasibility of the particular goal to the Town of Granby
  - o Identify a timeline of action items to accomplish that goal
  - o Work with the Planning Board to take steps necessary to complete goal at hand

## SPECIFICS

To hire a consultant to conduct a Zoning/Land Use Analysis and develop a plan for the purposes of encouraging mixed use and economic development through the integration and implementation of Smart Growth and Valley Vision Regional Land Use Plan tools and principals in the following areas of Granby:

1. Route 202 corridor from South Hadley town line to the Belchertown town line, (including 5 Corners):
  - a. review of zoning Map, Bylaws and land uses
  - b. assess for commercial/mixed use development
  - c. address pre-existing nonconforming commercial uses
  - d. development of commercial sign and building/facade design guidelines to preserve small town character
  - e. assess extension of S. Hadley and Belchertown sewer/water to serve commercial expansion and development
  - f. develop recommendations on mixed use and commercial development

2. New Ludlow Rd. from S. Hadley line easterly to the South Street intersection
  - a. review of zoning Map, Bylaws and land uses
  - b. assess rezoning for commercial/mixed use development
  - c. development of commercial sign and building/facade design guidelines to preserve small town character
  - d. assess extension of S. Hadley utilities
  - e. develop recommendations on mixed use and commercial development
  - f. review techniques for preserving farmland

**Process:**

- Lead Agency: Granby Planning Board.
- Public Outreach: Conduct one Visioning/Workshop session to solicit public input on issues and possible solutions
- Municipal Outreach: utilize quarterly Collaborative Meetings with other town boards/departments as the means for soliciting in-house input and development of consensus
- Conduct two public meetings with Planning Board to present Draft and Final Plan

**Deliverables:**

A written plan with supportive documents, maps, bylaws and recommendations.

**Timeframe:**

To be completed by December, 2013

## BUDGET

**Data Collection** Estimated time: 30 hours \$2,250

- Granby
- \* collect and review Zoning, Master Plan, utility plans, etc.
- \* field work/site reconnaissance
  
- South Hadley and Belchertown
- \* Meetings with Planner, Town Administrator, DPW/Sewer/Water Departments

**Research, Analysis, Mapping** Estimated time: 200 hours \$15,000

- Route 202
- \* Land use inventory and site assessment
- \* Vacant and Underutilized Property Inventory
- \* Inventory of Businesses
- \* Zoning Bylaw and Map review
- \* Assess potential and impacts of public utility access/expansion
- \* Develop recommendations and Bylaw/Map revisions
  
- New Ludlow Road
- \* Land use inventory and site assessment
- \* Vacant and Underutilized Property Inventory
- \* Zoning Bylaw and Map review
- \* Assess potential and impacts of public utility access/expansion
- \* Develop recommendations and Bylaw/Map revisions
- \* Develop farmland preservation techniques

**Town Board Meetings** Estimated time: 45 hours \$3,375

- Planning Board/Selectmen/Town Board, businesses

**Public Outreach Meetings** Estimated time: 60 hours \$4,500

- Public Input/Visioning
- \* planning, execution, analysis/synthesis
- Draft Report Presentation
- \* planning, execution, analysis/synthesis
- Final Report Presentation
- \* planning, execution, analysis/synthesis

**GIS/Mapping/Graphics** Estimated time: 55 hours \$4,125

- Land use/Site Assessment
- Vacant/underutilized properties (3)
- Utility Expansion (3)
- Proposed Zoning

**Printing** \$ 300

**Travel** \$ 450

**TOTAL** **\$30,000**

**Funding Sources:**

**\*Pioneer Valley Planning Commission (in application)** \$10,000

**\*Town of Granby** \$20,000

**TOTAL** \$30,000