



MASTER PLAN COMMITTEE

December 10, 2025

AGENDA

1. // DRAFT MASTER PLAN
2. // VIRTUAL OPEN HOUSE
3. // WHAT'S NEXT

01 // DRAFT MASTER PLAN



Overarching Themes

Three overarching themes emerged through public feedback and MPC discussions and thread through the plan's goals and strategies.



**Advancing
Community
Affordability**



**Integrating
Sustainability &
Resilience**



**Addressing Public
Health, Walkability,
& Wellbeing**

Contents

1. Introduction
2. At A Glance
3. Community Engagement
4. Community Vision
5. Housing
6. Mobility
7. Economy
8. Environment and Climate
9. History, Culture, and Community
10. Public Facilities and Services
11. Land Use
12. Implementation

Topic Chapter Structure

- Overview
- Goal(s) and Strategies
- Relation to Other Plan Elements
- Relation to Plan Themes
- Existing Conditions and Trends

Growth Framework

Infill Development (public water and sewer)

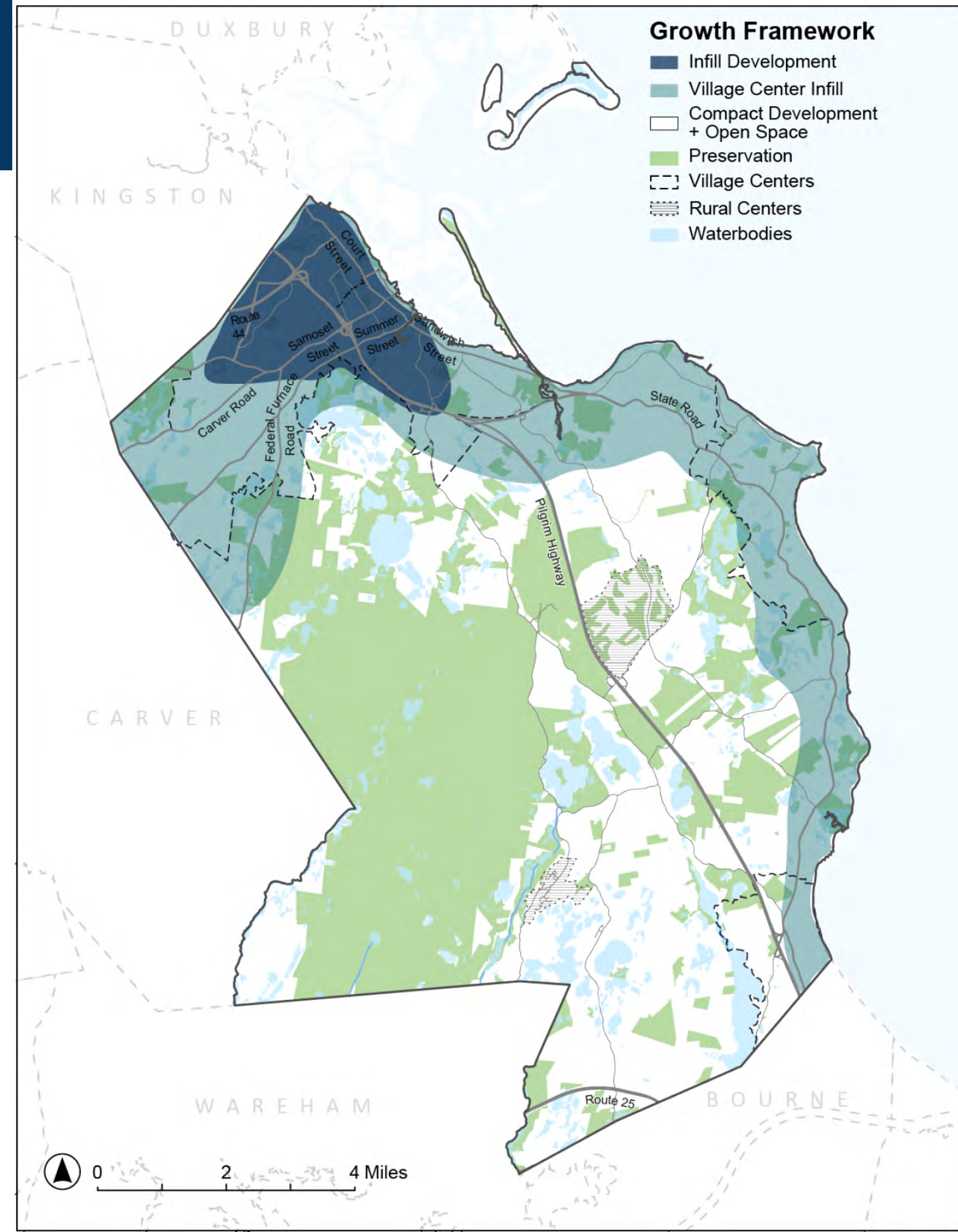
These areas are largely developed already and support medium and higher density redevelopment where public utilities exist. The higher densities generate higher values for the Town and can reduce development pressure in rural areas.

Village Center Infill (public water only)

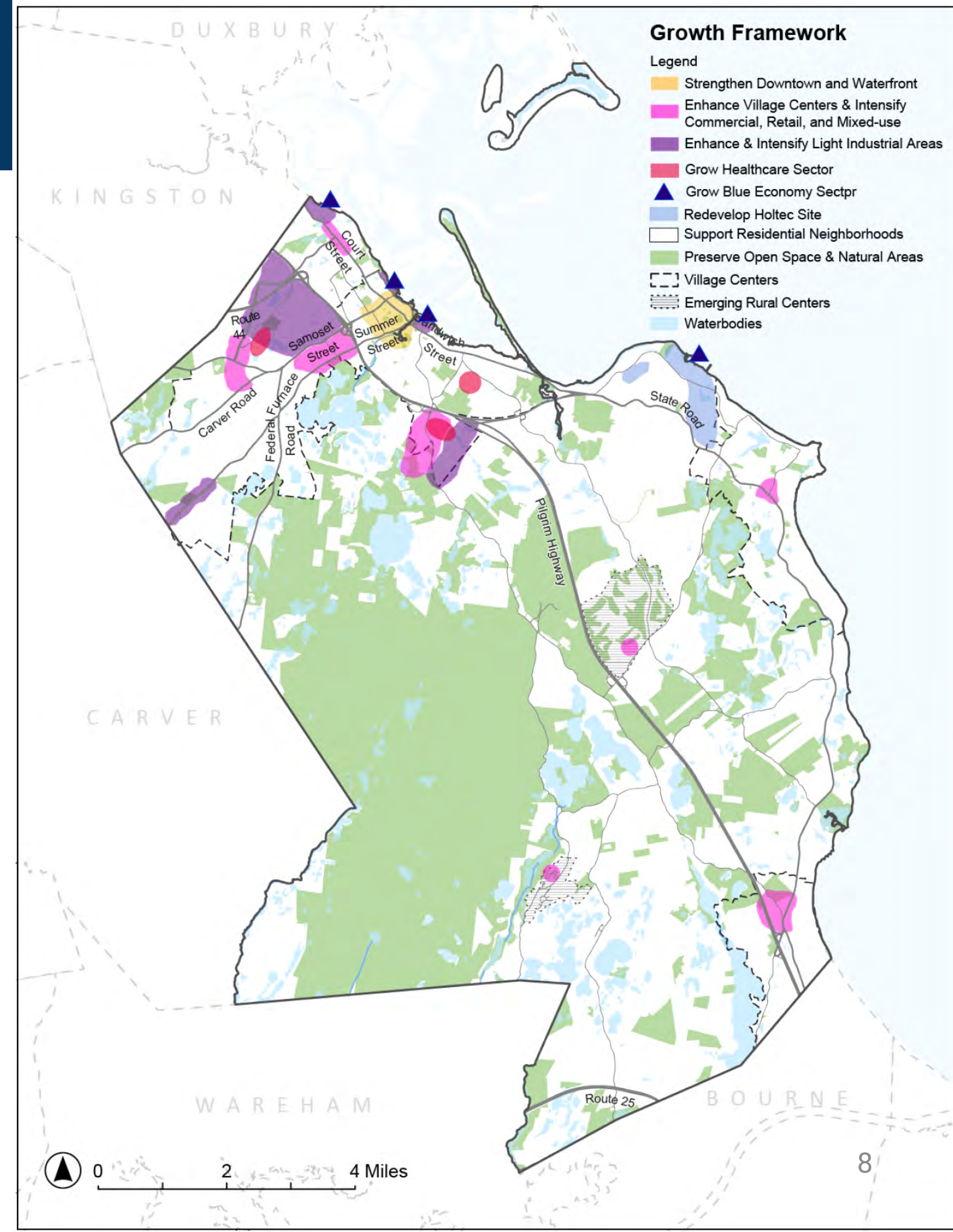
These areas where only public water service exist support medium to low density development in established village centers and emerging rural centers.

Compact Development + Open Space in Harmony (no public water or sewer)

These areas that lack public water or sewer service support both natural areas and compact development where it occurs. New development should organize housing and any retail/commercial uses within a small footprint on the site and leave the balance in its natural state. Advanced wastewater systems should be used to protect water quality.



Future Land Use Framework



The Roadmap for Town Staff and Others

IMPLEMENTATION MATRIX | HOUSING



GOAL/STRATEGY	RELATED GOAL(S)	LEAD	PARTNER(S)	TIMELINE
H. Develop a variety of housing types that better meet the diverse and changing needs of our multi-generational community.				
H-1. Promote and prioritize infill development, adaptive reuse, and the redevelopment of existing buildings, Town-owned properties, and underutilized or vacant commercial properties for mixed-income housing. a. Direct future infill and mixed-use development toward Downtown and Village Service Areas to encourage the critical mass necessary to create a complete and vibrant neighborhood. b. Continue to evaluate Town-owned land for housing suitability. c. Study opportunities for the re-use of existing buildings, previously developed land, or Town-owned sites for new community housing.	Economy Public Facilities & Services	DPD	Planning Board, Zoning Board of Appeals	Ongoing



02 // VIRTUAL OPEN HOUSE

Draft Plan Virtual Open House

January 8, 2026

Zoom

- Recap planning process and public input themes
- Present draft plan document highlights
 - o Plan themes
 - o Future land use



Draft Plan Virtual Open House

January 8, 2026

Zoom

- Written questions from participants during webinar
- Draft plan document available online for review and comment via survey form



Promote Virtual Open House With Your Networks!

- Promotion to start next week, with second push starting Jan. 5
- Draft plan document will be posted online prior to event
- Recording will be posted online for viewing after event
- Comments received via online survey form





03 // WHAT'S NEXT?

Next Steps in the Master Plan Process

- Receive committee comments
- Host virtual open house – January
- Receive public comments
- Any revisions needed prior to Planning Board hearing(s)
- Formal review and adoption process





Thank You!