

What is your vision of Sutton's Future?



Town of Sutton – Master Plan



Birchwood Design Group/
Brown Walker Planners

November 17, 2011

Tonight's Agenda

- **Welcome and Introductions**
- **Master Plan Presentation**
 - **Community Snapshot Highlights from Public Meeting #1**
 - **Draft Vision Statement**
 - **Draft Goals for each topic**
 - **Implementation Strategies**
- **Q&A, Comments**
- **Next Steps – Survey and Draft Master Plan**

Town of Sutton – Master Plan



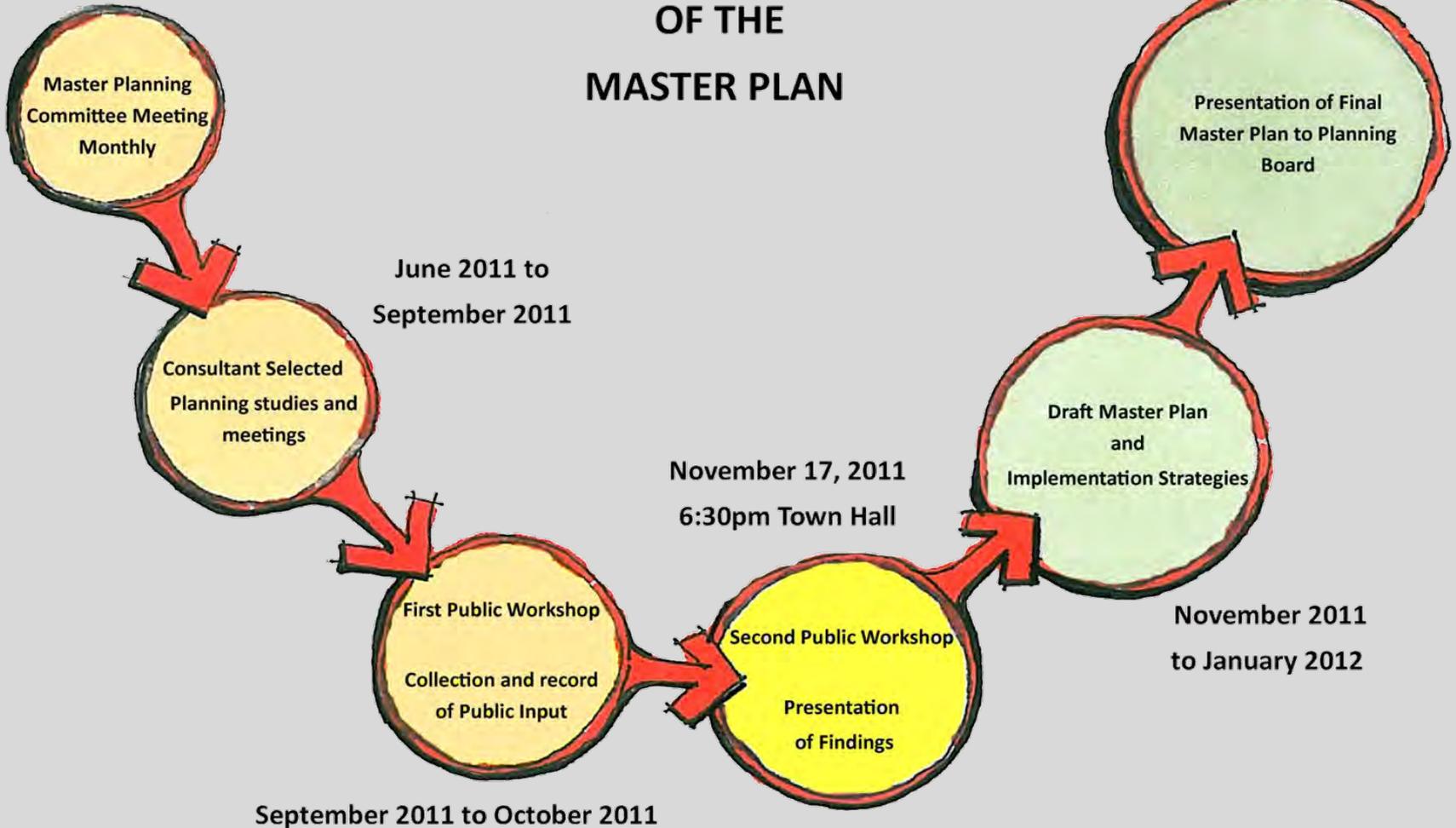
Birchwood Design Group/
Brown Walker Planners

November 17, 2011

January 2011 to June 2011

ROAD MAP TO COMPLETION OF THE MASTER PLAN

February 2012



Town of Sutton – Master Plan



Birchwood Design Group/
Brown Walker Planners

November 17, 2011

Community Snapshot Highlights

Population

- The Town is aging – 42.6 median age, up from 36.5 in 2000
- Projected to increase modestly in the coming decades

Land Use

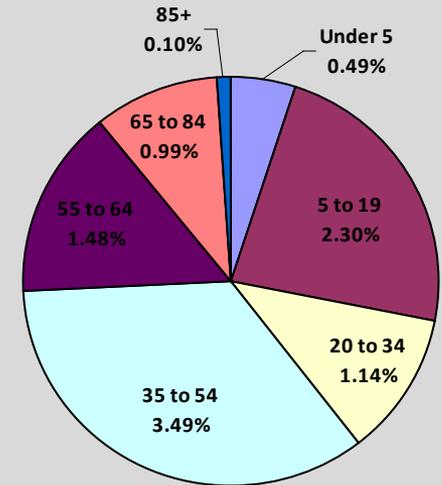
- Over 90% of Town is zoned residential
- Public water / sewer in Wilkinsonville, Manchaug, along Rte 146

Housing

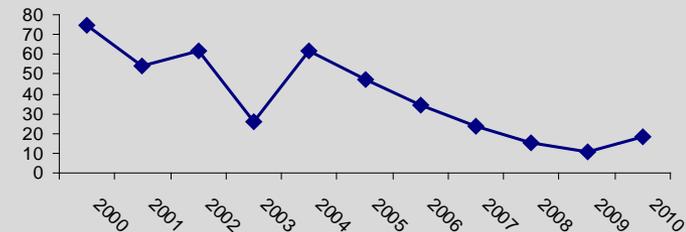
- Housing units increased 20% between 2000 and 2010 to 3,394
- 2010 median sales price has increased 37% since 2000 to \$330K
- Less than 2% of Sutton's housing stock is affordable

Economy

- 2/3 of jobs in Sutton are in the service industries
- Median household income is \$108K, (43.7% increase)
- Residential taxes are 90% of the Town's tax receipts
- Public education costs in 2010 averaged \$9,132 per child



Annual Building Permits
For Single Family Homes
2000 to 2010



Town of Sutton – Master Plan



Birchwood Design Group/
Brown Walker Planners

November 17, 2011

Community Snapshot Highlights

- **Community Services and Facilities**
 - Police Department is undersized
 - Highway Department is undersized
 - Library has insufficient space and facilities
- **Transportation and Circulation**
 - Sutton has over 90 miles of roadways and limited sidewalks
 - Nineteen scenic roads
 - North/South - Route 146, East/West – Central Turnpike
 - Bridge Deficiencies
 - One Rail Spur
- **Natural and Cultural Resources**
 - Historic Villages, cemeteries and sites
 - State Forest, woodlands, rivers, lakes and ponds
 - Farms
- **Open Space and Recreation**
 - Private and public land
 - Marion's Camp and Shaw Farm planning and development

Town of Sutton – Master Plan



Birchwood Design Group/
Brown Walker Planners

November 17, 2011

Public Meeting #1 Highlights

■ Land Use

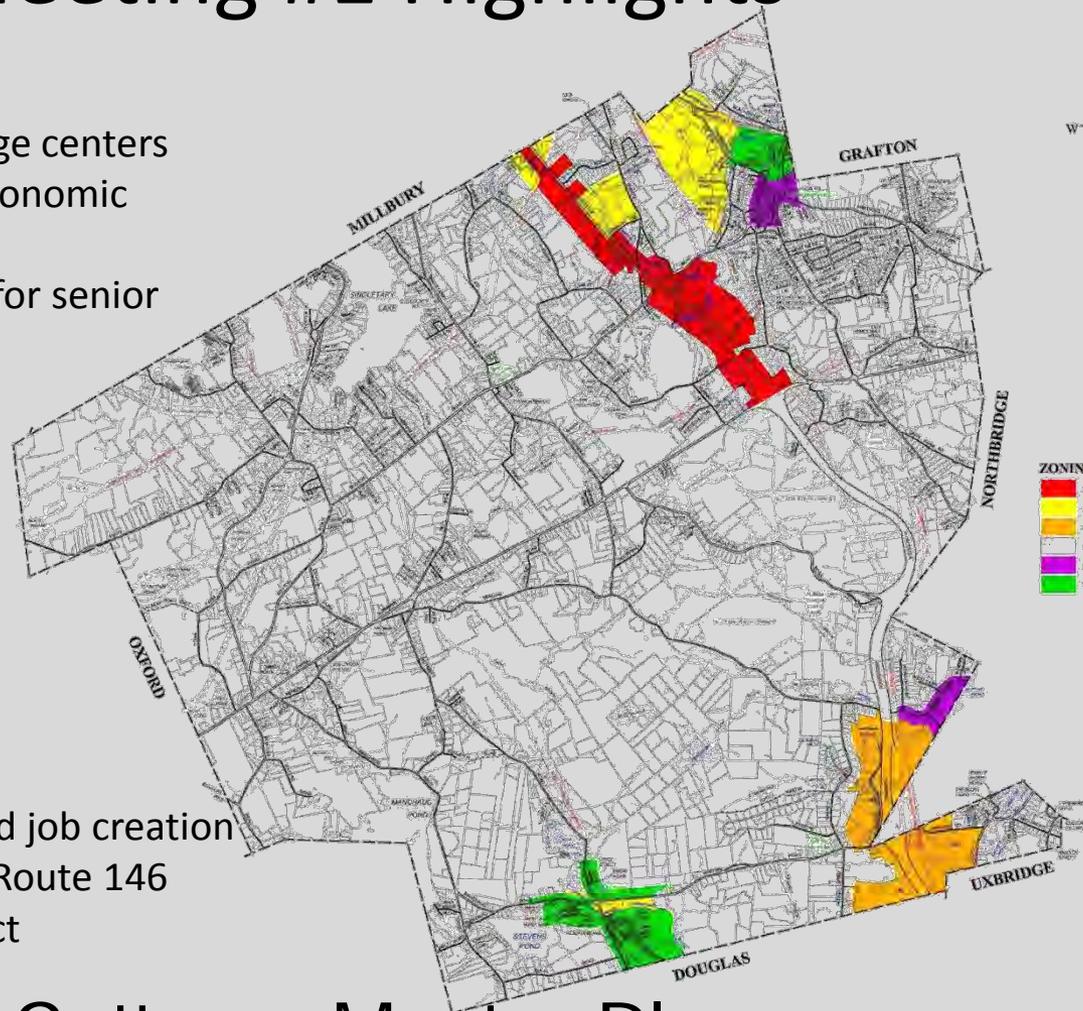
- Promote development of village centers
- Zoning changes to promote economic development
- Allow zoning density changes for senior housing

■ Housing

- Create incentives for developers for housing development including senior housing, affordable housing, cluster development

■ Economic Development

- Identify income generators and job creation
- Development along access of Route 146
- Expand infrastructure to attract development



Town of Sutton – Master Plan

Public Meeting #1 Highlights

■ Community Services and Facilities

- Update/Improve/Relocate Police & DPW
- Water and Sewer infrastructure is important for economic development – look into grant resources
- Create a Resource Center - look into grants

■ Transportation and Circulation

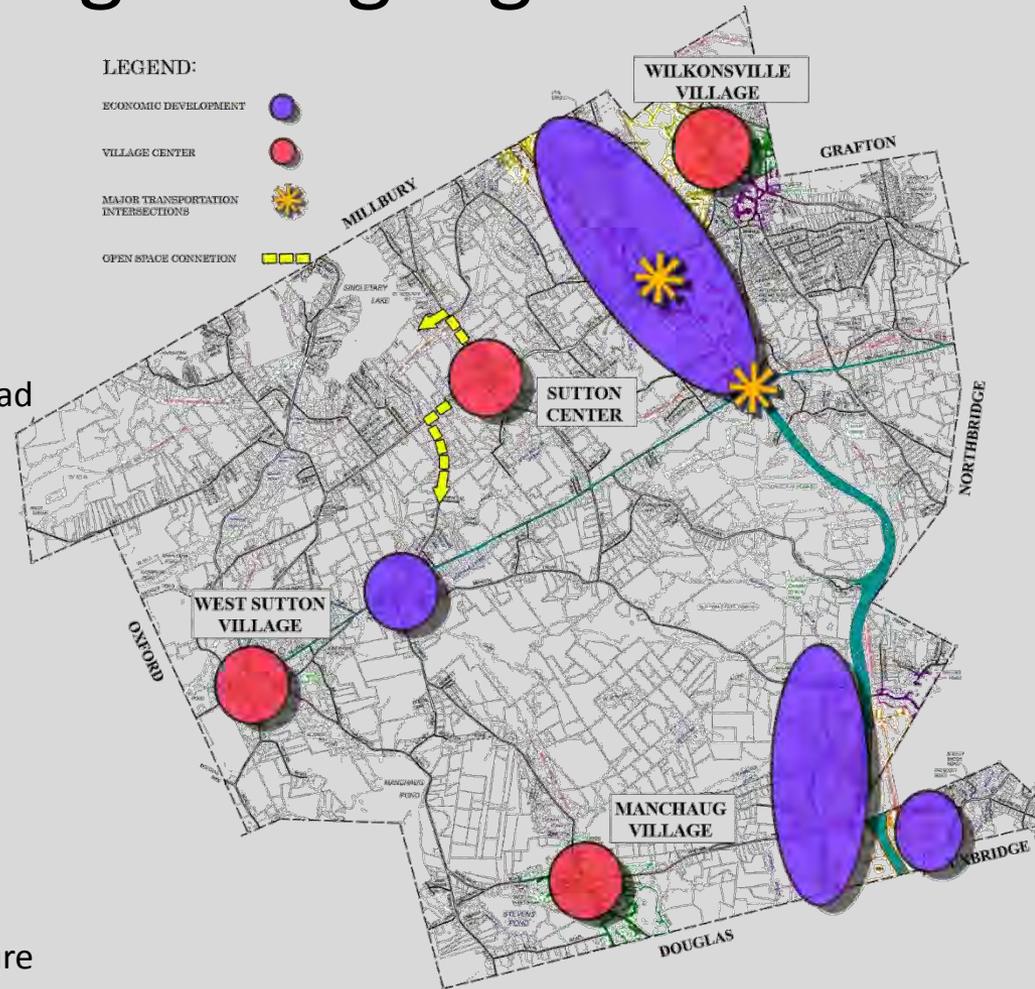
- Intersection of Route 146 and Boston Post Road
- Central Turnpike
- Sidewalk and bike path expansion in key areas

■ Natural and Cultural Resources

- Promote existing resources as revenue generators
- Planning and designation of resources

■ Open Space and Recreation

- Promote, maintain and maximize usage of existing facilities as economic drivers
- Grants
- Active evaluation of 61A releases for the future



Town of Sutton – Master Plan

Draft Vision Statement

The Town of Sutton appreciates its open space, cultural and natural assets, its Village Centers, it's sense of community and distinct rural feel. Sutton's open space, vistas, agricultural land, forests, lakes and ponds and historic structures and places and their ultimate protection are one of the most important aspects to the community.

The Town, through this master planning effort, will foster economic growth encouraging local services, job creation and increased tax base that is in balance with the Town's rural character. The strength of the town lies in its past and future planning efforts and its ability to challenge itself to make organized and thoughtful decisions regarding its future.

Ultimately, the Town of Sutton will thrive on its unique balance of growth and rural character that has attracted generations of families. This sustainability will be a model that visitors remember.

Town of Sutton – Master Plan



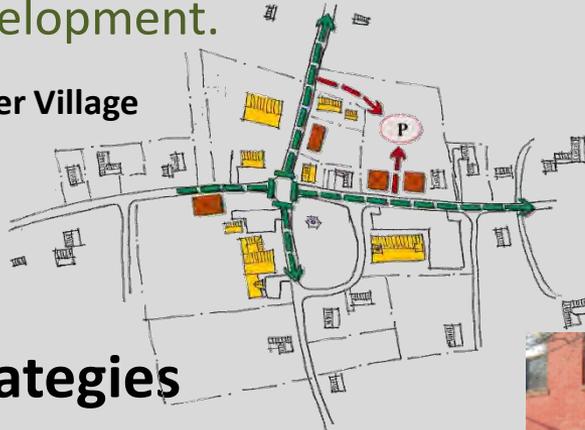
Birchwood Design Group/
Brown Walker Planners

November 17, 2011

Draft Goals – Land Use

- Support the development and/or expansion of village centers that is in keeping with the Town's character;
- Improve land use regulations to support desired character of development.

Sutton Center Village



Implementation Strategies

- Adopt design guidelines and/or form-based code;
- Revise table of uses to allow for a mix of local / neighborhood services in village centers.



Town of Sutton – Master Plan



Birchwood Design Group/
Brown Walker Planners

November 17, 2011

Draft Goals – Housing

- Encourage the development of housing that is in keeping with the Town's rural and village setting and meets the varied needs of residents
- Work to satisfy the requirements of Chapter 40B



Implementation Strategies

- Develop clear directives (standards and review processes) for housing developments
- Complete a Housing Planned Production Plan

Town of Sutton – Master Plan



Birchwood Design Group/
Brown Walker Planners

November 17, 2011

Draft Goals – Economic Development

- Strengthen and improve existing commercial and industrial areas;
- Foster a balanced local economy serving the shopping, service, financial, and employment needs of the community.



Implementation Strategies

- Work with owners of existing underutilized commercial properties to ensure future redevelopment is mutually beneficial
- Identify infrastructure needs for existing or future development sites



Town of Sutton – Master Plan



Birchwood Design Group/
Brown Walker Planners

November 17, 2011

Draft Goals – Community Services and Facilities

- Improve the Police and DPW facilities
- Create a Resource Center that incorporates the Library and other resources
- Inform and educate the residents about community services and programs

Implementation Strategies

- Investigate grant opportunities to fund community facilities
- Pursue 2013 Library Design Grant
- Commence design process for DPW and Police facilities
- Create brochure and post information regarding community services and programs to Town website and local access channel



Town of Sutton – Master Plan



Birchwood Design Group/
Brown Walker Planners

November 17, 2011

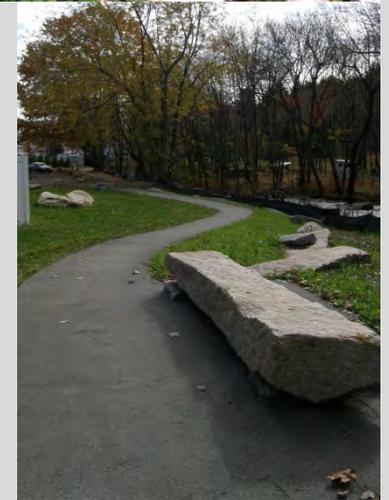
Draft Goals – Transportation and Circulation

- Repair bridges and roads
- Improve traffic flow and safety at Route 146 and Boston Road Intersection
- Develop bike trails and sidewalks in key areas within the Town
- Facilitate the use of the railroad spur



Implementation Strategies

- Continue to work with State and legislators on ultimate grade separated fix for Route 146 & Boston Road
- Pursue installation of sidewalks from school to Shaw Farm with the help of State as this is a State Roadway
- Pursue Manchaug Master Plan goals of improving and adding sidewalks and renovating Manchaug Road bridge
- Actively work with Corridor Commission, DCR and legislators to get BV Bikeway going again



Town of Sutton – Master Plan



Birchwood Design Group/
Brown Walker Planners

November 17, 2011

Draft Goals – Natural and Cultural Resources

- Promote the use of existing resources as revenue generators
- Protect and Maintain existing resources

Implementation Strategies

- Update Self-Guided Tour booklets for historic areas
- Formally nominate Wilkinsonville and Manchaug for State & National Register of Historic Places
- Create brochure with info on lake, pond and river access as well as State land
- Explore active use of wind and water resources for green energy
- Explore renovation and re-use of Meeting House/Beehive in Sutton Center



Town of Sutton – Master Plan



Birchwood Design Group/
Brown Walker Planners

November 17, 2011

Draft Goals – Open Space and Recreation

- Promote, maintain and maximize use of resources as economic drivers
- Actively evaluate Chapter 61A releases for possible purchases and/or protection efforts

Implementation Strategies

- Create brochure detailing park and recreation locations and contacts
- Create brochures for town holdings like Shaw Farm, Marion's Camp and Riverside Parks
- Complete implementation of remaining goals of Marion's Camp Master Plan working with Lake Association
- Pursue completion of the Shaw Farm Master Plan



Town of Sutton – Master Plan



Birchwood Design Group/
Brown Walker Planners

November 17, 2011

Summary



- Consultants and Town Committee have completed Data Collection and Analysis
- Public Meeting #1
- **Public Meeting #2**
- Follow-Up Survey
- Draft and Final Master Plan and Implementation Strategies



Town of Sutton – Master Plan



Birchwood Design Group/
Brown Walker Planners

November 17, 2011