

Master Plan 2009			
IMPLEMENTATION ACTION TASKS			
(Please refer to the relevant Master Plan Chapter for the full context of each Task)			
			4/14/2009
			Implementation
Primary	Master Plan	Implementation	Priority
Responsibility	Chapter	Action Task	by Responsibility
Planning Board	Economic Development	Conduct a town-wide forum to discuss expansion of commercial zoning and to identify Permitted Uses in any such expansion. Of course, existing residential uses would be fully "grandfathered" for all residential privileges.	1
Planning Board	Economic Development	Re-evaluate the Permitted Uses allowed in Commercial/Industrial zones to make them more conducive to business.	1.1
Planning Board	Land Use	Provide recommendations to rezone more territory for commercial activities (See "Economic Development" Chapter).	1.3
Planning Board	Economic Development	Recommend a variety of new commercial venues through redistricting and/or creation of zoning overlay districts.	1.4
Planning Board	Open Space	Develop and implement Commercial project options for Chapter 61 land-release applications to include Open Space provisions.	1.5
Planning Board	Land Use	Consider "revamping" the two Commercial District by-laws to accommodate mixed use but exclude stand-alone residential units.	1.6
Planning Board	Housing	After achieving an "Affordable Housing Plan", and a Commercial development plan covered in the Economic Development section of this Master Plan, recommend economically viable projects as candidates for the large Chapter 61 properties including Inventoried Affordable projects where applicable. This may possibly position the town to make acceptable plans to acquire such properties within the allowable 120 day decision "window" provided by statute should the owner exercise the right to request release.	1.7
Planning Board	Economic Development	Consider forming a Special Commercial/Agricultural District to allow unobtrusive commercial activity as well as agriculture in the areas where growers retain non-bog real estate.	1.8
Planning Board	Land Use	Develop a comprehensive Town Center Plan.	2
Planning Board	Economic Development	Recommend a Mixed Use by-law and creation of Mixed Use overlay districts.	2.1
Planning Board	Economic Development	From the land-use plan identify areas that would be suitable to support one bedroom apartment or condominiums that can provide modest, cost effective housing for people while placing very little demand on municipal services.	3.1
Planning Board	Community Facilities, Circulation & Infrastructure	In conjunction with Highway Surveyor, promote Scenic Road status or equivalent for all in-town roads.	3.2
Planning Board	Natural Resources	Protect Sippican River and adjoining medium/high yield aquifers in parallel with the current Ground Water Protection District and strengthen the provisions.	3.3

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Planning Board	Housing	Create an Open Space Residential Subdivision (OSRD) By-Law (Rural Subdivision Design) with bonus lots for creation of "Affordable" units.	3.4
Planning Board	Land Use	Sponsor an "Open Space Residential Development" by-law to provide a place for TDR development rights to transfer into.	3.5
Planning Board	Open Space	Develop and propose zoning By-Laws for OSRD, TDR and Flex-Development as "preferred method of development":	3.6
Planning Board	Land Use	Develop and enact a Tradable Development Rights (TDR) By-Law to save the illusion of "country" on the roads we use daily.	3.7
Planning Board	Natural Resources	Propose a Tradable Development Rights (TDR) by-law allowing sale of development rights on undeveloped lots on public ways to save important Viewscapes.	3.8
Planning Board	Natural Resources	Study and recommend more Scenic Road designations as specified in MGL 40, 15 D as a way to limit road widening and excessive improvement which encourage more aggressive and faster traffic.	3.9
Planning Board	Open Space	Identify and implement liability management techniques for public access to privately owned open space	4.1
Planning Board	Economic Development	Growing food may become a local "growth industry" should the "oil crisis" exacerbate. In conjunction with the Agricultural Commission, evaluate need to preserve areas of known agricultural capability.	4.2
Planning Board	Natural Resources	Generate by-laws designed to retain parcels suitable for truck-gardens to provide local-source produce.	4.3
Planning Board	Historic Preservation	Include historic and archeological impact in local special permit, site plan review, and subdivision control criteria.	4.4
Planning Board	Historic Preservation	Recommend approaches to protect viewscapes (farm fields, stone walls, tree-lined roads, open views to woodland) throughout town.	4.5
Planning Board	Land Use	Manage development to create Open Space with specifications on approved plans: *Especially encourage preservation of existing agricultural use and existing fields *Public access is desirable, casual access should be accommodated.	4.6
Planning Board	Natural Resources	Identify and save some undeveloped space for those who need "constitutionals" in "wild" space.	4.7
Planning Board	Natural Resources	Develop zoning, site plan review regulations, and special permit decision criteria that encourage environmental protection, preservation of natural vegetation, and special wildlife areas.	4.8
Planning Board	Natural Resources	In conjunctions with Board of Health, begin promotion of wastewater recharge concepts for Rochester-source water currently discharged into Buzzards Bay.	4.9
Planning Board	Housing	Enhance the bonus-lot provisions of the Flexible Development by-law for creation of "Affordable" units and add an "Affordable" requirement to the SRD (over age 55) by-law.	5.1
Planning Board	Housing	In conjunction with Board of Appeals recommend an Accessory Apartment Special Permit which requires qualification as Inventoried Affordable under Commonwealth rules to replace the current two-family Special Permit by-law.	5.2

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Planning Board	Housing	Explore strategies to offer housing solutions for living groups not qualified by earnings for Inventoried Affordable housing but still unable to "reach" the style of the present single family residential homes being constructed.	5.3
Planning Board	Housing	Proactively cultivate developers interested in utilizing the LIP provisions to achieve small "Affordable " housing projects.	5.4
Planning Board	Land Use	Zone to encourage Inventoried Affordable by DHCD criteria and financially accessible living facilities. *Refine By-Laws to define an Accessory Apartment concept and require them to qualify as "Affordable" under the State DHCD rules. (See "Housing") *Refine By-Laws to permit more densely settled districts to enable moderate income living	5.5
Library Trustees	Community Facilities, Circulation & Infrastructure	Renew library 5-year plan per imminent Trustees schedule.	1
Library Trustees	Community Facilities, Circulation & Infrastructure	Continue to expand the collection of printed and non-printed materials (music, videos) for circulation.	2
Library Trustees	Community Facilities, Circulation & Infrastructure	Expand outreach for awareness of Library services.	3
Historical Commission	Historic Preservation	Identify historic and archeological sites throughout town and take measures to protect them. Explore such alternatives as local, state, or national landmark designation.	1
Historical Commission	Historic Preservation	Cultivate an understanding of historic artifacts and their importance to our sense of "Place".	2
Historical Commission	Historic Preservation	Research and publish accounts of historic artifacts such as stagecoach roads, early waterway projects, water-power mills and how they worked, etc.	3
Historical Commission	Historic Preservation	Explore funding possibilities for protection of viewsapes through regional, state, and federal sources.	4
Highway Surveyor	Community Facilities, Circulation & Infrastructure	Identify, design and seek funding for roadway drainage problems throughout town.	1
Highway Surveyor	Community Facilities, Circulation & Infrastructure	Consider adding painted crosswalks at Town Center.	2
Highway Surveyor	Community Facilities, Circulation & Infrastructure	Develop a prioritized schedule to implement intersection design and for building sidewalks and pursue necessary funding.	3
Highway Surveyor	Community Facilities, Circulation & Infrastructure	Address increased traffic on roads leading through Rochester Center with configuration changes and increased safety features to enhance community friendliness including intersections to be as close to traditional 90-degree intersections as possible and including sidewalks.	4
Highway Surveyor	Community Services Government	Initiate a volunteer project for collecting large, non-toxic items for disposal. A nominal fee would be charged. The metal items could be sold for scrap.	5

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Council On Aging	Community Services Government	Conduct feasibility analysis to identify or build senior daycare space.	1
Council On Aging	Community Services Government	Expand outreach efforts to attract more senior resident participation.	2
Council On Aging	Community Services Government	Develop new volunteer opportunities for COA participants and identify programs.	3
Council On Aging	Community Services Government	Conduct an annual program survey of the Council on Aging constituency seeking updates on evolved interests and needs.	4
Council On Aging	Community Services Government	Host a biannual welcoming meeting in the spring and fall for new residents. This would be sponsored by the Rochester Council on Aging. The benefits of such a gathering would serve many purposes. It would provide new residents with information regarding the town, an opportunity to volunteer, and would also provide a venue for vendors. In addition, it would blend new residents with long-time residents and elderly with youth.	5
Conservation Commission	Open Space	Identify people with enthusiasm to staff an Open Space Action Committee, form a committee and charge it with broad array of challenges listed in the Implementation Action Tasks section of Open Space Chapter.	1
Conservation Commission	Natural Resources	Continue to pursue a broad array of land preservation activities through the Rochester Conservation Commission, the Rochester Land Trust and many interested citizens.	2
Conservation Commission	Natural Resources	Educate the public about the need for protection of all water resources, with regard to wetlands and surface water.	3
Conservation Commission	Natural Resources	Educate the public about the environmental damage caused by conventional lawn care as well as the importance of maintaining wells including the implications of road salting.	4
Cemetery Commission	Community Facilities, Circulation & Infrastructure	Consider future locations for cemetery expansion.	1
Cemetery Commission	Community Facilities, Circulation & Infrastructure	Install wells and pump systems at each of the six main cemeteries.	2
Board of Selectmen	Community Services Government	Fully evaluate public water supply options for broad dissemination to residence. Take appropriate action.	1
Board of Selectmen	Governance	Begin early study to enter regionalization agreements for waste water treatment and a public water system.	2
Board of Selectmen	Economic Development	Reenergize the Rochester Industrial Development Commission to be proactive about attracting revenue producing developments for Rochester.	3
Board of Selectmen	Economic Development	Expand jurisdiction of Industrial Development Commission to include all potential Commercial activity	4
Board of Selectmen	Community Services Government	Evaluate regionalization of Emergency Medical services to enable upgrade of Emergency Medical Technician status to the Intermediate Level of care.	5
Board of Selectmen	Housing	Encourage the Habitat for Humanity organization to achieve "Affordable" living units.	6
Board of Selectmen	Land Use	Assemble a list of potentially attractive and economically viable projects as candidates for the large Chapter 61 properties. This may possibly position the town to make acceptable plans to acquire such properties within the allowable 120 day decision "window" provided by statute should the owner exercise the right to request release.	7

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Board of Selectmen	Community Facilities, Circulation & Infrastructure	In conjunction with Council on Aging and Planning Board, provide affordable housing for the elderly.	7
Board of Selectmen	Community Services Government	Continue to practice fiscal responsibility while maintaining community facilities.	8
Board of Selectmen	Community Facilities, Circulation & Infrastructure	Implement the recommendation of the 1999 Town Hall Renovation & Expansion Study.	8
Board of Selectmen	Community Facilities, Circulation & Infrastructure	Design, construct, or renovate the Town facilities in keeping with the rural character of the town.	8
Board of Selectmen	Community Facilities, Circulation & Infrastructure	Explore future possibilities for public transport for the disabled and others unable to drive private vehicles.	8
Board of Selectmen	Governance	Undertake a study to determine which commissions can be combined for efficiency.	8
Board of Selectmen	Governance	Determine which positions can be combined and the costs associated with it.	8
Board of Selectmen	Governance	Combine the office of Tax Collector and Treasurer.	8
Board of Selectmen	Governance	Combine Tree Warden and Highway Surveyor and rename it as Director of Public Works.	8
Board of Selectmen	Governance	Create a Board of Public Works to oversee Public Works and the Director	8
Board of Selectmen	Governance	Create a Department of Inspection Services	8
Board of Selectmen	Governance	Rename the Park Commission as the Recreation Committee and expand its duties.	8
Board of Selectmen	Land Use	Make the town more "people friendly" with walking and bicycle paths and selected sidewalks.	8
Board of Selectmen		Note: Priority #8 for BOS is Level of Effort items requiring attention from time to time or at an undefined specific future event.	
Board of Health	Community Services Government	In conjunction with Planning Board Town Center Plan, develop conceptual plans for a Town Center-wide treatment plant concurrent with development of Town Center activities.	1
Board of Health	Open Space	On-going evaluation of pond and stream health.	2
Administrator	Housing	Form a comprehensive, proactive "Affordable Housing Plan" to promote and manage development of Inventoried Affordable housing as well as modestly priced housing for most of us with modest means.	1
Administrator	Housing	Assemble a committee to evaluate the incentives to creation of an approvable Planned Production Plan.	1.1
Administrator	Housing	Initiate a program to build small Affordable units on town owned land using the Local Initiative Program (LIP) option of the Comprehensive Permit law.	1.2
Administrator	Housing	Reenergize the Rochester Housing Opportunity Partnership and charge that group with conducting a Housing Needs Analysis as defined by the Commonwealth Department of Housing and Community Development.	1.3
Administrator	Housing	Evaluate incentives to create a formal Housing Authority.	1.4

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Administrator	Community Facilities, Circulation & Infrastructure	Continue to seek all grants to supplement funding initiatives for town facilities.	2
Administrator	Governance	Continue to maintain 5-year capitalization plan outlining critical needs for capital expenditure to assist in long term planning.	3
Administrator	Community Services Government	Continue exploration of regionalization agreements to cut the cost of services.	4
Town Clerk	Community Services Government	Distribute animal control regulations annually during licensing and enforce such regulations by means of fines for violations.	1
Town Counsel	Governance	Town Counsel should review applicable rules and regulations to develop a procedure to implement the nomination-approval method of appointing key personnel.	1
Town Counsel	Governance	Town Counsel should review appropriate sections of Chapter 41 to ascertain the process and procedures for conversion of elected to appointed positions.	2