



**Town of
New Marlborough
Comprehensive
Plan**

Adopted January 20, 2010



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Planning Board

Jamie Mullen (Chair)

John Groener

Patricia Hardyman

Thomas Billard

Berkshire Regional Planning Commission

Amy Kacala, Senior Planner

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Select Board

Lawrence H. Davis III (Chair)

Charles E. Loring III

Tara B. White

Five Village News

Holly Morse, Staff Writer

Town Boards and Departments

New Marlborough Board of Assessors

Department of Public Works

Other Entities

Conservation Commission

New Marlborough Land Trust

New Marlborough Village Association

New Marlborough Cultural Council

Citizens of New Marlborough



EXECUTIVE SUMMARY

During 2009, the town developed a comprehensive plan, a strategic document required by state law to direct decision-making in the town for the next 10-20 years. As the name implies, a comprehensive plan considers all aspects of a community to create a consistent strategy for how each should progress in the future – including growth and land use, housing, economy, natural and cultural resources, open space and recreation, public services and facilities, and transportation.

While the charge of developing the comprehensive plan lies with the Planning Board, the process incorporated broad community input through a variety of means including surveys, regular articles in the 5 Village News, a workshop, public open house, direct solicitation of comments from town officials and organization, and by making materials readily available for review and comment in the library and on-line. This valuable input has helped shape the content of this plan – thank you to all who devoted time to the creation of this plan for the town’s future!

Vision

This plan creates a strategy to help the town achieve its vision for its desired future. This vision statement was developed at the start of the planning process and served as the basis for the plan. Our vision includes:

- Retaining the small-town rural character even as new businesses and homes are developed to meet future demand.
- Preserving its natural beauty and resources.
- Retaining and enhancing village centers as social and economic hubs for the town.
- Retaining the village-rural distinction in development patterns.

- Expanding communications technology services (cell phone, broadband).
- Offering a range of housing options for different ages and income levels.
- Offering high quality roads, schools, services, and facilities.

Goals and Policies

Our vision serves as the basis for a number of more-detailed goals and policies that define how the town will achieve its vision. In some cases, the successful achievement of the goal and policies depends on the collaboration of one or more other parties. Where this is the case, the likely collaborators are identified in the implementation strategy (Chapter 10). The goals and policies are organized into chapters by topic, as described in the following sections.

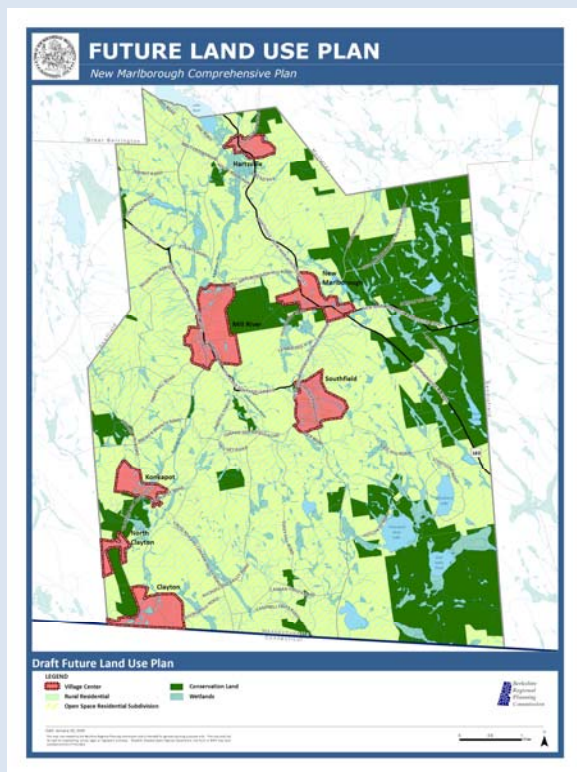
Growth and Land Use

New Marlborough is a town that values its small-town identity and scenic rural landscape. The town residents would like to retain the distinction between its village centers and outlying rural areas. To accomplish this goal, multiple strategies for guiding housing and economic growth patterns were considered.

The land use categories and future land use plan highlight these strategies and outlines how the town envisions using them. The comprehensive plan is an advisory document; the suggested tools will not become regulatory until the town drafts and passes the appropriate bylaws at town meeting. For more on land use, including the town’s specific goals and policies for future growth, see Chapter 3.

Growth and Land Use Goals

- ☑ Make Predictable Land Use Development Decisions
- ☑ Foster Vibrant Village Centers
- ☑ Retain a Rural-Village Distinction



Housing

The majority of homes in the town are single family. Historically, homes have been clustered in one of the town's five villages. Development trends over the past decade point to a shift from the village centers to rural areas and on larger lots than previously seen. At the same time housing sales prices have risen steeply.



New Marlborough seeks to retain a healthy balance of year-round, seasonal and second home owners. In order to do this, the town has planned for land uses that offer more housing variety to meet needs

of different ages, incomes, and preferences. For more on housing, including the town's goals and policies for the future, see Chapter 4.

Housing Goals

- ☒ Supply Housing For All Life's Stages
- ☒ Offer A Range of Home Prices

Economy

The town economy is primarily a mix of small local businesses, larger camps and educational sites, in-home businesses, and agricultural activity. This predominantly small-scale mix of businesses contributes to the community character. This is particularly observable in the village centers where a general store, arts and culture venues, and public services, and restaurants are located and provide critical social spots for residents. While residents enjoy and wish to protect the hidden gem quality of the town, there is some interest in having some key community events that draw visitors from the larger region. For more on economy, including the town's goals and policies for the future, see Chapter 5.

Economy Goal

- ☒ Promote Local Farms and Businesses



Natural and Cultural Resources

The town, founded in 1759, has a rich history. This history is reflected in the numerous historic structures in the town's villages and outlying areas as well as remnants of its past such as old stone farm fences or foundations of old mills. The town is also fortunate to have a scenic and varied landscape offering mature forests, important riverbanks,



waterways, and hills. These numerous important habitat areas present in the town have contributed to active land conservation efforts through both direct purchase and easements.



Town residents bring great energy and pride to preserving and celebrating the town's history as well as what it has to offer today. Moving forward, this ethic of preservation and celebration is encouraged through goals of the comprehensive plan and will involve the town and its many active groups such as the Village Association, Seniors Group, Friends of the Library, New Marlborough Land Trust, and Historical Society. For more on natural and cultural resources, including the town's goals and policies for the future, see Chapter 6.

Natural and Cultural Resource Goals

- ☑ Retain a Rural Landscape
- ☑ Protect Critical Habitat Areas
- ☑ Protect the Health of Surface Water Bodies
- ☑ Honor and Highlight Town Historic and Cultural Resources

Open Space and Recreation

The town owns and operates only one park, Umpachene Falls Park, but benefits from an extensive system of state parks and forests as well as reserves open to the public for recreation. The town has over 3,700 acres of state lands and over 1,200 acres held by three land trusts active in the area. Together, these land resources offer numerous outdoor recreation options including hiking, bird watching, hunting, camping, snowshoeing/cross

country skiing, swimming, boating, fishing, snowmobiling, and mountain biking.



These resources offer many benefits to the town, including scenery, recreation, tourism dollars, and ecological health – all of which collectively have a profound impact on the quality of life the town is able to offer. As the town moves into the future the continuation and expansion of the open space and recreation resources of the town will remain an important priority. For more on open space and recreation, including the town's goals and policies for the future, see Chapter 7.

Open Space and Recreation Goal

- ☑ Offer A High-Quality System of Recreation Amenities



Services and Facilities

Town services and facilities include road maintenance, fire/EMS response, police, the operations of general government and the various boards, committees, and groups that collectively

ensure that the community is well-served and runs smoothly. As a small town with a limited budget the priority is to focus on actions that will make each public dollar go farther while offering the same quality of service. For more on services and facilities, including the town's goals and policies for the future, see Chapter 8.

Services and Facilities Goals

- ☑ Efficient and Fiscally-Responsible Infrastructure and Services
- ☑ Protect Town Water Supply
- ☑ Support A Safe and Healthy Community
- ☑ Quality Public Facilities
- ☑ Reduce Town Greenhouse Gas Emissions
- ☑ Reduce Town Resource Consumption and Waste Generation

Transportation

New Marlborough has a system of primarily rural roads, including many gravel roads and paved roads with no curb and gutter. This rural road profile is compatible with the character of the town. Stacked directional signs located at key crossroads throughout town are a notable feature of the transportation system of the town. Residents appreciate these signs as a feature of the landscape and have volunteered to maintain them.



Maintenance of the road system is a constant draw of town resources, as is the case in many municipalities. Weather-related damage is a major consideration in road maintenance – from persistent wash-out areas to freeze-thaw cycle damage. The town has committed to work to strategically and

efficiently address road maintenance to maximize the impact of resources spent. For more on transportation, including the town's goals and policies for the future, see Chapter 9.

Transportation Goals

- ☑ Provide a Complete and Well-Maintained System of Roads
- ☑ Enhance the Bicycle and Pedestrian Environment in Village Centers
- ☑ Manage Village Parking

Implementing the Plan

The plan calls for numerous actions. To make implementation easier, the final chapter lists each action and assigns a relative time priority and who is responsible for initiating the implementation of the action. Ideally, the town will use this tool as it plans annual priorities from year-to-year.

ACTION PLAN

The action plan below details each implementation action contained within the prior chapters of this plan, the relative priority and timing for the action to be taken, who is responsible for implementing the action, and any potential funding sources that may be available.

Action	Priority					Responsible Parties (those indicated need party responsible for initiating action)
	Ongoing	0-1 Years	1-3 Years	3-5 Years	5+ Years	
Growth and Land Use						
LU 2.1.1 Implement the Land Use Plan in The Development Process	✓					PB, BOA
LU 2.2.1 Develop a procedure for implementation tracking and reporting		✓				PB, BOS
LU 2.1.2 Implement a new village center district within Existing Villages			✓			PB, BOS, BPPC, R
LU 2.2.2 Develop village center design guidelines			✓			PB, BPPC, R
LU 3.1.1 Backlot Protective Bylaw			✓			PB, BPPC, R
LU 3.2.1 Develop an open space residential development (OSRD) Bylaw				✓		PB, BPPC, R
LU 3.3.1 Information-Sharing to Support Land Conservation Efforts	✓					CC, PB, BPPC, HC, TUB, NARLT, BNRAC
LU 3.3.2 Improve Education and Outreach on Conservation Tools		✓	✓	✓		PB, BPPC, HC
Housing						
H 1.1.1 Develop and Implement a Housing Production Plan		✓				BOS, PB, BPPC
H 1.1.2 Community Preservation Act		✓				BOS, PB, BPPC
H 1.2.1 Encourage housing diversity in village centers	✓					BOS, PB, BPPC
H 2.1.1 Coordinate with Berkshire Benchmarks on Municipal Data Needs	✓	✓				BOS, PB, BPPC, STAFF

Appendices

In addition to the plan for the town's future, there are a number of appendices that highlight current conditions at the time of the plan, legal considerations, and survey feedback received from the community.

A. Maps

B. Key issues

C. Existing Conditions Summary

D. MGL 41

E. Survey Results

F. Village Center Maps



CHAPTER 1: INTRODUCTION

This Comprehensive Plan for the Town of New Marlborough was developed from 2008-2009 to guide growth, policy, and investment decisions for the next 10 to 20 years. This chapter provides background to the planning process and describes the content of different chapters of the plan for easy reference and use.



New Marlborough celebrated its 250th Anniversary in 2009.

Welcome to New Marlborough!

New Marlborough is a small town located in the beautiful Berkshire region of Massachusetts. Located in westernmost Massachusetts, the Berkshires are renowned for their natural beauty, rich arts and culture scene, and small New England town charm. In this setting lies the town of New Marlborough, nestled in the Berkshire Hills just east of Great Barrington, one of the larger communities in the Berkshires.

As a town, New Marlborough consists of five distinct village centers with a predominantly rural landscape in between. These villages include:

- Hartsville
- New Marlborough
- Southfield
- Mill River
- Clayton (Three Hamlets)
 - Konkapot
 - North Clayton
 - Clayton

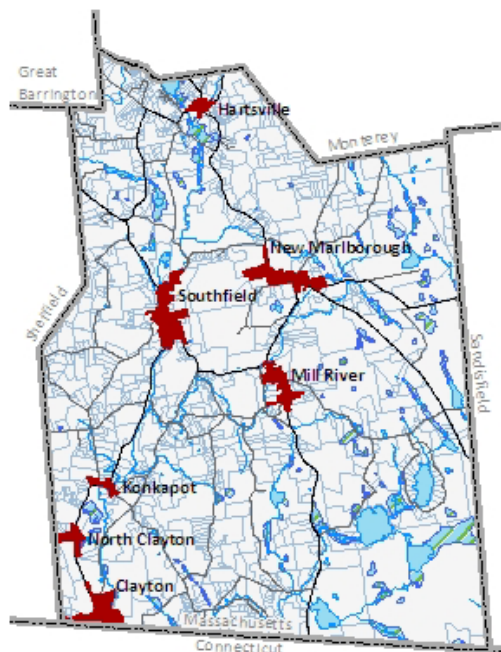


Figure 1: New Marlborough and its village centers.

New Marlborough is a town of approximately 1,520 year-round residents and a substantial number of seasonal residents (estimated at approximately an additional 40%). Originally founded as Massachusetts Bay Colony township in 1739, the town was formally incorporated into the Commonwealth in 1759. This plan marks the 250th anniversary of the town and helps plan its next 20 years.

What Does This Plan Address?

This plan addresses a wide range of issues and priorities as expressed by the town through survey responses received at the start of the planning process. Some highlights, which illustrate recurring themes in the plan and its policies, include:

Character:

Residents enjoy their small town and want it to retain its “undiscovered” and close-knit feel. While it is understood that growth is inevitable with time, residents want to see the town grow in a way that preserves the character that attracted and retained the residents of today.

Economy:

Residents like the small town feel of its businesses and villages and do not want to see any rapid change in the composition or scale of the economy. Some proactive action on the part of the town is encouraged for directing or managing economic development. Of particular interest were more food establishments, farming, and art-related businesses, as well as some essential services (auto, home improvement, etc.).

Housing:

Residents want to see housing options that remain affordable for first-time homeowners and families. Many recognize the town is a great place to raise a family and want to see that option available for their own children and others in the future.

Natural Beauty:

Residents express strong support for preserving natural habitats and features including ridgelines, meadows, river frontage, forests, vernal pools, and other water resources.

Recreation:

Residents support enhanced recreation options, particularly expanded trail and bike networks, but also a variety of water-related sports such as swimming, fishing, ice skating, and boating.

Communications:

The lack of high-speed internet and spotty cell phone service are two notable complaints among town residents. Internet service, in particular, is seen as a barrier to enhanced telecommuting or in-home business options.

Town Services and Facilities:

Residents are generally satisfied with town government and its various boards, commissions, and departments. The only area in need of notable improvement was road condition and maintenance.

About Comprehensive Plans

A comprehensive plan is a document that sets a blueprint for town decision-makers to use in their day-to-day actions as part of managing the town. It is an advisory document not a regulatory document. The purpose of this plan is to create an opportunity for the town to reflect and determine what it wants for its future and then chart out the preferred actions to achieve that vision. It is then the responsibility of the town’s elected and appointed officials to pursue the actions identified in the implementation chapter of this plan to gradually make the regulatory changes and priority investments needed to achieve the vision statement.



How Does the Comprehensive Plan Relate to Other Town Plans and Regulations?

The comprehensive plan takes precedence over other plans of the community such as transportation plans, open space and recreation plans, area plans, and other area- or topic-specific documents. The comprehensive plan is typically more general than more focused plan documents but provides overarching guidance to the content of these plans in that they should be consistent with the policies established in the comprehensive plan.

An important function of the comprehensive plan is to ensure priorities and approaches in one area such as land use relate to another, such as transportation. Because all of the topics are addressed within a single document, the policies in these different areas are developed to be consistent and supportive, thus safeguarding the potential danger of conflicting policies that can occur in a more fragmented planning approach. Other town plans can then use this framework to reach a finer level of detail in a particular subject area. For a list of the topics required by Massachusetts law to be addressed in a master or comprehensive plan, see Appendix D.

While the comprehensive plan is not a regulatory document, it does set the policy for the town to develop new bylaws to regulate land use decisions. For more on how the plan impacts land use and bylaw decisions see Chapter 3: Growth and Land Use.

What Does the Plan Contain?

Comprehensive plan guidance is provided in a number of ways, including maps of current and desired conditions, illustrations of concepts, and policy language. At the core of the plan is a vision statement of the overarching objectives the town wants to accomplish for its future. The Vision is the foundation for a number of goals and more specific policy and action statements. Together these establish the blueprint for what the town will do to achieve its vision and will serve as a guide for town policy and decision-makers for the life of the plan.

Vision

The vision is the “big picture” statement of where the town would like to be five, ten or twenty years from now.

Goals

Goal statements go into greater detail on the different pieces that the town will need to pursue in order to make the vision a reality.

Policies

These are the specific policy statements that the town will pursue to achieve the goal.

Actions

Actions are the specific tasks that individuals or groups will need to do in order to achieve specific policy statements



The Planning Process

This plan was developed through a planning process that included a few key ways of participation and feedback from the community:

Comprehensive Plan Steering Committee

The Planning Board invited a group of 12 people to join them as representatives of the town on the comprehensive plan committee. This group met monthly on the third Thursday of the month to review draft work products and provide direction on the vision, goals, policies, and actions identified in this plan.

Town Selectmen Meetings

The Planning Board came before the Board of Selectmen at key intervals during the course of the planning process to brief them on priorities and directions identified in the plan and seek feedback and direction.

Surveys

The planning process kicked off in 2008 with a community survey that was mailed to town property owners. Responses were gathered and summarized and served as a touchstone throughout the planning process to ensure that plan was in alignment with the priorities expressed in survey responses.

A second survey was conducted towards the end of the planning process to help shape implementation priorities for a few topics. This second survey was conducted during the 2009 Elihu Burritt Day in August.

Town Website

Throughout the planning process, draft materials were made available on the town website (www.new-marlborough.ma.us) for review and download.

Public Workshop and Poster Displays

The town held one major public workshop during the planning process. This interactive event focused on a review and discussion of potential growth management tools and the different land use patterns each would create.



Attendees at the public workshop mull over maps of potential future growth patterns.

In addition, displays at Town Hall and the Library highlighted the comprehensive planning effort to help raise awareness and gather feedback on the draft vision and plan.

Plan Overview

This plan contains nine chapters in addition to this introduction that address the following aspects of the town:

Chapter 2: Vision Statement

This chapter contains the vision statement for the town – a concise statement of what residents want their town to be like in the future.

Chapter 3: Growth and Land Use

This chapter contains a description of the current land use patterns and constraints, identifies goals and policies for future land use, and presents the future land use plan for the town.

Chapter 4: Housing

This chapter provides an overview of housing supply and needs both now and in the future and then presents town goals and policies to address future housing in the town including options for young professionals, families, and seniors.

Chapter 5: Economy

This chapter provides an overview of the key economic sectors present in the town and makes recommendations for how the town can support the retention and expansion of economic activity in the future.

Chapter 6: Natural and Cultural Resources

This chapter summarizes the rich natural and cultural resources in the town and then makes recommendations on how the town can further support and expand those options in the future.

Chapter 7: Open Space and Recreation

This chapter summarizes the scenic landscape, open space, and recreation attributes of the town and sets goals and policies for the town to pursue to safeguard and expand that system.

Chapter 8: Services and Facilities

This chapter provides an overview of the fire, police, and other services provided in the town and sets goals and policies for the town to pursue to maintain and enhance services in the future.

Chapter 9: Transportation

This chapter highlights key features and issues with the current transportation system in the town and then establishes goals and policies for the town to pursue to maintain and enhance this system in the future.

Chapter 10: Implementation

This chapter contains an overview of the different types of actions that will be needed to implement the plan and the range of entities that will be involved in that process. The second portion of this chapter contains the Implementation Strategy, which details the actions, responsible parties, relative priority, and potential funding sources for each action called for in the plan.

Appendices

- A. Maps
- B. Key issues
- C. Existing Conditions Summary
- D. MGL 41
- E. Survey Results
- F. Village Center Maps



CHAPTER 2: VISION STATEMENT

Introduction

The vision statement is a concise description of the Town's desired future. This may include both those qualities of the town that residents would like to keep and attributes the town would like to see added or changed in the future. The vision serves as the basis for the creation of goals and objectives in the plan for the Town to pursue in the future.

Vision

New Marlborough is a rural hilltown that contains a broad inventory of natural and scenic beauty, abundant recreational opportunities, working farms, and historic landscapes. New Marlborough's 5 village centers provide social activities, gathering places, religious, cultural, retail, and economic activities; a local school for our children; and essential town services.



New Marlborough Town Hall in the village center of Mill River.

The town will use a combination of regulatory tools, incentives, and programs to ensure that the following statements are true in the future:

- ① New Marlborough is a beautiful, rural, and safe community for living and raising a family.
- ② The Town's scenic features and natural resources---roadways, open meadows, ridgelines, lakes, rivers, falls, ponds, groundwater, wetlands and habitat areas---are protected and maintained through wise stewardship.
- ③ The restaurants, shops, and small businesses within the village centers provide for local gathering places and services and create a strong sense of community.
- ④ Current technologies---including high-speed Internet and cellular phone services---should be available throughout the Town for residents and businesses.
- ⑤ New Marlborough's traditional New England village settlement patterns of mixed-use development is perpetuated and enhanced through proper siting of new development.
- ⑥ The Town's roadway system is in good condition and maintained as required.
- ⑦ Residential and business development occurs near village centers and along primary roads without threat to the Town's scenic features, natural resources, and farmland.

-
- 8 A vital part of the Town is its home-based businesses, working farms, a community public school, small retail, art studios and galleries, and other services compatible with its character.
 - 9 New Marlborough's outdoor recreation opportunities---hiking and walking trails, swimming and boating areas, community playground, and ball field---are valued and used by residents and visitors. New recreation facilities are pursued by the Town as opportunities are available.
 - 10 New Marlborough is a welcoming community with a variety of housing types that provides choices for families, the elderly, individuals, and first-time homebuyers of all social and economic lifestyles.
 - 11 The Town is financially sound and provides excellent local services that meet the needs of all its residents.
 - 12 New Marlborough maintains a healthy blend of year-round, seasonal, and second-home residents.
 - 13 Residents are well-informed of local news and events through newsletters and websites and are actively involved with local government and volunteer efforts.



CHAPTER 3: GROWTH AND LAND USE

This chapter contains the future land use plan for the town: the future land use plan map and text and graphic descriptions of the land use categories shown on the map. The land use plan shows the desired future land use patterns as selected by town residents through the scenario evaluation process.

Future Land Use Plan

A future land use plan is a map that serves as a guide to future zoning changes and development decisions. The town is currently zoned under one zone district, Town Residential. This plan calls for a number of new land use and growth management tools to be added to the town's bylaws. The future land use plan map illustrates the general geographical locations of new land use districts to be applied. As the town adopts and applies new bylaws, the future land use plan will serve as a guide for where new bylaws should apply. Because of this guidance role, the future land use plan is often referred to as a blueprint or a roadmap for the town's future growth and development.

Trends and Conditions

The notable trend of land use in the town is the recent shift away from the development pattern that dominated for more than 200 years – that of distinct village centers surrounded by predominantly open rural land. This change can be observed through tracking the location of new development from 1987-

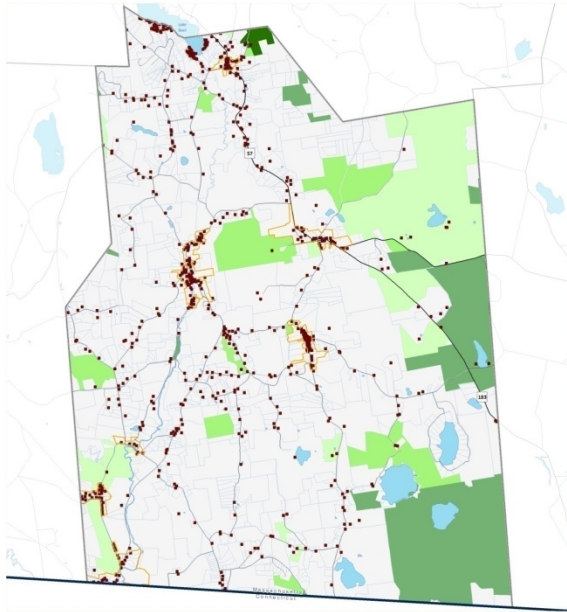


LAND USE AT A GLANCE

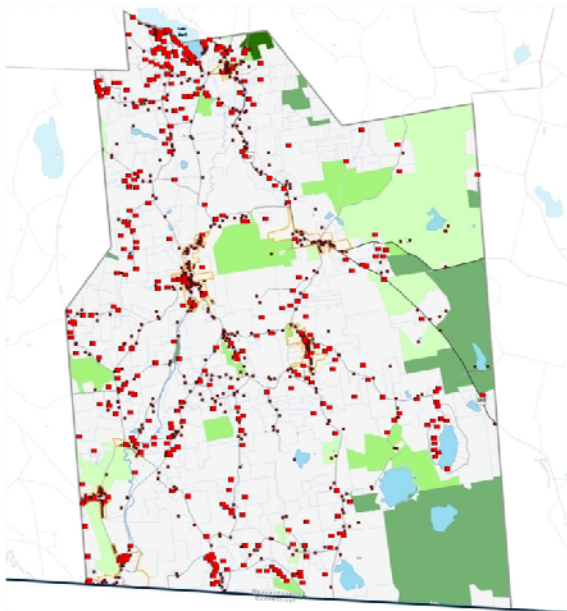
- ☑ **Area** – The town is 32,656 acres.
- ☑ **Use** – The majority of development in the town is single-family residential development.
- ☑ **Pattern** – The traditional development pattern of the town was to concentrate development in one of the village centers while outlying areas between villages remain rural. This pattern still exists today but the distinction between rural and village is starting to be compromised by increased rural development.
- ☑ **Density** – All development in the town is relatively low-density but development in village centers has a more compact pattern than rural areas. Villages average one home per acre compared to one home per 5 acres in rural areas.

Additional discussion of land use may be found in Appendix C: Existing Conditions Summary

1999 (when the state took aerial photos of the town). In 1987, 25% of all structures were located within one of the five village centers; by 1999 this had fallen to 20%. This shift was due to the fact that 83% of new development between 1987 and 1999 occurred in rural areas



Development in 1987 was still focused in village centers.



By 1999, development had noticeably shifted to rural areas.

During the same time period, the average lot size for residential development in rural areas increased by over 100%. In 1987, the average lot size of developed parcels was two acres. The average lot size of new homes developed between 1987 and 1999 more than doubled to nearly five acres per residence.

Key Growth and Land Use Issues

The future land use plan map, and the associated land use tools and categories described in this chapter, address a number of growth and land use “key issues” identified at the beginning of the planning process.

Issue 1: Village-Rural Edges Blurring

New low-density residential development along roadways at the outskirts of village areas is blurring the edge between the villages and surrounding rural areas. This development pattern represents a fundamental shift from a sharper historic village-rural settlement pattern that residents wish to retain.

Issue 2: Business Growth and Diversity

The five village center areas in the town are key locations for goods and services. The Town would like to encourage development in these village centers but current zoning does not support continuation of the existing development patterns in village centers. It also does not have any provision that would safeguard the character of the village centers.

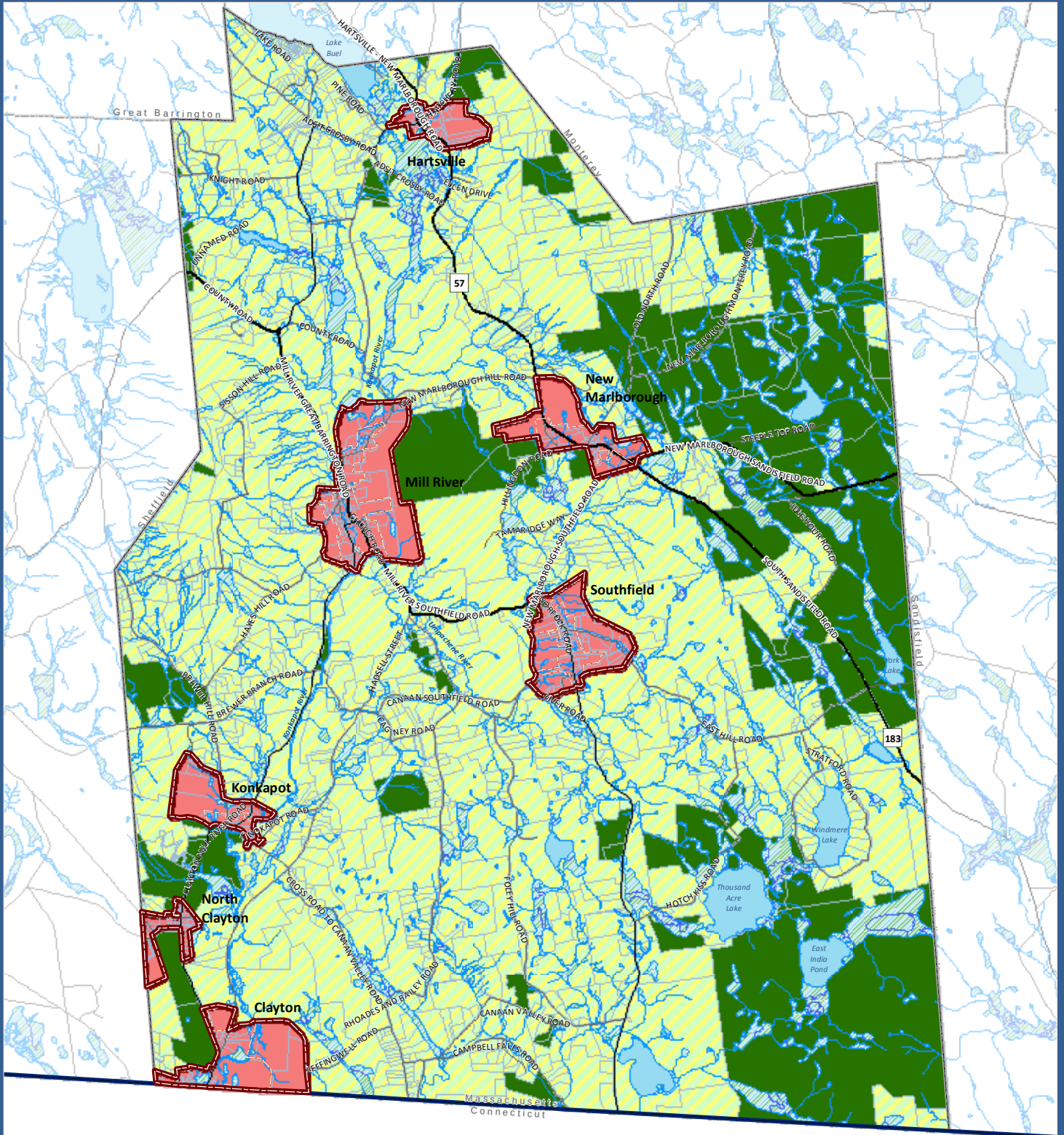
Issue 3: Agricultural Land Loss

New Marlborough lost almost 12% of its farmland between 1990 and 2000. Rural development trends promise to continue this pattern of agricultural land consumption unless growth management measures are implemented.



FUTURE LAND USE PLAN

New Marlborough Comprehensive Plan



Draft Future Land Use Plan

LEGEND

- | | |
|------------------------------------|-------------------|
| Village Center | Conservation Land |
| Rural Residential | Wetlands |
| Open Space Residential Subdivision | |



Date: January 20, 2010

This map was created by the Berkshire Regional Planning Commission and is intended for general planning purposes only. This map shall not be used for engineering, survey, legal, or regulatory purposes. MassGIS, Massachusetts Highway Department, the Town or BRPC may have supplied portions of this data.



Land Use Categories



Conservation

Density: N/A - Land is permanently conserved by a conservation restriction or direct purchase by a public or non-profit entity.

Uses: Recreation activities such as hunting, hiking, and camping.

Where does it apply?

All current and future permanently conserved lands in the town, whether they are purchased out right or placed under a permanent conservation restriction.

How does it work?

These lands are owned by public entities or protected through a permanent conservation restriction as open space for habitat and recreation purposes.

What does it accomplish?

Conservation land, made possible through charitable donation or direct purchase of private lands, permanently protects open space in the town. Typically, lands with notable scenic or environmental values are given priority for conservation. Interested readers may view the town's current Open Space and Recreation Plan for current conservation priorities.



Town Residential

Density: Minimum frontage of 150 feet. Average lot size is 5 acres. Minimum lot size of one acre.

Uses: Agriculture, residential, and in-home businesses.

Where does it apply?

To rural areas outside of village centers as defined by the new village center district.

How does it work?

The entire town is currently zoned under this one zoning district. In addition, development occurs through small Approval Not Required (ANR) subdivisions along qualifying roads when the minimum requirements of 150 feet of road frontage and one acre total lot size are met.

What does it accomplish?

Town residential development allows for low-density development that has typified the rural development pattern in the town. To some degree, in practice, Title V regulations for septic systems increase the minimum lot size of this type of development.



Village Center

Density: Flexible frontage and lot size. Actual dimensions will be determined through the bylaw when developed by the town. Average lot sizes of current vacant lots the developed areas of villages are approximately 0.8 acres.

Uses: Residences, apartments, offices, small-scale commercial, schools, civic uses, and mixed-use development to support live-work opportunities.

Where does it apply?

Village Center Zoning would apply to the existing five villages of the town. The future land use map delineates draft village boundaries. Village-by-village maps of these draft boundaries are provided in Appendix F. Ultimately, the boundaries will be finalized through the process of bylaw drafting and adoption and the zoning map amendment process. The boundaries for this district should include the current village area and a reasonable additional growth area immediately around the existing village.

How does it work?

This zone district would allow for smaller minimum lot sizes and a wider range of uses. Village center zoning tailors the development

requirements to match the patterns and style of existing town centers.

What does it accomplish?

This zone district will help retain the character of the villages and enhance their role as centers of economic and civic activity for the town.

- Preserves architectural compatibility and character
- Facilitates infill development on existing village lots
- Enhances pedestrian environment
- Allows for a mix of uses



Vacant Lot in Village



Rural-style Infill in Village: This house has a large up-front garage, prominent and long driveway, a deep setback, and a more modern feel than other homes in the village.



Compatible Infill in Village: This house fits the architectural style and setbacks of the surrounding homes.



Open Space Residential Subdivision

Density: Allows minimum lot dimensions that are less than those available under Town Residential zoning.

Requires at least 50% of the total site be conserved as open space – also requires that the majority of open space be contiguous.

Uses: Agriculture, single-family attached and detached residential, trails and recreation.

Where does it apply?

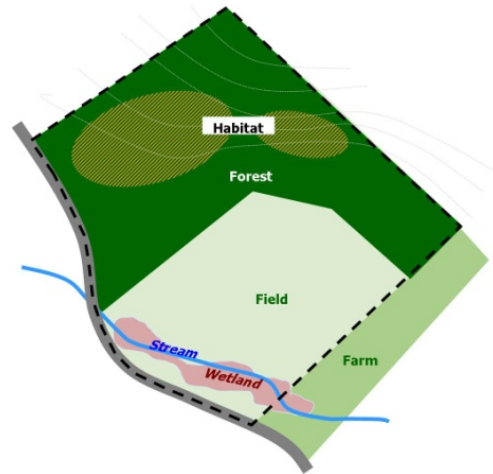
Applies to larger developments (5 + potential homes) outside of village center areas.

How does it work?

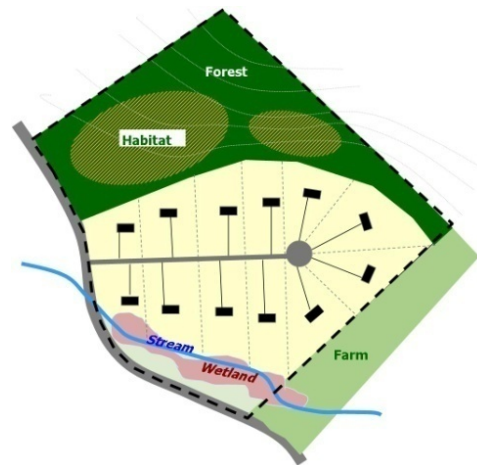
OSRD allows smaller lot sizes in exchange for the developer providing a minimum percent of the total site as permanently protected contiguous open space (can include agricultural lands). A density bonus is typically offered as an incentive to the developer to select this option.

What does it accomplish?

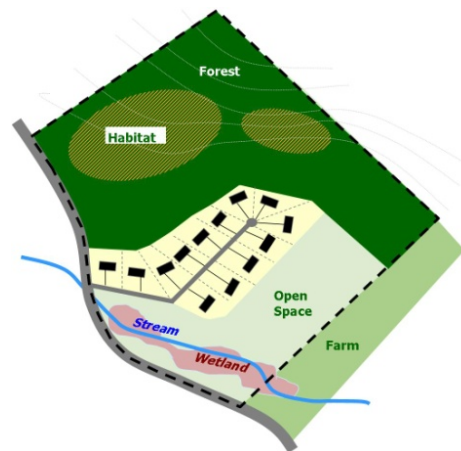
- Preserves connected open space
- Retains connected habitat areas
- Conserves open space
- Less roadway = less impervious surface (stormwater and water quality benefits)



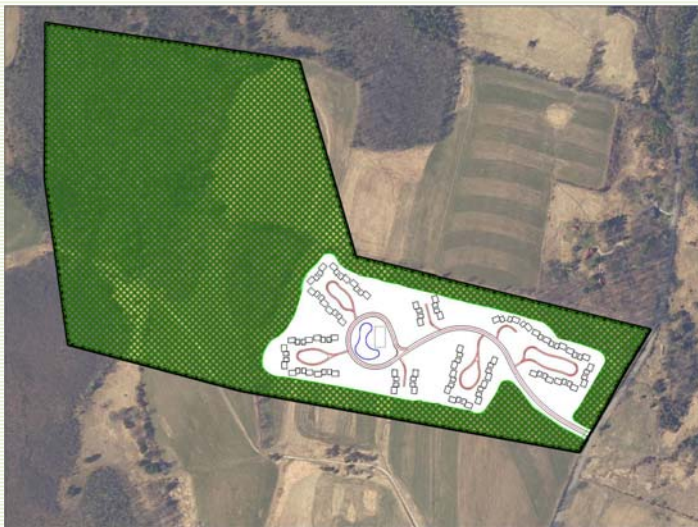
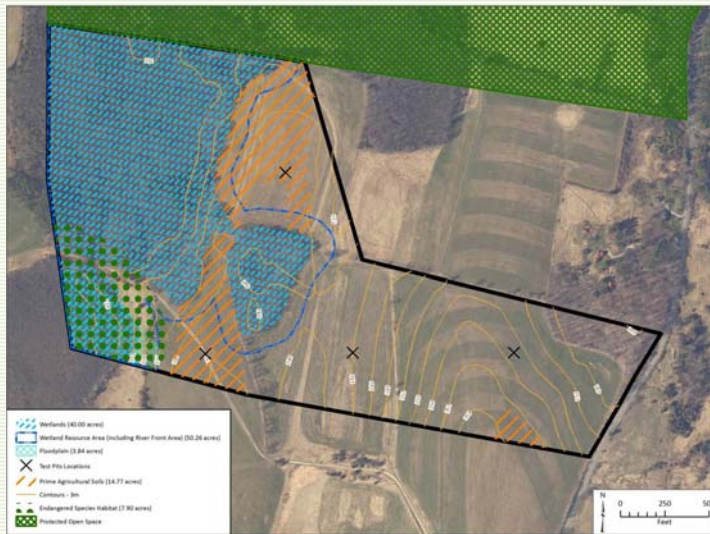
Development site with constraints.



Development footprint for 12 homes under traditional subdivision.



Development footprint for 13 homes as an OSRD.



Bylaw Considerations

1. Protect Natural Features and Emphasize Connectivity

When crafting the bylaw it is important to stress the connectivity of protected features in addition to the minimum percent of the total site to be protected. This is important so that the developer does not attempt to list “leftover” fragments as their open space - such as utility or roadway right-of-ways. While these may be eligible, the site design should consider the natural features *first* not as an afterthought.

2. Provide the Right Incentives

If the OSRD option is going to be used by a developer, it needs to have the right incentives attached to it. This is typically done through a density bonus, whereby the developer earns an additional number of units onto the maximum units per acre allowed by zoning in relation to the percent of open space preserved.

3. Think Through Desired Accessibility of Open Space

The town will need to consider whether the land that is conserved should accommodate any public access such as trail connections, stream access, or casual use. If this is not negotiated up front, it is likely the developer will simply hold the land as private open space only for use by those residing in the development, particularly due to liability concerns. Expanded public access may require the land, or the portion of the land to be accessed, to be donated to the town or some land trust entity to relieve the developer of liability concern.

Scenic Mountain Act

Where would it apply?

The Scenic Mountain Act is applied to predefined areas as selected by the town. At a minimum or default level, the act applies to elevations over 1,500 feet but the town can tailor this to select the appropriate areas and elevation as it relates to watershed protection for the town.

How does it work?

The town designates a scenic mountains area and then creates site design/development criteria that will apply to that area. These areas include upland areas that serve as watersheds for surface water bodies and also viewshed areas. The act enables the town to regulate such things as grading and tree removal to reduce the impacts of runoff on the surface waters.

What does this tool accomplish?

This tool protects specific water resources of the town as well as the views of the surrounding mountains from those water bodies.

Heritage Tree Protection Bylaw

Where would it apply?

The tree protection bylaw would focus on heritage trees in public rights-of-way and on public property. Heritage trees would be defined in the bylaw, typically by some combination of tree type and caliper (diameter).

How does it work?

Once a tree inventory has been completed, eligible trees are given special protections in the development process. For example, if a public facility were to expand, the expansion would work to orient away from any heritage trees on site so they are not damaged or removed during

the construction. In cases where removal is the only option, the bylaw can specify a fee in-lieu of protection, whereby the developer pays into a fund that can be used for tree maintenance, or a tree replacement provision whereby the developer plants a specified number of trees, preferably on site, to offset the loss of the heritage tree. This is usually not a one-for-one replacement to honor the size and maturity of the tree lost. These trade-off provisions need to be established up-front in the language of the new bylaw.

What does this tool accomplish?

This tool will help the town retain mature tree cover that helps define the scenic and historic nature of its landscape.



Growth and Land Use Goals, Policies and Actions

The following are the goals, policies, and actions the town will pursue to achieve desired growth and land use patterns for its future.

Goal LU1: Make Predictable Land Use Development Decisions

The town will use this plan as a guide for land use and policy decisions to offer current and future residents a predictable and transparent government.

Policy LU1.1: Decision-Making Consistent with This Plan

Make land use development decisions that support the land use plan, goals, and objectives of this plan.

ACTION 1: IMPLEMENT THE LAND USE PLAN IN THE DEVELOPMENT PROCESS

The Town Planning Board will employ the land use plan and design principles in addition to adopted zoning bylaws when reviewing development proposals to ensure day-to-day decisions are consistent with the goals and objectives of this plan.

Policy LU 1.2: Annual Implementation Report

The town will track implementation of this plan on an annual basis and report past accomplishments and upcoming implementation priorities to the public at the Town Meeting. This will help frame any regulatory changes proposed for adoption as well as the basis for expenditures in the town budget.

ACTION 1: DEVELOP A PROCEDURE FOR IMPLEMENTATION TRACKING AND REPORTING

The town will develop a procedure and forms for various elected and appointed officials as well as volunteer associations working on behalf of the town for recording and reporting their progress in implementing applicable goals and policies of this plan.

Goal LU2: Foster Vibrant Village Centers

The town recognizes that its villages are important centers of social, economic, and community activity for the town. It will support a balanced mix of residential, business, and civic activities within its village centers.

Policy LU2.1: Encourage a Mix of Uses in Village Centers

The town will support the diversification of uses and promote infill development in its defined village centers as illustrated on the future land use plan and map.

ACTION 1: IMPLEMENT A NEW VILLAGE CENTER DISTRICT WITHIN EXISTING VILLAGES

The town will work to develop new village center districts that address a broader range of uses. The intent of these districts is to remove barriers to allow compatible village infill development while still meeting minimum standards for placement of well and septic.

Policy LU 2.2: Safeguard and Enhance the Appearance and Character of Village Centers

The town will provide clear guidance to those wishing to develop within village centers as to how new development or significant modifications can be designed to best retain the character of the center while still allowing for new development and change over time.

ACTION 1: DEVELOP VILLAGE CENTER DESIGN GUIDELINES

The town will set design guidelines for village center development to ensure that the placement, scale, and design of new structures be compatible with the existing character of village centers and hamlets.

Goal LU3: Retain a Rural-Village Distinction

The distinction between the village and hamlet areas and the surrounding rural landscape is a traditional and valued land use pattern that contributes greatly to the identity of the individual villages and the town as a whole. The town will work to retain the pattern by preserving open space and agricultural lands in its rural areas outside of village centers.

Policy 3.1: Retain Scenic Views Along Rural Roads

Open views along roadways contribute to the rural character and scenery of the town and help visually distinguish village areas from rural ones. The town will work to retain this sense of openness by providing tools to create alternatives to Approval Not Required development along roadways.

ACTION 1: BACK-LOT PROTECTIVE BYLAW

Develop a back-lot protective bylaw to apply to the current town residential district to allow for a back-lot development alternative to traditional Approval Not Required subdivisions. The intent of this bylaw is to retain the rural character of the town by preserving open land along roadways.

Policy LU 3.2: Maximize Contiguous Open Space

The town will work to retain contiguous agricultural and open space lands through land trust negotiated conservation easements and development site planning decisions on the part of the Planning Board.

ACTION 1: DEVELOP AN OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD) BYLAW

Develop an open space residential development bylaw to achieve land use objectives related to connecting open space, maintaining rural character, supporting local agriculture, and minimizing impacts of development on sensitive natural features. This bylaw should provide sufficient guidance as to how open space areas should be identified and oriented to maximize the contiguity of open space and agricultural use areas from one parcel to the next.

Policy LU 3.3: Support Land Conservation Efforts for Agriculture and Open Space

Town residents value the rural landscape yet property rights and land values mean that agricultural and other open lands remain vulnerable to development where market demand exists. The town will support efforts of land trusts and state agencies to continue to secure permanent protections on key agricultural lands. The town will work to coordinate with active conservation groups in the area to preserve important natural areas.

ACTION 1: INFORMATION-SHARING TO SUPPORT LAND CONSERVATION EFFORTS

Assist land trusts in their preservation efforts by sharing mapping and land use data as needed to assist their efforts to prioritize lands for protection. This includes information on existing easements, various natural resource and environmental data, soil data, and current protected open space areas and public lands.

ACTION 2: IMPROVE EDUCATION AND OUTREACH ON CONSERVATION TOOLS

Coordinate with Berkshire Natural Resources Council, the Highland Communities Initiative of the Trustees of Reservations, and the New Marlborough Land Preservation Trust to educate town property owners on land conservation options. The town's role in this may include scheduling, advertising, and hosting a workshop, posting material to the town website, and providing set public locations for relevant brochures to be left for pick-up by interested parties.



CHAPTER 4: HOUSING

New Marlborough's vision for housing includes a range of housing options to meet the needs of the community. This chapter describes key trends and issues in the area of housing. It also establishes the town's work plan for goals, policies, and actions to achieve its vision for its housing and community

TRENDS AND CONDITIONS

Housing Mix

In 2006, 94.5% of the town's 1,057 residential units were single-family residences. The multi-family housing that does exist (5.5% of all housing) are two to four units per dwelling. These multi-family units tend to blend with the single-family residences in that they are typically older homes that have been divided into apartments.

Home Prices

Since 2000, New Marlborough has seen its median home sale price increase by 79.3%. While there have been fluctuations in the median sales price during the past eight years, the average annual price has increased by 7.6%. This is particularly notable given the national housing crisis which has stagnated or reversed home value trends in other portions of the country and state in the past few years.

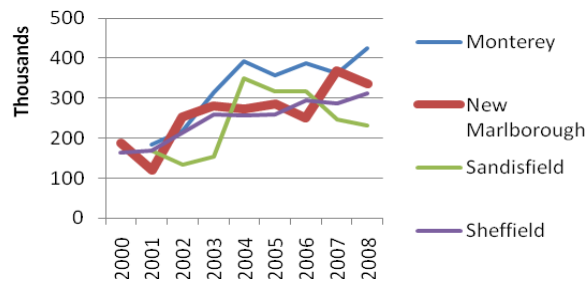


HOUSING AT A GLANCE

- ☑ **Mix** – Nearly 95% of all housing in the town is single-family residences.
- ☑ **Cost** – town median home sales prices increased an average of 7.6% each year from 2000 to 2008.
- ☑ **Location** – All new housing since 2000 was developed in rural areas outside of village centers.

Additional discussion of housing may be found in Appendix C: Existing Conditions Summary

Figure 7: Single-Family Median Sales Price (2000-September 2008)



Source: Banker and Tradesman Online, 2008

KEY HOUSING ISSUES

This plan and the goals, policies and actions outlined in this chapter work to foster housing variety and options in the town and to particularly address the following issues:

Issue 1: Housing for All Life Stages

The town has a relatively older population and homogenous (single-family) housing stock. The town may wish to consider expanding building types to increase housing options and choice that will allow individuals and families to move to or remain in the town as well as downsize their living spaces.

Issue 2: Housing Affordability

In 2000, the median home sales price in New Marlborough was \$187,500 and the median household income was \$46,875. More than 30% of the town's homes were seasonal at that time. By 2007, the median home sales price had increased 94% to \$367,500 while the median household income rose only 26% to \$56,800.



HOUSING GOALS, POLICIES, AND ACTIONS

Goal H1: Supply Housing For All Life's Stages

The town will offer varying housing options to meet the needs of the complete age range of its residents – from starter homes, cottages, studios, bungalows, lofts, live/work units, and low-maintenance multi-family options such as patio homes or townhomes. This range will ensure the long-term viability of a healthy year-round population and diverse demographic in the town to retain the sense of community and support local businesses.

Policy H1.1: Proactively Address Current and Future Housing Needs

The town will work to identify current and anticipated housing needs for existing and potential residents

ACTION 1: DEVELOP AND IMPLEMENT A HOUSING PRODUCTION PLAN

Develop a housing production plan to identify housing needs and specific strategies for the town to implement to address those needs.

ACTION 2: COMMUNITY PRESERVATION ACT

Assign a committee to conduct a community outreach and education campaign on the Community Preservation Act in the months before the town meeting at which it will be brought forward for vote.

Policy H1.2: Increase Housing Variety

Support the development of single-family attached and small multi-family unit options to meet housing needs of the young and aging.



Community Preservation Act

The Community Preservation Act (CPA) (MGL44B) was signed into law in 2000 to provide towns an additional funding source to support three primary activities:

1. The acquisition and preservation of open space
2. The creation and support of affordable housing
3. Acquisition and preservation of historic buildings and landscapes

How does it work?

The CPA enables municipalities to enact a surcharge on the property tax bill of not more than three percent. The revenues from this surcharge are placed into a fund for the town Select Board to distribute for one of the three approved activities. A Community Preservation Committee of town residents develops a strategy and priorities for how CPA monies should be spent and makes recommendations to the Select Board to officially approve. In this way, the CPA creates a pool of money to support public benefit activities that are typically both costly and lack dedicated funding in a municipal budget.

For more information visit:

<http://www.communitypreservation.org>

ACTION 1: ENCOURAGE HOUSING DIVERSITY IN VILLAGE CENTERS

Allow up to four-unit structures by right in the village center districts to increase housing diversity of type and price and to support local businesses in those locations.

Goal H2: Offer A Range of Home Prices

The town recognizes the challenges municipalities face when essential members of the community like teachers, contractors, police, and fire fighters struggle to afford to live in the communities they serve. The town will work to monitor and to address housing affordability needs to ensure citizens, who desire to, can live and work in the town.

Policy H2.1: Track Housing Mix and Affordability

Work with Berkshire Regional Planning Commission (BRPC) to track housing mix, price and income trends to determine the status of housing affordability in the town.

ACTION 1: COORDINATE WITH BERKSHIRE BENCHMARKS ON MUNICIPAL DATA NEEDS

Coordinate with the Berkshire Benchmarks program of the BRCP to identify the key statistics the town will need on an annual basis. These statistics can help shape the community profiles that will be created and made available on the Berkshire Benchmarks projectⁱ website on an annual basis.

ⁱ Berkshire Benchmarks is a regional data and indicator program of the Berkshire Regional Planning Commission.



CHAPTER 5: ECONOMY

While founded as a mill town, the New Marlborough economy now consists of local farms and businesses. This chapter reviews the composition of economic activity in the town and then details the goals, policies, and actions for the town to take to achieve its vision for a small and sustainable local economy.

TRENDS AND CONDITIONS

Small local businesses dominate the business activity in New Marlborough. Tax records indicate that there are over 95 local and in-home businesses. Over half of all businesses fall within one of four sectors: construction (26.3%), Retail Trade (16.8%), Professional and Business Services (10.5%), and Other Services (e.g., auto repair, home maintenance)(10.5%). Agriculture is also a significant component of the economy, with 1,300 acres in active production. These farms tend to be smaller and offer more specialized crops.

The town also has a number of youth camps and educational facilities including Flying Cloud Institute which offers year-round programming in arts and science; YMCA Camp Segowea, which reopened its doors in 2009 after a brief closure; and Kolburne School, a private school for challenged youth.



ECONOMY AT A GLANCE

- ☑ **Composition** – New Marlborough has a strong local and in-home business base.
- ☑ **Location** – the majority of commercial goods and service storefronts are in one of the town's village centers
- ☑ **Agriculture** – New Marlborough lost almost 12% of its farmland between 1990 and 2000.

Additional discussion of the local economy may be found in Appendix C: Existing Conditions Summary

KEY ECONOMY ISSUES

This plan and the goals, policies and actions in this chapter work to strengthen the local economy and to particularly address the following issues:

1. Business Growth and Diversity

The five village center areas in the town are key locations for goods and services. Residents have expressed a desire for more restaurants, farm stands, and art options in the village centers. Currently the town has a single residential zone which makes no distinction between village and rural contexts in terms of encouraging a broader mix of uses and concentrating development near businesses to help them be more viable.

2. Agricultural Land Loss

Rural development trends promise to continue a pattern of agricultural land consumption unless growth management measures are implemented. The town needs to consider how to identify and prioritize areas for land conservation as well as residential and commercial/employment uses.

Issue 3: Communication Infrastructure

Current cell phone service is very limited and there are significant areas of the town that do not have broadband internet service. Residents have indicated that improved communications infrastructure for the town is a high priority. The town will need to consider potential strategies for addressing communication needs.

ECONOMY GOALS, POLICIES AND ACTIONS

Goal E1: Promote Local Farms and Businesses

The town values the contribution of local farms, storefronts, and in-home businesses to the economic and social community dynamic. Residents wish to see local farms and businesses increase and expand to meet a wider array of food and dining, goods and services, and entertainment needs. The town will support efforts to promote its local farm and business base.

Policy E1.1: Strengthen and Expand Local Business Base

The town is home to many local businesses, both within its village centers and home-based businesses.

ACTION 1: ENCOURAGE LOCAL FARMS AND BUSINESSES TO PARTICIPATE IN REGIONAL NETWORKS

Encourage local farms and businesses to participate in economic networks to increase visibility and patronage of town businesses.

ACTION 2: SUPPORT BROADBAND EXPANSION

Continue to support the efforts of the Southern Berkshire Technology Collaborative goal to expand broadband services to underserved areas in South County, emphasizing the need to address service needs in the town. This could include direct outreach to state representatives, grant writing, and other activities to organize support and resources to facilitate expansion.

Policy E1.2: Support Local Agriculture

The town will support community-based efforts to organize a farmers market by providing assistance with advertising and permitting public spaces such as the Town Hall parking lot as a possible location.



ACTION 1: IDENTIFY A FARMERS MARKET CHAMPION

Identify an individual or group to champion the organization of a farmers market in the town during summer months. This person or group will be responsible for soliciting and booking vendors, securing a set location, and promoting the market. The champion should make use of the capacity and advice of Berkshire Grown to assist and inform their farmers market planning and outreach.

Policy E1.3: Increase Participation and Support of Local Events and Businesses

The town has a number of events and destinations including local restaurants, lodging, gallery and stores that would benefit from increased participation of residents and non-residents alike. The town will work to increase awareness of the town's historic, cultural, and other resources.

ACTION 1: STRENGTHEN AND EXPAND TOWN EVENTS

The town will work with the Cultural Council and others to build on existing events such as Elihu Burritt Day to help increase attendance and visitation to the town and its businesses.

ACTION 2: MARKET TOWN EVENTS AND DESTINATIONS

The town will work with the Southern Berkshire Chamber of Commerce, Berkshire Visitors Bureau, and the BRPC, among others, to increase awareness of the town's attractions and destinations. This can include ensuring events are listed on regional marketing materials and events calendars as well as developing a brochure specific to the town and ensuring events are posted on the New Marlborough Village Association website's calendar.



CHAPTER 6: NATURAL AND CULTURAL RESOURCES

2009 marked the 250th anniversary of the town and shone a light on its many historic and cultural resources. The natural resources of the town have long been recognized and valued by residents. This chapter establishes the town's goals, policies, and actions to further protect and highlight its many natural and cultural resources for the appreciation of future generations.

TRENDS AND CONDITIONS

Natural Resources

There are many natural resources in the town including surface water, wetlands, important habitat areas, and slopes/ridgelines. Although nearly three-fourths of the land area of the town is forested, the town contains numerous surface water bodies – both natural and man-made – as well as rivers and wetlands. The town's rich and varied habitats are home to 32 species (24 plants and 8 animals) that are either threatened, endangered or of special concern.

Cultural Resources

Historic preservation in the town is conducted principally through the efforts of the local Historical Society and Historical Commission, who work with the New Marlborough Land Trust and the Cultural Council. These groups operate in tandem to identify resources, respond to property-owner and resident requests for information on town history, and pursue grants to support projects to highlight and protect town historic resources. The



NATURAL AND CULTURAL RESOURCES AT A GLANCE

- ☑ **Protected Species**– 32 species that are either threatened, endangered, or of special concern reside in the town.
- ☑ **Vernal Pools** – 64 potential vernal pools, important wetland habitats, have been identified but none have been certified for protection.
- ☑ **Historic Districts**– there are two historic districts in the town, the villages of Mill River and New Marlborough.
- ☑ **Cultural Resources** – organized tours of historic mill sites and the town's 13 historic cemeteries have helped call attention to these historic and cultural resources.

Additional discussion of natural and cultural resources may be found in Appendix C: Existing Conditions Summary

designation of the Upper Housatonic River National Heritage Area, of which the town is a part, created an important new vehicle to organize and implement heritage projects in the town. To date, the town has two designated historic districts in the village centers of New Marlborough and Mill River, generated a walking tour of old mill sites along the Konkapot River, and highlighted the thirteen cemeteries of the town with informational walking tours.

The New Marlborough Cultural Council is an active group that organizes annual celebrations such as Elihu Burritt Day. The New Marlborough Village Association hosts a website highlighting local activities and organizes music, art, and literary events at the Meeting House including the Meeting House Gallery, Music and More series and Winter House Concerts. The Senior Citizens Group is another important social group within the community.

acres¹) remain available for development. Numerous threatened and endangered species have habitat within the town limits, including birds, fish, plants, and terrestrial animals. As the town has expressed a strong interest and commitment to retaining its natural features, it will need to consider development patterns and potential partnerships to achieve these objectives.

KEY NATURAL AND CULTURAL RESOURCE ISSUE

This plan and the goals, policies and actions in this chapter work to protect and enhance the town's natural and cultural resources and to particularly address the following issues:

Issue 1: Protect Natural and Scenic Resources

The town is fortunate to have many scenic resources on both private and public lands. While nearly 25% of the town's land is under permanent private or non-profit protection or under state or federal ownership, other privately owned lands (10,315 unconstrained

¹ Unconstrained acres are derived from state aerial photography analysis of the town development footprint, adjusted to remove acres impacted by development constraints such as wetlands, steep slopes, or critical habitat.



NATURAL AND CULTURAL RESOURCES GOALS, POLICIES AND ACTIONS

Goal NR1: Retain a Rural Landscape

The town will work to protect its rural landscape as a valuable asset for the natural, economic, recreational, scenic, and community character.

Policy NR 1.1: Preserve Scenic Views

The town will work to retain key scenic views and scenic rural landscape values through both development and conservation practices.

ACTION 1: ADOPT THE SCENIC MOUNTAIN ACT

The town will work independently or in collaboration with BRPC to educate the community regarding the intent of the Scenic Mountain Act to protect mountain scenery and surface water quality and to conduct outreach to residents prior to bringing the Act forward for vote at a Town Meeting.

Policy NR 1.2: Retain Heritage Trees

The town will protect heritage trees through the development of a heritage tree protection bylaw for town owned lands and public rights-of-way.

ACTION 1: HERITAGE TREE INVENTORY

Conduct a heritage tree inventory on town-owned lands and along public rights-of-way to identify the species, dimensions, ages, and locations of healthy heritage trees to be protected by the new bylaw.

ACTION 2: HERITAGE TREE PROTECTION BYLAW

Develop a bylaw to govern the protection of heritage trees as defined by the Heritage Tree Inventory. This bylaw should seek to protect heritage trees along public rights of way as well as those that may be impacted through new development or significant renovations.

Goal NR2: Protect Critical Habitat Areas

The town will work to safeguard critical habitat and natural areas.

Policy NR 2.1: Consider Habitat Protection in Land Use Decisions

The town will ensure that habitat protection is incorporated into day-to-day development decisions to ensure that the cumulative impact of development over time is minimized.

ACTION 1: ENSURE CONNECTIVE OPEN SPACE THROUGH OSRD BYLAW

Ensure the new OSRD bylaw calls for open space set asides that prioritize connections to adjacent public lands/open space, critical habitat areas, and riparian areas.

RELATED ACTIONS

LU 3.2.1

Policy NR 2.2: Support Efforts to Address Invasive Species

The Highland Communities Initiative (HCI) has collaborated with the University of Connecticut on developing an invasive plant species inventory for the region. The town will work to support volunteer events by HCI in the town to ensure the entire town is inventoried. Remediation efforts should also be supported as they emerge.

ACTION 1: INVENTORY INVASIVE PLANT SPECIES

Coordinate with the HCI, Berkshire Natural Resources Council, BRCP and others to train and conduct volunteer inventories of plants in the town.

ACTION 2: DEVELOP A STRATEGY TO ADDRESS INVASIVE PLANT SPECIES

Once the inventory is complete, the town will work with the same regional partners to develop a regional or town-specific strategy to address invasive plants.

Goal NR3: Protect the Health of Surface Water Bodies

The town values its rivers, streams, lakes, wetlands, and ponds and intends to preserve and protect them for use and enjoyment today and in the future. The town will explore regulatory and voluntary methods for protecting the health of surface waters from both point and non-point sources of pollution.

Policy NR3.1: Protect Wetland Areas

Wetland provide critical habitat as well as serving as natural water filtration systems for surface and ground water. The town will work to further minimize impacts on these resources so they will function to the best extent possible.

ACTION 1: DEVELOP A LOCAL WETLANDS BYLAW

Work with the Massachusetts Association of Conservation Commissions to develop a local wetlands bylaw to create protections that go above and beyond the general statewide laws to appropriately protect the wetland resources in the town.

ACTION 2: PROTECT VERNAL POOLS

Work to inspect potential vernal pools as identified by the state or local knowledge to confirm their presence. Certify all known vernal pools to protect them from adverse impacts from development.

ACTION 3: SALT REDUCTION IN WETLANDS

Restrict the use of salt on roads through wetlands to safeguard these important water quality and habitat-supporting areas from salt runoff.

Policy NR3.2: Implement Best Practices to Reduce Sedimentation of Surface Water Bodies

Sediment from site construction activities or specific use-related activities (e.g., agricultural runoff) can have detrimental impacts on surface water bodies and aquatic life through sedimentation. The town

will create protections to reduce the impacts of sediment loads entering surface water bodies.

ACTION 1: DEVELOP AND ADOPT A BEST MANAGEMENT PRACTICE GUIDE FOR EROSION AND SEDIMENTATION CONTROL

The town will develop a best practice manual to inform those in the town about recommended best practices for minimizing and controlling erosion and sedimentation in the town.

RELATED ACTIONS

NR 1.1.1

Policy NR 3.3: Safeguard Against Aquatic Invasive Species

Zebra Mussels and other aquatic invasive species are a recent threat to Berkshire surface water bodies. The town will work on proactive education and other measures to ensure that the Zebra Mussels do not spread to water bodies within the town.

ACTION 1: COORDINATE WITH BRPC AND DEP ON MANAGEMENT BEST PRACTICES

The BRCP and the Massachusetts Department of Environmental Protection recently completed an education and outreach effort as to the threats posed by invasive aquatic species and the best practices for managing those threats. These practices should be implemented quickly to prevent the spread of Zebra Mussels or other invasive species to surface water bodies in the town.

ACTION 2: COLLABORATE WITH MONTEREY AND GREAT BARRINGTON ON LAKE BUEL PROTECTION MEASURES

Given that Lake Buel crosses municipal boundaries, a coordinated approach will be necessary to prevent invasion of this water body. The town will take the lead to develop and implement a protection strategy with Monterey and Great Barrington.



Goal NR4: Honor and Highlight Town Historic and Cultural Resources

The town is home to numerous historic structures, cemeteries, and artifacts that add significantly to the character and interest of the town.

Policy NR4.1: Identify and Survey Key Historic Resources

The New Marlborough Historical Commission and the New Marlborough Historical Society will work together to identify key resources and to survey sites, districts, and landscapes, as appropriate and according to importance and property owner interest.

ACTION 1: CONDUCT HISTORIC SURVEYS

The town will work with appropriate local and regional partners to identify and pursue historic survey opportunities in the town to further the inventory of historic properties, sites, and landscapes.

Policy NR 4.2: Pursue National Register Listing of Selected Sites or Districts

The New Marlborough Historical Commission and the New Marlborough Historical Society will work together to nominate individual sites, districts, or thematic collections of historic sites and landscapes.

ACTION 1: SUPPORT NOMINATION OF HISTORIC SITES, LANDSCAPES AND DISTRICTS

The town will support efforts of the Historical Society and Historical Commission to nominate historically significant sites for listing on the National Register of the National Parks Service.

Policy NR4.3: Highlight Key Resources With Informational Signs and Tours

The town will continue to work to build a system of historic plaques and tours to highlight and inform visitors and residents about the history of the area.

ACTION 1: PURSUE GRANTS TO SUPPORT SIGNAGE

The town will support efforts of the Historical Society or others to pursue grants for the purpose of adding or enhancing interpretive signage or tours (including self-guided tours) of historic sites of the town.

ACTION 2: MARKET HERITAGE RESOURCES

Work with the Berkshire Visitors Bureau and others to highlight the historic resources and tours of the town to facilitate knowledge and appreciation of the town's heritage. This could include regional outreach, advertising, and packaging through the Upper Housatonic Valley National Heritage Area.



CHAPTER 7: OPEN SPACE AND RECREATION

The town values its scenic rural landscape and many recreational opportunities available just outside the door. The town's vision includes continued preservation and enjoyment of this beautiful landscape. This chapter highlights some of the open space and recreation amenities and then establishes the town goals, policies, and actions for retaining and enhancing these options and resources over time.

TRENDS AND CONDITIONS

Town Parks and Recreation Options

Umpachene Park, a six-acre park at the confluence of the Konkapot and Umpachene Rivers, is the only town park. In addition, school facilities, such as the ball field, are used by town residents for organized and group sports.

Public and Private Open Space

The town has a rich supply of park and recreation amenities due to active land trusts and the presence of state parks and forests. Cumulatively, these holdings represent nearly one quarter of the land area of the town.

The Trustees of Reservations is an active land trust in the town with two large reserves open for public recreation: Questing and Dry Hill.



OPEN SPACE AND RECREATION AT A GLANCE

- ☑ **Conserved Lands** – Approximately 25% of the town land is under permanent conservation.
- ☑ **Recreation** – recreation amenities center on the use of the open space, enjoyment of the town's lakes, ponds, and streams, and the diverse wildlife supported by the diverse habitat areas.

Additional discussion of open space and recreation resources may be found in Appendix C: Existing Conditions Summary

*Table 1: Land Trust Land Holdings Summary**

Land Trust	Acres
Berkshire Natural Resources Council	291.5
New Marlborough Land Trust	349.4
The Trustees of Reservations	617.4

Source: Berkshire Regional Planning Commission, 2008

* This illustrates acres that have been directly purchased; it does not reflect easement acres held by these entities.

State lands in the town limits include:

- Beartown State Forest
- Campbell Falls State Park
- Cookson State Forest
- East Mountain State Forest
- Sandisfield State Forest (York Lake)

Table 2: State Parks and Forests

State Park or Forest	Acres
Beartown State Forest	126
Campbell Falls State Park	138
Cookson State Forest	2,274
East Mountain State Forest	165
Sandisfield State Forest (York Lake)	1,067
Total	3,770

Source: Berkshire Regional Planning Commission GIS, 2009

Recreation Options

The town boasts year-round outdoor activities including:

- Boating,
- Swimming,
- Fishing,
- Bird watching,
- Hiking,
- Cross-Country Skiing/Snowshoeing,
- ATV/Snowmobile,
- Hunting,
- Camping, and
- Picnicking.

KEY OPEN SPACE AND RECREATION ISSUES

This plan and the goals, policies and actions in this chapter work to enhance and expand open space and recreation options in the town and to particularly address the following issue:

Issue1: Multi-modal Options

While there are wonderful recreational opportunities available through the various state parks and forests, trails for walking and biking within the villages centers are quite limited. Residents have expressed a desire for increased trail options and walking and biking connectivity between the villages.

Issue 2: Recreational Trail Network Accessibility

There are some limited Class 1 trails in the town. By definition, Class 1 trails provide a wider and well-groomed surface to accommodate older, younger, or disabled individuals with ease and safety. Increasing the trail options for universal access is desired in the town.



OPEN SPACE AND RECREATION GOALS, POLICIES AND ACTIONS

Goal OS1: Offer A High-Quality System of Recreation Amenities

The town will continue to offer a high-quality system of parks and open space in collaboration with active land trusts, state and federal agencies, individual property owners, and others.

Policy OS 1.1: New Town Park

Park expansion in the town will be opportunity driven. The town will ensure it is prepared to receive and take action on park creation if and when resident(s) or a group donates land to the town for that purpose. Future park land should include a clearing with relatively even slopes on all or a good portion of the site and be easily accessed from existing public roads.

ACTION 1: DEVELOP PROCEDURES FOR RECEIPT OF LAND

Proactively develop and communicate the process by which a property owner can donate land to the town for use as a park. This should clearly communicate the qualities desired in a parcel, anticipated benefits to the community, potential benefits to the property owner, and appropriate contact information.

Policy OS1.2: Recreation Options for All Physical Abilities

The town will work to offer universal access to recreation options so that all ages and abilities can enjoy the natural and cultural resources of the town.

ACTION 1: IDENTIFY POTENTIAL ACCESS IMPROVEMENTS ON TOWN RECREATIONAL LAND

Examine town trail and park amenities to identify barriers to universal access to key features and then develop a strategy for addressing those barriers where feasible.

ACTION 2: WORK WITH OTHER PUBLIC LAND HOLDERS TO ENHANCE ACCESS

Work with other public and non-profit entities with public lands in the town to identify opportunities for improving accessibility for universal use.

ACTION 3: PURSUE FUNDING FOR IDENTIFIED ACCESS IMPROVEMENTS

Actively pursue funding opportunities for park and recreation improvements for universal access improvements

Policy OS1.3: Retain Public Access to Open Space and Water Bodies

The town will work to retain public access points to public lands and waterways so that future residents and visitors can enjoy the recreational options enjoyed today.

ACTION 1: RETAIN PUBLIC ACCESS THROUGH THE DEVELOPMENT PROCESS

Work with developers to negotiate public access rights to key recreational features through the development review process.

ACTION 2: WORK WITH PROPERTY OWNERS TO SECURE PUBLIC ACCESS

Work with property owners to overcome liability concerns or transfer portions of land that are used to access waterways or public lands to the town or other entity to ensure future recreation access.



CHAPTER 8: SERVICES AND FACILITIES

The town seeks to efficiently offer high quality services to its residents now and in the future. This chapter provides an overview of the services offered through the town and the goals, policies and actions the town will take to efficiently and effectively serve residents in the future.

TRENDS AND CONDITIONS

The town operates a small police force out of Town Hall with a time chief and part-time officers. Fire protection and EMT service is provided principally by a volunteer fire department of the town. The town has been an active participant in regional homeland security and disaster preparedness planning.

During the planning process, the opportunity arose for the town to pursue Green Community status as part of the Massachusetts Green Communities Act. The Select Board made the decision to move forward with this process which holds the potential for cost savings through energy efficiency upgrades and would make the town eligible for a green community grant fund.



SERVICES AND FACILITIES AT A GLANCE

- ☑ **Police** – Public safety services are provided through the New Marlborough police department.
- ☑ **Fire and EMT** – is a volunteer service, however facilities and equipment are supported by the town.
- ☑ **Water Supply** – the majority of the town is on well and septic. Protection of water supply, including surface water bodies that can lead to groundwater contamination, is a priority.
- ☑ **Energy Efficiency** – including both efficiency upgrades and the incorporation of renewable energy where feasible is an avenue the town will pursue as it works to become a Green Community.

Additional discussion of services and facilities may be found in Appendix C: Existing Conditions

KEY SERVICES AND FACILITIES ISSUES

Issue 1: Limited Budget

The town has a very limited budget from which to operate its services. This makes efficiency all the more important so that resources can be directed to service provision to the greatest extent feasible. This section of the plan identifies a number of opportunities the town can pursue to reduce operating expenses and improve organization.

SERVICES AND FACILITIES GOALS, POLICIES AND ACTIONS

Goal SF1: Efficient and Fiscally-Responsible Infrastructure and Services

The town will work individually and regionally to plan and provide infrastructure and services including police, fire, roads, schools, parks, and others in an efficient and fiscally-responsible manner.

Policy SF 1.1: Efficient, Well-Planned and Maintained Transportation System

The town will work to strategically identify and address road system maintenance needs to ensure constant progress and enhancement of the road network while maximizing federal and state grants to assist with project financing.

ACTION 1: DEVELOP A SIMPLE CAPITAL IMPROVEMENT PROGRAM (CIP)

The town will develop a simple capital improvement program to identify needed and anticipated improvements, estimated costs, potential funding sources, and relative timing and priorities for an approximate 5-year timeframe. The CIP should address any planned needs such as additional staffing needs, machine or vehicle additions or replacements, improvements to public facilities, road repair projects, park additions or improvements, and other town-funded expenditures. The format for this should be simple with the intent of serving as an organizing tool rather than a bureaucratic burden. Strong emphasis should be placed on ensuring a geographic distribution of projects and exploring grants or partnerships that can help town dollars go farther.



Policy SF 1.2: Streamline Cost While Maintaining or Enhancing Levels of Service

The town will work on all levels to provide the highest level of service as efficiently as possible.

ACTION 1: EXPLORE POTENTIAL SHARED SERVICE DELIVERY ARRANGEMENTS

The town will explore the possibility and potential benefits of shared service delivery with adjacent communities as a means of streamlining spending by using resources more efficiently.

ACTION 2: INCREASE USE OF REGIONAL GROUP PURCHASING PROGRAM

Work to improve knowledge and use of the regional group purchasing program to maximize the potential cost savings to the town available through this network.

Goal SF2: Protect Town Water Supply

Town residents and businesses rely on wells for their water supply. The town will work to support a continued supply of clean groundwater to meet the needs of its current and future residents, businesses, and farms through its land use development and policy decisions.

SEE SCENIC MOUNTAIN ACT, CHAPTER 3

Goal SF3: Support A Safe and Healthy Community

The town will continue to work individually and regionally to ensure residents are safe from natural and human-initiated hazards and emergencies through a Hazard Mitigation Plan.

Policy SF 3.1: Continue to Participate in Regional Emergency Preparedness Planning

The town has been and will continue to be an active and supportive participant in regional emergency preparedness planning efforts. This effort addresses response needs for fire, police, and flood events, among others.

ACTION 1: PARTICIPATE IN HOMELAND SECURITY PLANS AND ACTIONS FOR THE REGION

Continue to participate in Homeland Security meetings for the region and to support and implement policies and practices as recommended by that effort.

ACTION 2: ENSURE APPROPRIATE STAFF AND RESOURCES FOR EMERGENCY RESPONSE TEAMS

Ensure that the town is well-served by fully staffed and equipped emergency response teams (police and fire/EMS) through a combination of town resources and participation in the regional joint response agreement.

Policy SF 3.2: Institute Measures to Control Speeding Throughout the Town

The town will work to support police efforts to control speeding through increased enforcement as well as a variety of traffic-calming strategies.

ACTION 1: INCREASE POLICE PRESENCE

Increase police presence in higher volume locations and times of day to help raise awareness of speeds and public safety. This can include the use of speed monitoring signs as well as patrols.

ACTION 2: EMPLOY TRAFFIC-CALMING MEASURES IN VILLAGE CENTERS

Controlling traffic speed is a vital step in promoting a safe pedestrian environment in the village centers. The town will explore a variety of traffic-calming options and pursue implementing preferred options based on the individual village context

Goal SF4: Quality Public Facilities

The town values its public facilities, including the Town Hall and Library, and will ensure vital public buildings are well-maintained and improved over time to meet residents' needs.

Policy SF4.1: Offer Well-Maintained Facilities

Ensure that public facilities are well maintained through public investment decisions, pursuing grants, engaging in public-private arrangements, and/or supporting community volunteerism for grounds maintenance and beautification.

ACTION 1: CONDUCT FACILITY ENHANCEMENT SURVEY

Conduct a survey of town residents to assess current satisfaction and future needs or interests for facility additions or improvements.

ACTION 2: PRIORITIZE AND IMPLEMENT FACILITY IMPROVEMENTS

Develop a facility improvement strategy to implement over time as resources allow that achieves the needs and reflects the priorities identified in the community survey (Action 4.1 1).

Policy SF4.2: Facilities Meet the Service Needs of Residents

Ensure that public facilities have the resources required to offer high-quality service to residents, such as ongoing library resource development. The town will also work with its public service providers to ensure that hours of operation are coordinated and consistent to maximize use of the services provided.

RELATED ACTIONS

Action 4.1.1

Action 4.1.2

Goal SF5: Reduce Town Greenhouse Gas Emissions

The town will work to achieve designation as a Green Community by implementing the steps and actions set forth in the Green Communities Act (GCA) passed in 2007. This act will improve energy efficiency and promote the development and use of renewable energy sources.

Policy SF5.1: Implement the Green Communities Strategy

The town has applied to receive technical assistance to develop a Green Communities Act implementation strategy that will detail steps needed on the part of the town to achieve Green Communities designation. Once completed, the Town will work to implement the recommended strategy.

Policy SF5.2: Responsible Energy Purchasing

The town will explore potential options for increasing the percent of its total energy consumption that is derived from renewable sources. This may include purchasing from fuel providers that either incorporate renewable products or support renewable development as well as actually including renewable technologies in town-owned buildings (e.g., solar photovoltaic panels or micro-wind).

Goal SF6: Reduce Town Resource Consumption and Waste Generation

There are many steps communities can take to become greener – from reducing waste to education on the real costs of products and individual choices. The town will work to identify the measures of interest and value to residents.

Policy SF6.1: Establish a Green Committee

The town will designate a Green Committee to help guide the town through the process of identifying and implementing needed changes to achieve Green Community designation from the state as well as other actions and priorities the Committee determines appropriate to pursue in the area of sustainable community practices.



CHAPTER 9: TRANSPORTATION

New Marlborough's vision for transportation includes a well-maintained system of roads, preserved scenery along rural roads, expanded trail network, and an enhanced pedestrian environment in village centers. This chapter describes key trends, issues, and opportunities in the area of multi-modal transportation and then established the town's work plan of goals, policies, and actions to achieve its vision for its transportation system.

TRENDS AND CONDITIONS

Due to the rural development pattern of the town, the predominant form of transportation is by automobile. Nearly all of the roads within its boundaries are the responsibility of the town to maintain.

Table 3: Road Maintenance Demand by Entity

Maintenance Responsibility	Road Miles	% Total
State	1.59	1.5%
Town	89.10	84.7%
Private	14.47	13.8%
Total	105.16	100%

Source: Berkshire Regional Planning Commission GIS, 2009

Regional Bike Planning

The Berkshire Regional Planning Commission, in collaboration with the Berkshire Bike Path Council, recently completed the Berkshire Bike Path Implementation Plan. This plan details a proposed extension route north to Vermont and south to Connecticut from the existing constructed Ashuwillticook Trail which runs

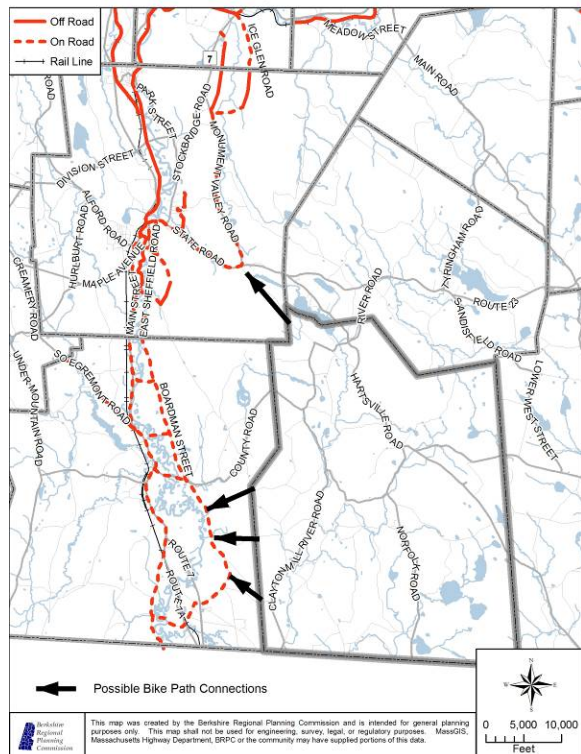
TRANSPORTATION AT A GLANCE

- ☑ **Roads** – Automobiles are the predominant mode of transportation but street/road maintenance is currently an issue.
- ☑ **Rail** – does not exist in the town; all freight and passenger service must be accessed from nearby communities.
- ☑ **Air** – regional air service provided from nearby Great Barrington; commercial flights are available via Bradley International Airport in Hartford, CT or Albany International Airport in Albany, NY.
- ☑ **Transit** –Berkshire Regional Transit Authority bus service does not serve the town, the closest bus stop is in Great Barrington. Transit is offered for the elderly through Southern Berkshire Elderly Transportation out of Great Barrington.
- ☑ **Bike/Pedestrian**- trails are available through parks and public lands throughout town. Regional bike planning is underway (see discussion, left).

Additional discussion of transportation may be found in Appendix C: Existing Conditions Summary

between Lanesborough and Adams. While New Marlborough is not on the main spine of the planned trail, communities are encouraged to plan local connections into the regional trail route to increase access and use of the bike trail.

Berkshire Proposed Bike Routes



There are multiple routes the town could select to connect to the trail spine in adjacent Great Barrington and Sheffield.

KEY TRANSPORTATION ISSUES

This plan and the goals, policies and actions in this chapter work to enhance and expand open space and recreation options in the town and to particularly address the following issue:

Issue 1: Road Maintenance

Road maintenance has been an issue for the town. The allocated budget for road maintenance has not kept pace with

maintenance needs for the over 89 miles of road the town must maintain. Road maintenance was the one area where residents expressed dissatisfaction with town government performance. Development in rural areas, which tends to be less dense than in village centers, means that more road surface is needed per house. For example, rural residences have an average of 17 houses per mile of roadway compared to 31 houses per mile of road in village centers. Natural events, such as frost heaves, beaver dam-related flooding, and storm-event flooding also impact road conditions on an annual basis.



TRANSPORTATION GOALS, POLICIES AND ACTIONS

Goal T1: Provide a Complete and Well-Maintained System of Roads

The town will offer a complete system of roadways – from arterials to rural roads – that are safe and well-maintained.

Policy T 1.1: Plan for and Prioritize Maintenance

The town will plan for street improvements and establish priorities based, at a minimum, on intensity of road use and geographic distribution of projects. The long-term maintenance strategy should seek to provide the best road maintenance at the lowest cost to the town through appropriate selection of surfacing material and annual and seasonal maintenance practices and schedule.

Policy T 1.2: Place State Road Maintenance Needs on Transportation Improvement Program (TIP)

Ensure that town road maintenance needs are included in the state TIP so that they are eligible for project financing.

Policy T 1.3: Coordinate with Fire and School Districts on Road Requirements for Larger Vehicles

The town will coordinate with school bus and fire service providers to identify any potential access of safety issues and to place these at the top of the road maintenance priority list.

Goal T2: Enhance the Bicycle and Pedestrian Environment in Village Centers

The more compact development pattern in the village centers allows for bicycle and pedestrian activity between homes, shops, businesses, and

restaurants in the village centers. The town will work to make targeted improvements to make the pedestrian environment more inviting, safe, and convenient in these areas.



Policy T 2.2: Village Way-finding Signage

The town will work to identify potential funding sources to support the development of way-finding signage in village center areas to promote increased patronage by both residents and visitors.

ACTION 1: DEVELOP A UNIFIED SIGNAGE CONCEPT FOR VILLAGE CENTERS

Develop and implement a unified system of way-finding signage that is compatible with the character of the village centers.

Policy T 2.3: Village Bike and Pedestrian Amenities

Work with property and business owners to identify and prioritize needed bike and pedestrian improvements including streetscape improvements (e.g., landscaping, lighting, etc.), benches, trash receptacles, and bike racks outside of busy locations in the village centers (e.g., general stores, inns, restaurants, etc.).

ACTION 1: TOWN BIKE-PEDESTRIAN PLAN

Develop a bike and pedestrian plan for the town with particular focus on connections to public lands or recreational amenities, circulation within village centers, and connections to regional bike paths or trails.

Goal T3: Manage Village Parking

Parking in village centers is important to the success of businesses and the convenient access to public and private goods and services for residents and visitors. The town will work to develop an inventory and strategy to address parking needs in its village centers. This will include suggestions for dealing with scarcity or excess supply, anticipating future demand, developing strategies for managing special event demand spikes, and coordinating with local businesses on ways to maximize the utility of available parking options.

Policy T 3.1: Shared Parking Arrangements

The town will identify opportunities for shared parking arrangements to extract the greatest use from the available parking lot supply. This information can be shared with local businesses to point to opportunities to meet parking needs while distributing maintenance costs. The flexibility as well as any restrictions in use (e.g., certain hours or days where use is restricted) should be conveyed through signs.

ACTION 1: CONDUCT A VILLAGE PARKING STUDY

Conduct a parking study for each village in the town to identify supply dynamics and develop strategies for meeting parking needs while minimizing the visual (e.g., buffering) or physical (e.g., shared parking arrangements) presence of parking facilities.

Policy T 3.2: Delineate On-Street Parking Areas

Where road widths are appropriate; the town will delineate areas for on-street parking in village centers. On-street parking in non-delineated locations will be prohibited to support public safety.

ACTION 1: INCORPORATE ON-STREET PARKING IN VILLAGE CENTERS

Incorporate on-street parking options on selected streets in village centers where road widths allow with a preference given to providing parking near public or commercial uses.



Shared Parking

Shared parking arrangements are a practice whereby two or more facilities with different hours or days of operation or peak use, share the same parking area. This has the impact of meeting their collective parking needs without creating excessive parking. A classic example of this type of arrangement is between a bank and a church, as one is open on standard weekday business hours while the other has weekend and evening parking needs.



CHAPTER 10: IMPLEMENTATION STRATEGY

IMPLEMENTING THE PLAN

This chapter describes the types of actions that will be needed to implement this plan, who will be responsible for taking action on each item, and the relative priority for timing of implementation. It also describes the procedure for amending and updating the plan over time.

Implementation Actions

This plan will be implemented primarily through five types of actions:

- 1) Day-to-Day Policy Decisions
- 2) Regulatory changes
- 3) Plans and Programs
- 4) Regional Coordination
- 5) Collaborative Action

Each of these actions will likely involve more than one group or individual in the town and region. Specific responsibilities will be detailed for each action in the next sections of this chapter.

Day-to-Day Policy Decisions

The town administration, boards, commissions, and departments will be responsible for many of the day-to-day decisions that will cumulatively help implement this plan. Many of these decisions will be made by the Select Board in the form of policy creation and support and the Planning Board in the form of development review decisions that comply with

the land use objectives expressed in the future land use plan.

Regulatory Changes

A number of significant recommendations of this plan are directly or indirectly related to the development of new regulations to govern growth and land use in the town. The Planning Board will be responsible for the initiation of the efforts to draft new bylaw language but it will take a united effort on the part of the town to conduct appropriate outreach to achieve a successful and appropriate bylaw product that meets the needs of the town.

Plans and Programs

The goals, policies, and actions of this plan impact other plans and programs of the town in a few ways. Future updates to other plans, such as the Open Space and Recreation Plan, will need to be in compliance with this plan. New programs called for in this plan will need to be systematically pursued and implemented by the responsible entity as resources allow – such as historic inventory or invasive species management.

Regional Governmental Coordination

In many cases, the implementation of this plan can and should involve other municipalities, the state, or the Berkshire Regional Planning Commission. The town will need to take the first step of starting a dialogue on items where collaborative planning or action is needed or where technical assistance is needed or desired.

Collaborative Action

At a very basic level, successful implementation of this plan will require collaborative action outside of the realm of formal government. Residents, the Historical Society, the Village Association, the New Marlborough Land Trust,

business owners, farmers, and others will need to actively engage in the implementation of this plan – through both direct action and through support and participation with town-led implementations actions. This plan is working to achieve a shared vision of the town’s future – achieving that will take a whole- town effort.

Who Will Implement the Plan?

This plan will be implemented through the collaborative and individual effort of a number of organizations, agencies, and individuals. The action plan uses the abbreviations listed on the table below to identify the parties that will likely be involved in the achievement of the corresponding action. These are organized by geography: town, Southern Berkshire (sub-region), Berkshire County, and the State/other (e.g., western Massachusetts, bioregion, etc.).



Parties Involved in Plan Implementation

Town		Southern Berkshire		Berkshire County		State/ Other	
BOS	Board of Selectmen	SBCoC	Southern Berkshire	BRPC	Berkshire Regional	ToR	Trustees of Reservations
PB	Planning Board		Chamber of Commerce		Planning Commission	HCI	Highland Communities
BOA	Board of Appeals	SBCDC	Southern Berkshire	CoC	Chamber of Commerce		Initiative
PW	Public Works		Community	BVB	Berkshire Visitors	UHVNHA	Upper Housatonic Valley
STAFF	Town Staff		Development		Bureau		National Heritage Area
NMHS	New Marlborough		Corporation	BNRC	Berkshire Natural	DEP	Department of
	Historical Society	SBTC	Southern Berkshire		Resources Council		Environmental Protection
HC	Historical Commission		Technology	BG	Berkshire Grown	NC	The Nature Conservancy
VA	Village Association		Collaborative				
NMLT	New Marlborough Land						
	Trust						
R	Residents						
CC	Conservation						
	Commission						

ACTION PLAN

The action plan below details each implementation action contained within the prior chapters of this plan, the relative priority and timing for the action to be taken, who is responsible for implementing the action, and any potential funding sources that may be available.

Action		Priority					Responsible Parties (Bold indicates lead party responsible for initiating action)
		Ongoing	0-1 years	1-3 years	3-5 years	5+ years	
Growth and Land Use							
LU 1.1.1	Implement the Land Use Plan in The Development Process	✓					PB, BOA
LU 1.2.1	Develop a Procedure for Implementation Tracking and Reporting		✓				PB, BOS
LU 2.1.1	Implement a New Village Center District Within Existing Villages			✓			PB, BOS, BRPC, R
LU 2.2.1	Develop Village Center Design Guidelines			✓			PB, BRPC, R
LU 3.1.1	Back-lot Protective Bylaw		✓				PB, BRPC, R
LU 3.2.1	Develop an Open Space Residential Development (OSRD) Bylaw			✓			PB, BRPC, R
LU 3.3.1	Information-Sharing to Support Land Conservation Efforts	✓					CC, PB, BRPC, NC, ToR, NMLT, BNRC
LU 3.3.2	Improve Education and Outreach on Conservation Tools		✓	✓	✓		PB, BRPC, HCI
Housing							
H 1.1.1	Develop and Implement a Housing Production Plan		✓				BOS, PB, BRPC
H 1.1.2	Community Preservation Act		✓				BOS, PB, BRPC
H 1.2.1	Encourage Housing Diversity in Village Centers	✓					BOS, PB, BRPC
H 2.1.1	Coordinate with Berkshire Benchmarks on Municipal Data Needs	✓	✓				BOS, PB, BRPC, STAFF



		Ongoing	0-1 years	1-3 years	3-5 years	5+ years	(Bold indicates lead party responsible for initiating action)
Economy							
E 1.1.1	Encourage Local Farms and Businesses to Participate in Regional Networks	✓					BG, R, CoC, VA , SBCoC
E 1.1.2	Support Broadband Expansion	✓					SBTC, BOS , STAFF, R
E 1.2.1	Identify a Farmers Market Champion		✓				R, VA
E 1.3.1	Strengthen and Expand Town Events	✓					BOS, R, VA, NMHS
E 1.3.2	Market Town Events and Destinations	✓					BOS, R, VA, NMHS CoC, SBCoC
Natural Resources, Open Space and Recreation							
NR 1.1.1	Adopt the Scenic Mountain Act			✓			BOS, PB , BRPC, HCI, R, CC
NR 1.2.1	Heritage Tree Inventory				✓		BOS, PB , BRPC
NR 1.2.2	Heritage Tree Protection Bylaw				✓		BOS, PB , BRPC, R
NR 2.1.1	Ensure Connective Open Space Through OSRD Bylaw	✓					PB , CC
NR 2.2.1	Inventory Invasive Plant Species				✓		CC , R, BRNC
NR 2.2.2	Develop a Strategy to Address Invasive Plant Species				✓		CC , R, BRNC
NR 3.1.1	Develop a Local Wetlands Bylaw						PB, CC , BOS
NR 3.1.2	Protect Vernal Pools						BOS, CC , BRPC
NR 3.1.3	Salt Reduction in Wetlands		✓				BOS , PW, BRPC
NR 3.2.1	Develop and Adopt a Best Management Practice Guide for Erosion Control						PB, CC , STAFF
NR 3.3.1	Coordinate with BRPC and DEP on Management Best Practices	✓	✓				BOS, CC, PB , BRPC
NR 3.3.2	Collaborate with Monterey and Great Barrington on Lake Buel Protection Measures	✓	✓				BOS , CC
NR 4.1.1	Conduct Historic Surveys	✓					NMHS , HC
NR 4.2.1	Support Nomination of Historic District Sites, Landscapes and	✓					NMHS , HC, BOS

		Ongoing	0-1 years	1-3 years	3-5 years	5+ years	(Bold indicates lead party responsible for initiating action)
	Districts						
NR 4.3.1	Pursue Grants to Support Signage	✓					BOS, PW, NMHS, HC
NR 4.3.2	Market Heritage Resources	✓					NMHS, HC, BVB
Open Space and Recreation							
OS 1.1.1	Develop Procedures for Receipt of Land		✓				BOS, PB, CC , STAFF
OS 1.2.1	Identify Potential Access Improvements on Town Recreational Land				✓		CC , PB, BRPC
OS 1.2.2	Work with Other Public Land Holders to Enhance Access					✓	STAFF, CC , PB, ToR, BNRC, NMLT, DEP
OS 1.2.3	Pursue Funding For Identified Access Improvements					✓	CC , BOS, STAFF
OS 1.3.1	Retain Public Access Through The Development Process	✓					PB, CC
OS 1.3.2	Work With Property Owners to Secure Public Access	✓					PB, NMLT , STAFF
Services and Facilities							
SF 1.1.1	Develop a Simple Capital Improvement Program (CIP)		✓				BOS , PW, STAFF
SF 1.2.1	Explore Potential Shared Service Delivery Arrangements				✓	✓	BOS , BRPC, STAFF
SF 1.2.2	Increase Use of Regional Group Purchasing Program			✓			BOS , STAFF
SF 3.1.1	Participate in Homeland Security Plans and Actions for The Region	✓					BOS, STAFF
SF 3.1.2	Ensure Appropriate Staff Resources for Emergency Response Teams	✓					BOS , STAFF
SF 3.2.1	Increase Police Presence		✓				STAFF
SF 3.2.2	Employ Traffic-Calming Measures in Village Centers			✓	✓		BOS , PB, STAFF, PW, BRPC



		Ongoing	0-1 years	1-3 years	3-5 years	5+ years	(Bold indicates lead party responsible for initiating action)
SF 4.1.1	Conduct Facility Enhancement Survey					✓	BOS, STAFF
SF 4.1.2	Prioritize and Implement Facility Improvements					✓	BOS, STAFF
SF 5.1	Implement the Green Communities Strategy		✓				BOS, PB, STAFF
SF 5.2	Responsible Energy Purchasing	✓					BOS, STAFF
SF 6.1	Establish a Green Committee		✓				BOS
Transportation							
T 1.1	Plan for and Prioritize Maintenance	✓					BOS, PW, STAFF
T 1.2	Place State Road Maintenance Needs on Transportation Improvement Program (TIP)	✓					BOS, PW, STAFF
T 1.3	Coordinate with Fire and School Districts on Road Requirements for Larger Vehicles	✓					BOS, PW, STAFF
T 2.2.1	Develop Unified Signage Concept for Village Centers				✓		BOS, PB, VA, NMHS
T 2.2.2	Support Resident-Initiated Efforts to Restore Signage Posts in Rural Areas		✓	✓			BOS, PB, NMHS, VA, PW, R
T 2.3.1	Town Bike-Pedestrian Plan					✓	BOS, PB, PW
T 3.1.1	Conduct A Village Parking Study					✓	BOS, PB, PW
T 3.2.1	Incorporate On-Street Parking in Village Centers					✓	BOS, PB, PW



UPDATING THE PLAN

A comprehensive plan looks far into the future and establishes a roadmap of goals, policies, and actions for the town to implement over time. In order for the plan to remain a relevant document, however, periodic updates will be necessary. Updates can occur in two general ways: plan amendments and a full plan update.

Plan Amendments

The town may, from time to time, encounter changing conditions, new laws or programs, or other circumstances that it wishes to reflect or respond to through the comprehensive plan document. The plan amendment process is fairly simple (see below) and allows the planning board to make small but important changes to the document over time to keep pace with changing circumstances.

Plan Update

Eventually, conditions will shift to a degree that a minor amendment is insufficient to achieve a document that provides meaningful and forward-thinking guidance to the town. At this time, typically 10-15 years from initial adoption of a new or fully updated plan, municipalities can go through a plan update process. At this time, the community initiates a full new planning process to rethink or reaffirm the vision and chart out new policy directions and carry forward any relevant directions from the prior document.

Amendment and Update Procedure

MGL 41 S81D (Appendix D) describes the practice and procedure for amending and updating an adopted comprehensive plan.

Vote:

An amendment of the comprehensive plan may be made through a formal majority vote of the planning board and recorded for public record.

Filing:

The planning board must supply a copy of the amended or updated plan to the Department of Housing and Community Development. In the case of an amendment, a good practice would be to include a cover memo highlighting the amendment that was made.

Appendices



APPENDIX A: MAPS

Map 1: Location and Context

Map 2: Development Patterns (1999)

Map 3: Town Land Use (2008)

Map 4: Development Trend

Map 5: Distribution of Businesses and Agriculture

Map 6: Recreation and Open Space

Map 7: Water Resources

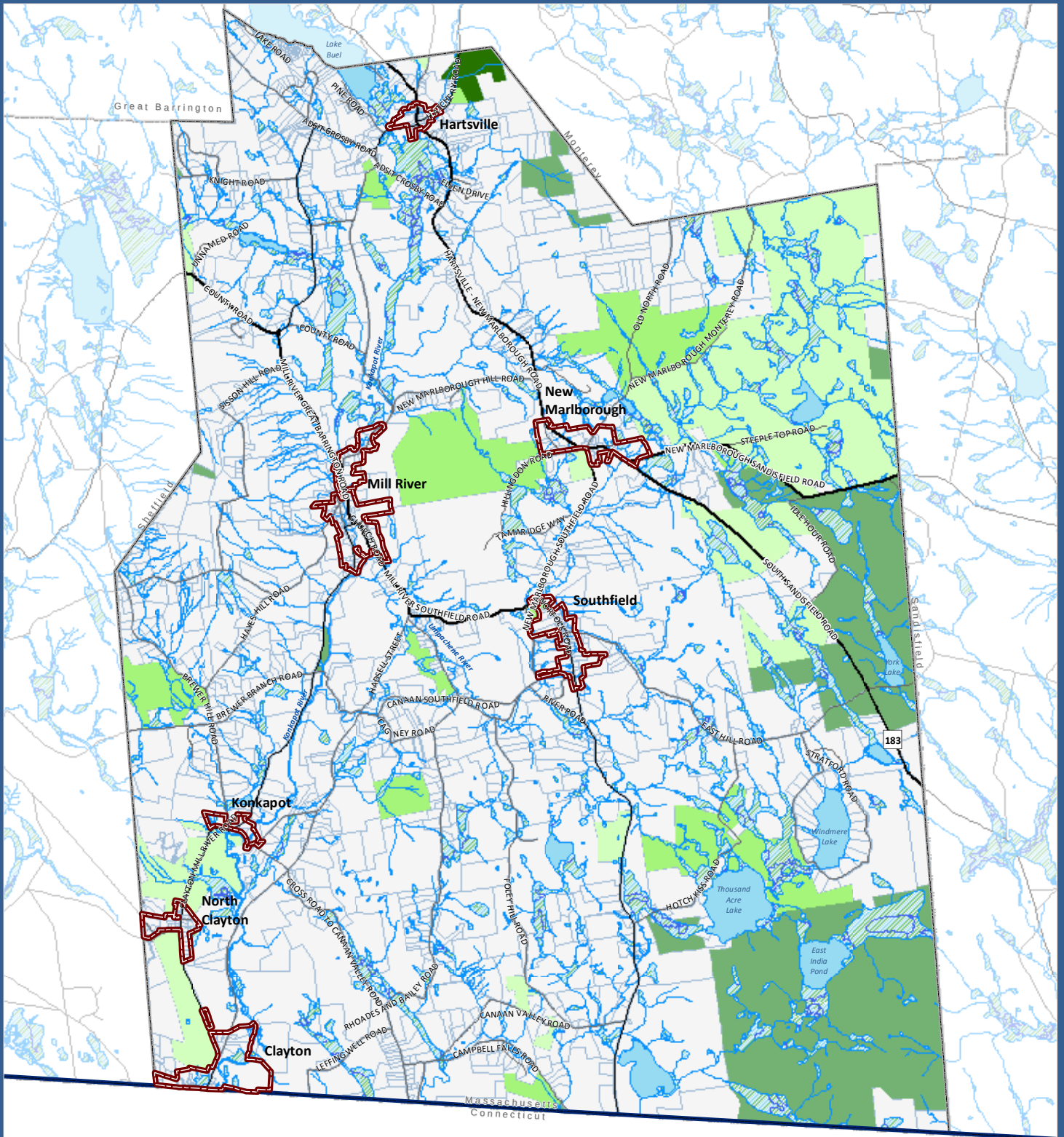
Map 8: Important Habitat

Map 9: Status of Roads



LOCATION AND CONTEXT

New Marlborough Comprehensive Plan



Map 1: Location and Context

LEGEND

- Village Boundary
- Wetlands
- Private Land - Deed Restricted
- Land Trust
- State Land
- Federal Land



Date: January 20, 2010

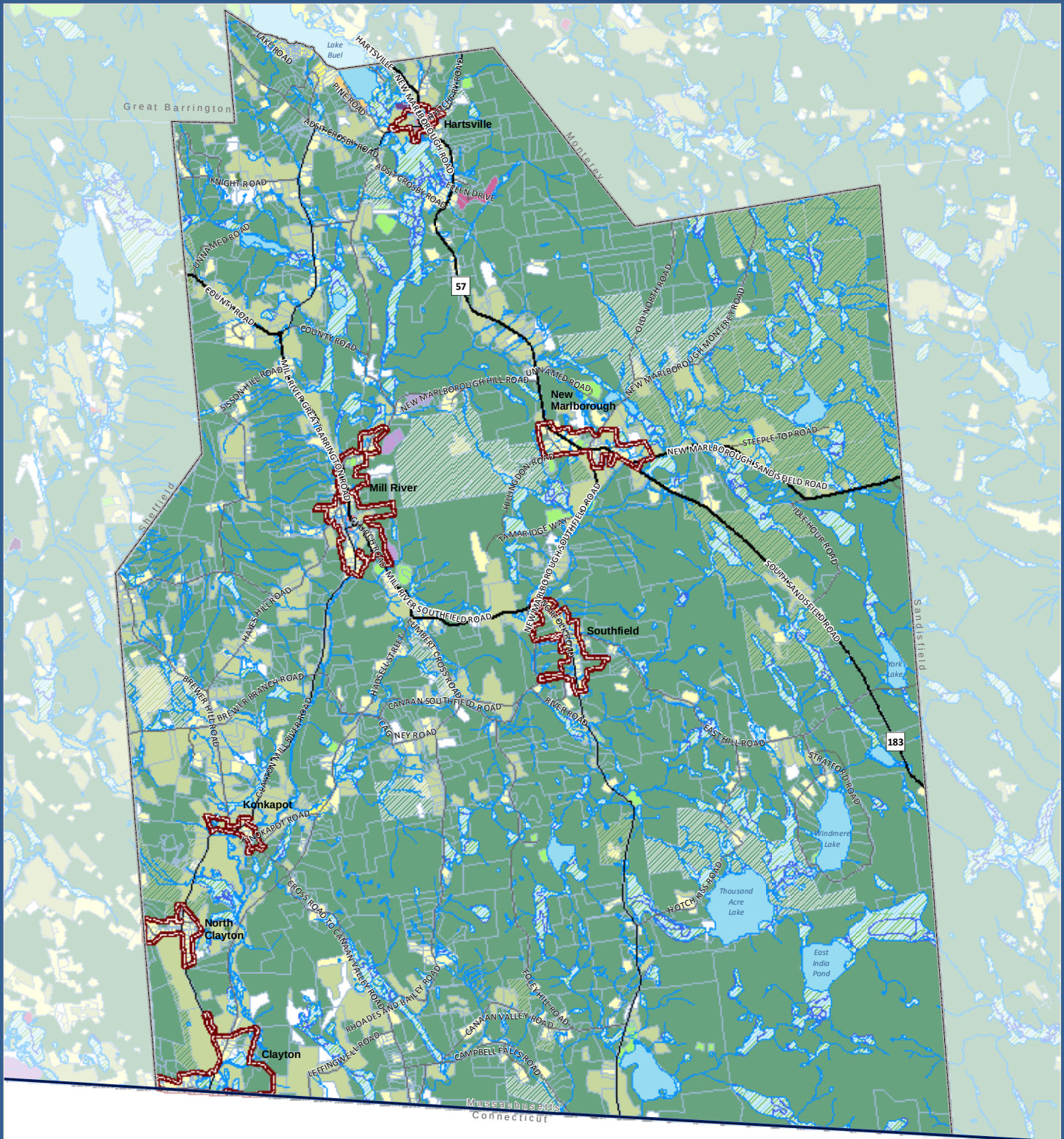
This map was created by the Berkshire Regional Planning Commission and is intended for general planning purposes only. This map shall not be used for engineering, survey, legal, or regulatory purposes. MapGIS, Massachusetts Highway Department, the Town or BRPC may have supplied portions of this data.





DEVELOPMENT PATTERNS (1999)

New Marlborough Comprehensive Plan



Map 2: Development Patterns (1999)

LEGEND

Village Boundary

Wetland

Forest

Parks and Recreation

Agriculture

Residential (1/2 acre +)

Residential (1/4 - 1/2 acre)

Residential (<1/4 acre)

Multi-Family Residential

Commercial

Industrial

Mining

Waste Disposal

Transportation

Vacant



Date: January 20, 2010

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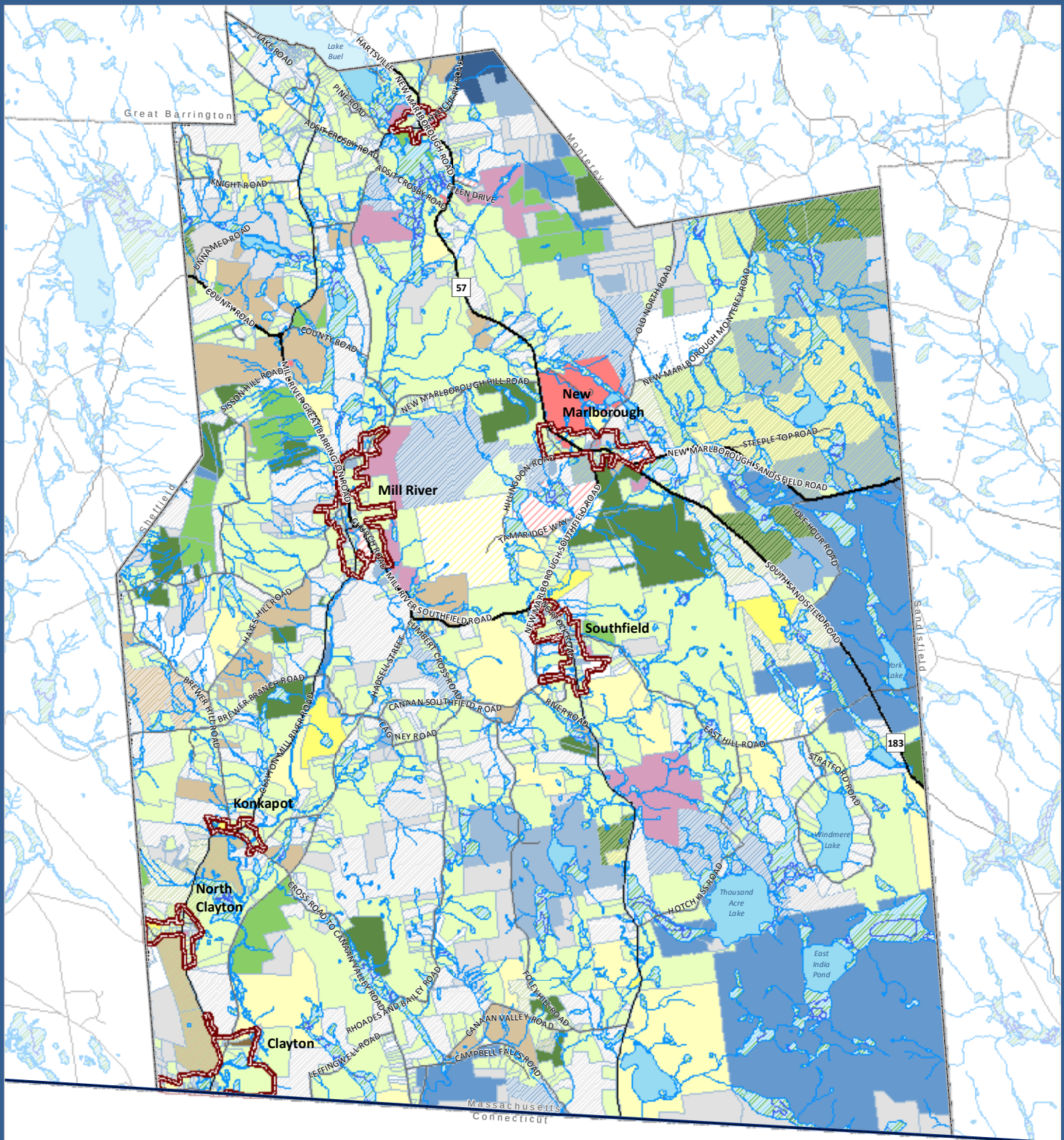
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TOWN LAND USE (2008)

New Marlborough Comprehensive Plan



Map 3: Town Land Use (2008)

LEGEND

Village Boundary

Forest

Open Space / Recreation

Agriculture

Single Family Residential

Multiple Houses

Duplex-Triplex Residential

Mobile Home

Multi-Use Residential

Multi-Use Commercial

Commercial

Industrial

Office

Unknown

Public / Semi-Public

State

Federal

Vacant

Vacant - Constrained



Date: January 20, 2010

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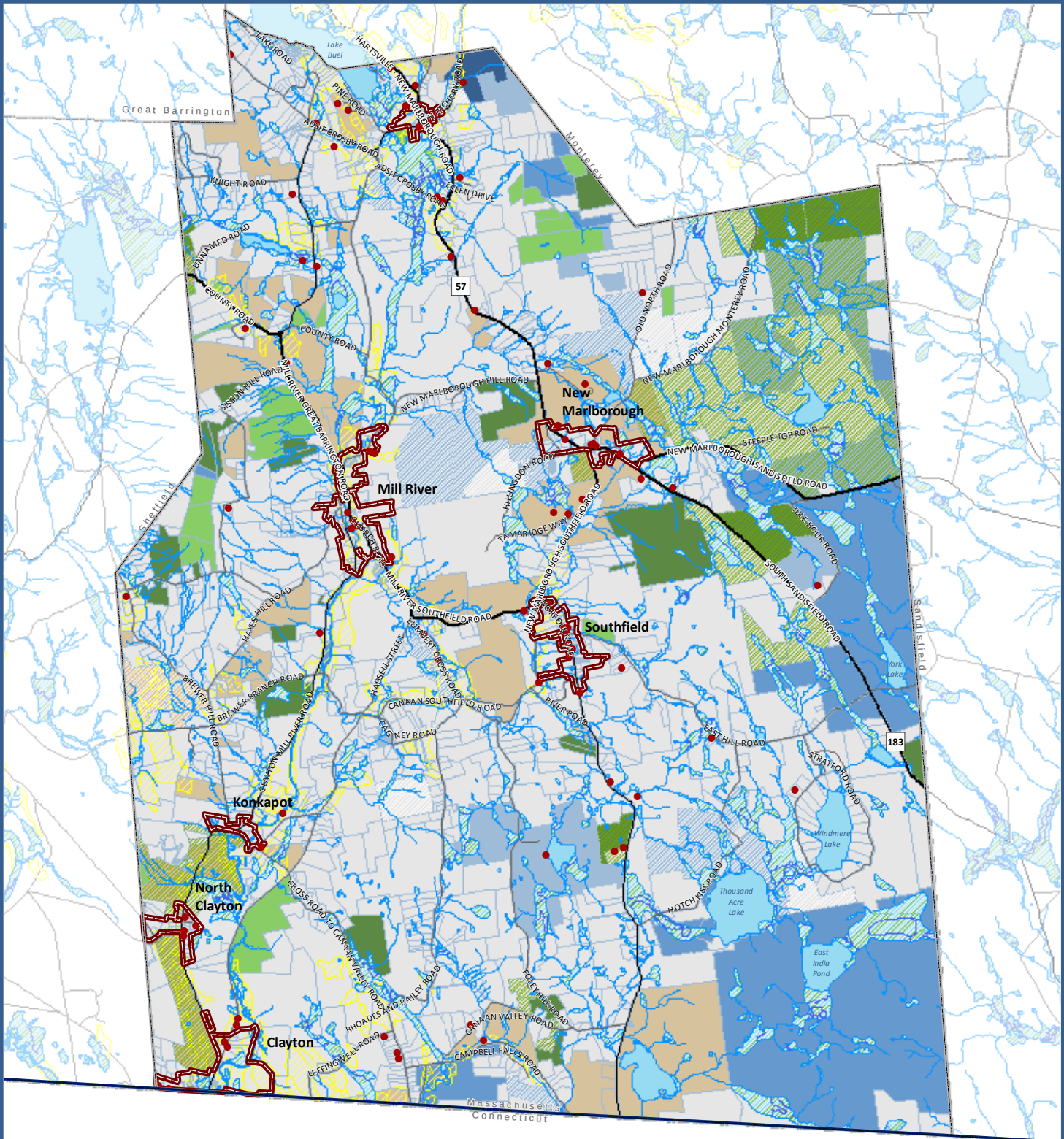






DISTRIBUTION OF BUSINESSES AND AGRICULTURE

New Marlborough Comprehensive Plan



Map 5: Distribution of Businesses and Agriculture

LEGEND

- | | | |
|--------------------|----------------------|--------------------------|
| Village Boundary | Public / Semi-Public | Forest |
| Business Location | State | Open Space / Recreation |
| Active Agriculture | Federal | Prime Agricultural Soils |
| | | Other |



Date: January 20, 2010

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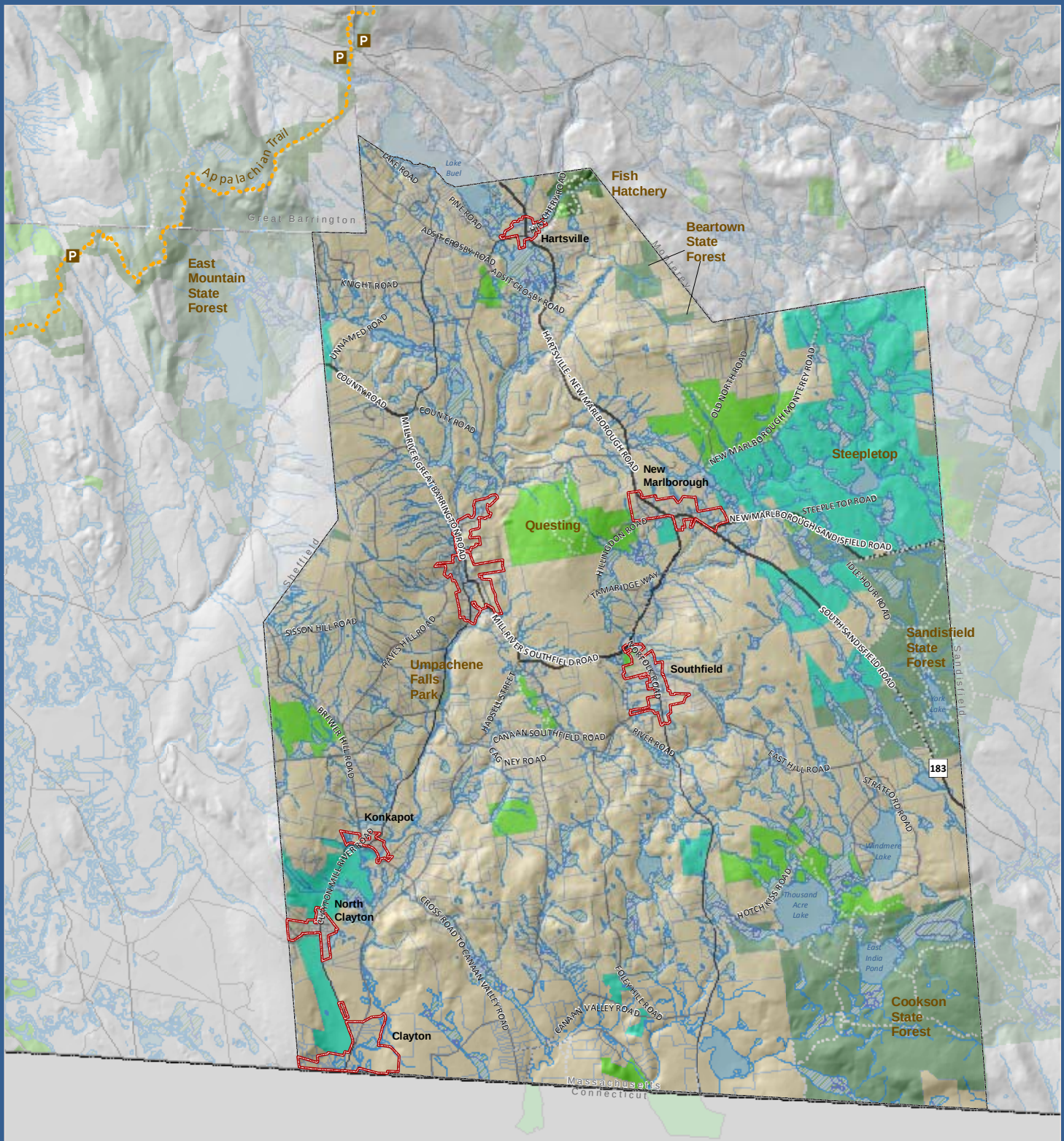
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RECREATION AND OPEN SPACE

New Marlborough Comprehensive Plan



Map 6: Recreation and Open Space

Legend

- Federal Land
- State Land
- Land Trust
- Private Land - Deed Restricted
- Appalachian Trail
- Trails
- Trailhead Parking



Date: January 20, 2010

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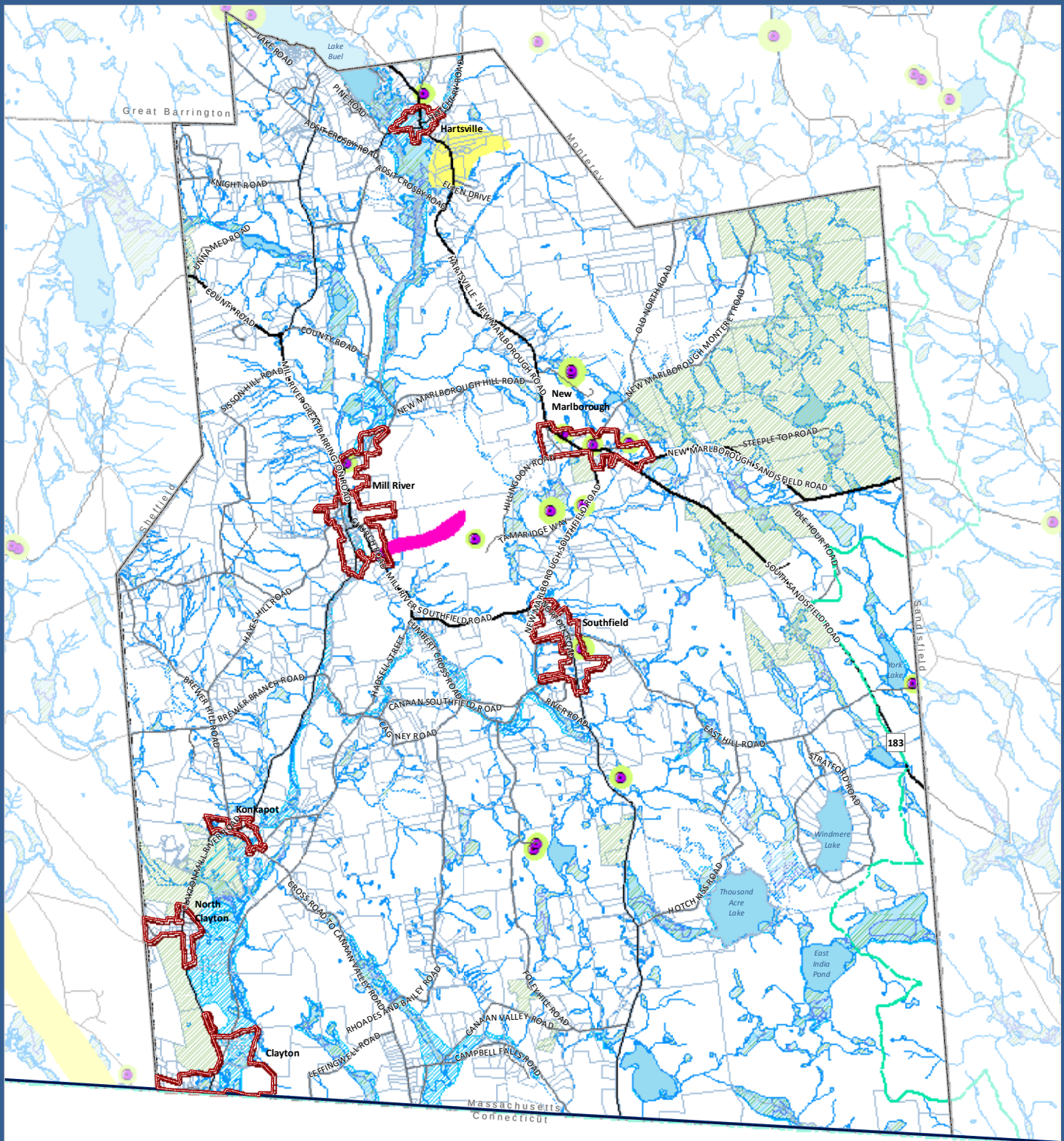
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WATER RESOURCES

New Marlborough Comprehensive Plan



Map 7: Water Resources

LEGEND

- | | |
|--------------------|----------------------------------|
| Village Boundary | Public Water Supplies |
| Wetland | Interim Wellhead Protection Area |
| Floodplain | Aquifer |
| Watershed Boundary | |



Date: January 20, 2010

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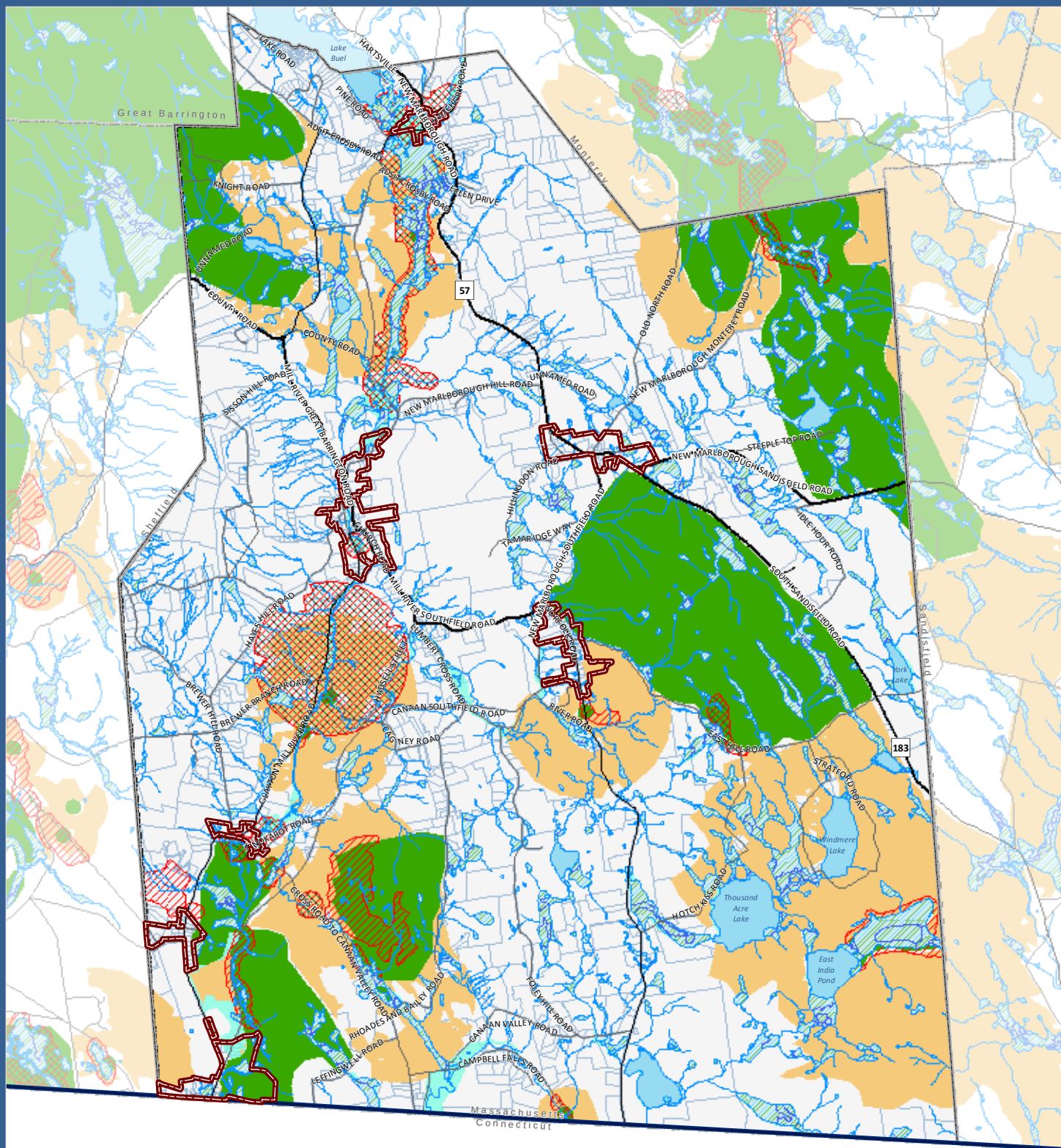
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Miles





IMPORTANT HABITAT

New Marlborough Comprehensive Plan



Map 8: Important Habitat

LEGEND

- | | |
|-----------------------|-------------------------------------|
| Village Boundary | Priority Habitats of Rare Species |
| FEMA 100yr Floodplain | Estimated Habitats of Rare Wildlife |
| Wetland | BioMap Supporting Natural Landscape |
| | BioMap Core Habitat |



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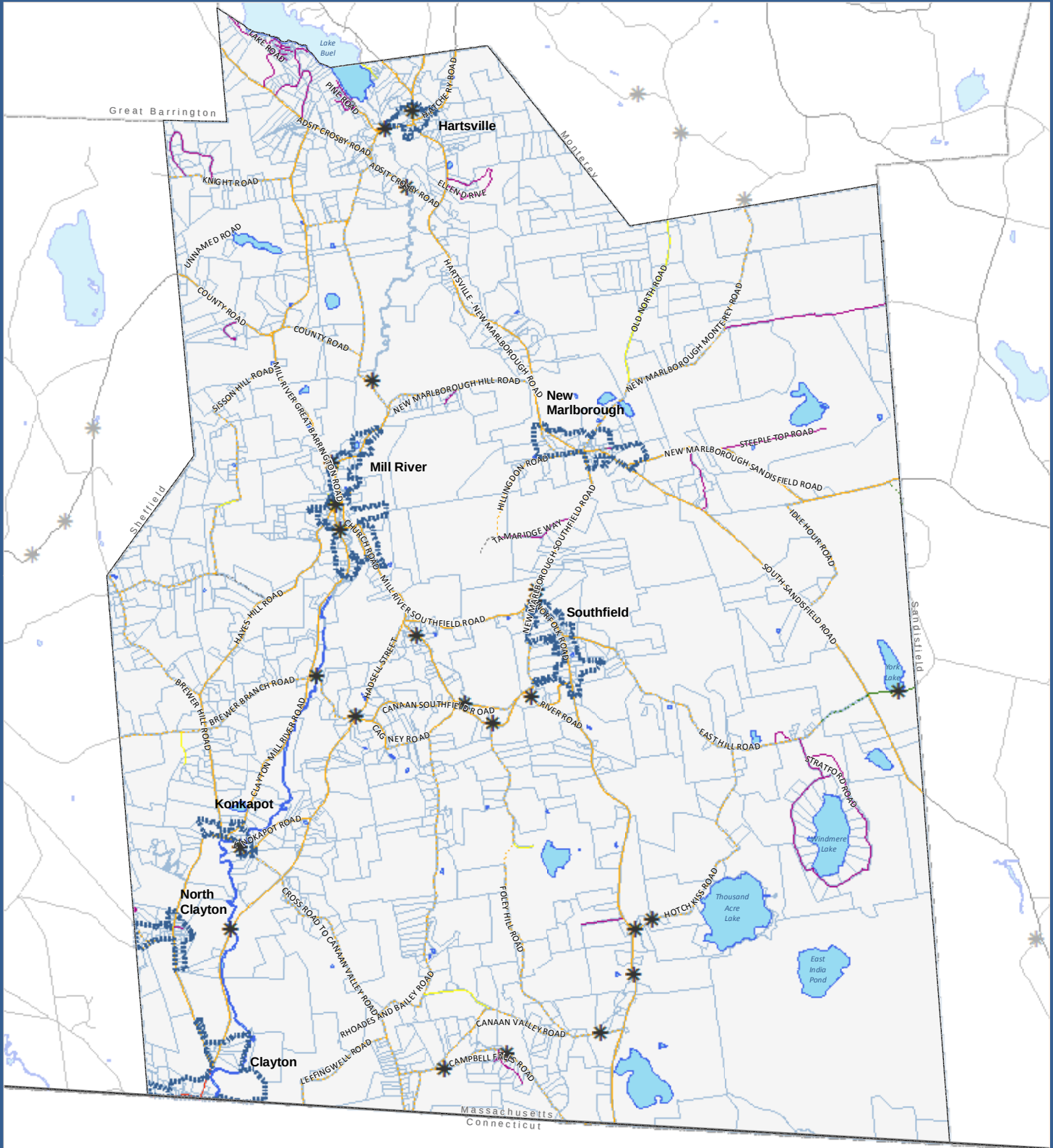
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STATUS OF ROADS

New Marlborough Comprehensive Plan



Map 9: Status of Roads

Legend

Village Boundary

Bridges

MassHighway - Paved

Local - Paved

Local - Unpaved

Local - Unknown

Private - Unpaved

Private - Paved

Private - Unknown

State Forest - Paved

State Forest - Unpaved

Berkshire
Regional
Planning
Commission

Date: January 20, 2010

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0 0.5 1 Miles





APPENDIX B: KEY ISSUES

Introduction

This appendix summarizes the key issues identified early in the planning process that formed the basis for the goals, policies, and priorities established in the plan. These issues were identified through an inventory of existing conditions, feedback from Town Planning Board/Steering Committee members, input from community meetings, and a survey distributed to residents of the town in fall of 2007.

Four categories of key issues are identified below:

- Land Use and Economy,
- Housing and Community,
- Infrastructure and Services, and
- Environment and Recreation.

Land Use and Economy

1. Village-Rural Edges Blurring

The minimum zoning requirement (MGL Chapter 41 section 81) for subdividing a lot along a public way has been defined by the town as 150 feet of road frontage and one-acre of land to create a new building lot. This standard has resulted in new low-density residential development along roadways at the outskirts of village areas that is blurring the edge between the villages and surrounding rural areas. This represents a fundamental shift from a sharper historic village-rural settlement pattern. Residents need to determine if they would like to encourage growth in village centers and the historic settlement form or allow dispersed development trends to continue.

2. Business Growth and Diversity

The five village center areas in the town are key locations for goods and services. As residents have expressed a desire for more restaurants, farm stands, and art options in the village centers, the town may wish to consider designating village core zone areas that encourage and support concentrated residential, light commercial and office uses while addressing the issue of how to address village-rural edges. Currently the town has a single residential zone which makes no distinction between Village and Rural contexts. As there are numerous home-based businesses that the Town would like to encourage, the town may wish to evaluate if additional regulations tailored to heavy commercial rather than residential use (e.g., noise, lighting, hours of operation, traffic and air quality impacts, drainage, etc.) should be developed.

3. Agricultural Land Loss

New Marlborough lost almost 12% of its farmland between 1990 and 2000. Rural development trends promise to continue this pattern of agricultural land consumption unless growth management measures are implemented. The town needs to consider how to identify and prioritize areas for land conservation as well as residential and commercial/ employment uses. This may be accomplished through a combination of market-based approaches and regulatory tools. Current efforts to preserve active as well as dormant agricultural land through local Land Trust acquisitions, conservation restrictions, and Agricultural Preservation Restrictions have been met with modest success. The town will therefore need to consider policies to accommodate higher density development in the current village centers. Land use regulatory effects must focus

on overcoming barriers to compact, mix-use development in high-accessible areas.

Housing and Community

1. Housing for All Life Stages

The town has a relatively older population and homogenous (single-family) housing stock. The town may wish to consider expanding building types to increase housing options and choice that will allow individuals and families to move to or remain in the town as well as downsize their living spaces.

2. Housing Affordability

In 2000, the median home sales price in New Marlborough was \$187,500 and the median household income was \$46,875. More than 30% of the town's homes were seasonal at that time. By 2007, the median home sales price had increased 94% to \$367,500 while the median household income rose only 26% to \$56,800.

These trends in sales price and residency suggest that New Marlborough, as in other parts of south county, is experiencing rising home costs due to a second home market. It is likely that the affordability issue will become more prominent in the future. Residents have expressed a desire to see more affordable options, particularly for the "starter home" market segment for individuals and young families. The town will need to explore current and anticipated housing needs and develop a strategy for meeting those needs in the future through this planning process.

Infrastructure and Services

1. Communication Infrastructure

Current cell phone service is very limited and there are significant areas of the town that do not have broadband internet service. Residents have indicated that improved communications infrastructure for the town is a high priority. The

town will need to consider potential strategies for addressing communication needs.

2. Road Condition and Maintenance

Road conditions and roadway maintenance have been highlighted as key issues by town residents. This includes paving, plowing, and repairing the 90 miles of roadway in the town's jurisdiction. The town will need to consider growth patterns and their relative infrastructure costs - in both the short term through road construction and the long term through road maintenance - through this planning process.

Environment and Recreation

1. Protect Natural and Scenic Resources

The town is fortunate to have numerous scenic resources on both private and public lands. While nearly 25% of the town's land is under permanent private or non-profit protection or under state or federal ownership, other privately owned lands (10,315 unconstrained acres¹) remain available for development. Numerous threatened and endangered species have habitat within the town limits, including birds, fish, plants, and terrestrial animals. As the town has expressed a strong interest and commitment to retaining its natural features, it will need to consider development patterns and potential partnerships to help achieve its objectives.

2. Recreational Trail Network

While there are wonderful recreational opportunities available through state parks and forests, trails for walking and biking within the villages themselves are quite limited. Residents have expressed a desire for increased trail options and walking and biking connectivity between the villages

¹ Unconstrained acres are derived from state aerial photography analysis of the town development footprint, adjusted to remove acres impacted by development constraints such as wetlands, steep slopes, or critical habitat.



APPENDIX C: EXISTING CONDITIONS SUMMARY

Introduction

This appendix summarizes key conditions and trends in New Marlborough at the time of the plan. This existing conditions summary served as the informational backdrop for the town as it developed the plan, its policies, and long-term vision for the future.

Information contained in this appendix is summarized in the following categories:

- Location and Context,
- History,
- New Marlborough: A Town of Five Villages,
- Population and Housing,
- Economy,
- Recreation and Open Space,
- Water Features and Quality,
- Natural Features and Habitat,
- Transportation, and
- Infrastructure and Services.

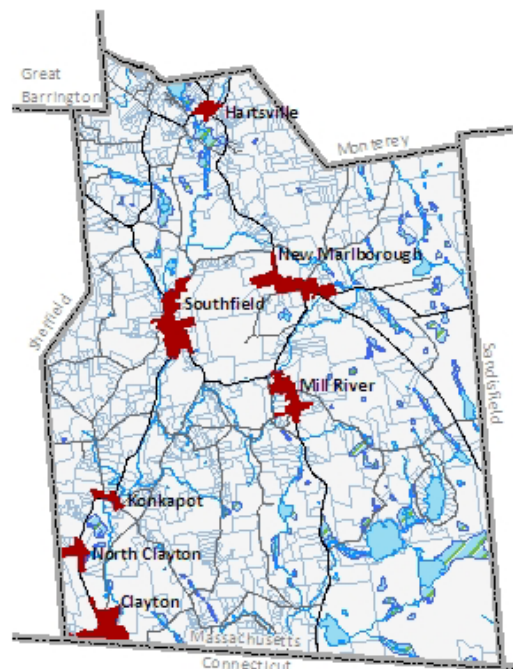
Maps referenced in this summary are located in Appendix A: Maps.

Location and Context

The town of New Marlborough is an area of 48 square miles located along the southern border of Berkshire County, Massachusetts. It is bordered by Norfolk and North Canaan Connecticut to the south, Sheffield and Great

Barrington to the west, Monterey to the north and Sandisfield to the east. See Map 1: Location and Context.

Figure 1: Location and Context



Source: Berkshire Regional Planning Commission (2008)

History

New Marlborough was settled in 1739 as a Massachusetts Bay Colony township during the westward expansion from Westfield. The first arrivals to the area settled in the current village of New Marlborough, with a stagecoach relay known as the Red Bird Line, located at the village's Inn on the Green. The town was incorporated into the Commonwealth in 1759. Four additional villages were subsequently formed in the years that followed a settlement pattern that still exists today.

New Marlborough: A Town of Five Villages

The town of New Marlborough, while one incorporated town, contains five distinct village areas. Each village is defined by a cluster of residences and often (four of the five villages) businesses in a tight geographic area surrounded by predominantly agricultural fields and open space areas. The following sections provide a background and overview of each of the five villages.

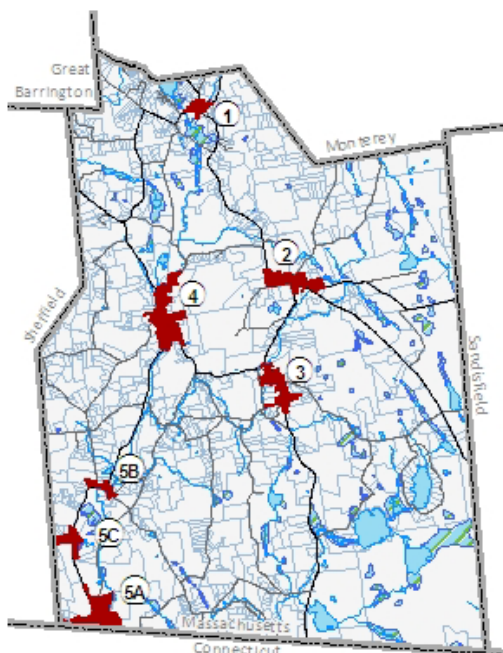


Figure 2: Location of Villages in the Town of New Marlborough

Source: Berkshire Regional Planning Commission (2008)



1. Hartsville

Location

Hartsville is located southeast of Lake Buel at the intersection of Hartsville Road, Hartsville-New Marlborough Road, Hartsville-Mill River Road, and Hatchery Road in the northern portion of New Marlborough.

Development Pattern and Considerations

Hartsville retains its traditional New England village development pattern of a cluster of homes and shops surrounded by farmland. In recent years however, this village-rural distinction has begun to blur. Increases in Approval Not Required (ANR) subdivisions have created a buffer of low-density development between the village center and agricultural lands. Newer development also tends to have larger lot sizes and deeper front setbacks than the traditional village center.



2. New Marlborough

Location

New Marlborough is located in the north central portion of the town at the intersection of Hartsville-New Marlborough Road, New Marlborough-Sandisfield Road, New Marlborough-Monterey Road, and New Marlborough-Southfield Road.

Development Pattern and Considerations

New Marlborough is centered on a historic village green framed by large shade trees and the Inn on the Green and Meeting House. The historic village contains many eighteenth-century colonial homes, the majority of which are extremely well-kept with historically accurate features and colors. This village is designated as a national historic district, one of two in the town. Although New Marlborough is situated on State Route 57, the expansion and widening of this major thoroughfare over the years have not encroached significantly on homes and farms located in the village. Limited development on the village's outskirts creates a sharply defined village center.



3. Southfield

Location

Southfield is located in the central portion of New Marlborough. Unlike the Town's other villages, which center on roadway intersections, Southfield stretches along New Marlborough-Southfield Road between Mill River Southfield Road and Canaan Southfield Road.

Development Pattern and Considerations

Southfield's numerous historic structures and the mix of residential, commercial, and community uses create the feel of a historic and quaint New England village. Southfield's active commercial and community presence includes the Southfield Store, Buggy Whip Antiques in the historic Buggy Whip factory, Farm Country Soups, a post office, and the Town's fire and emergency medical transport (EMT) facilities. Buildings located in the village center are close to the road, with increasing setbacks at the outskirts. This is one of the two villages with a community water system.



4. Mill River

Location

Mill River is located in the west-central portion of Town at the intersection of Mill River-Great Barrington Road, Mill River-Southfield Road, and Clayton-Mill River Road.

Development Pattern and Considerations

Mill River is New Marlborough's largest village and one of the two villages with community water system. The village has an old New England "Main Street" along the Mill River/Great Barrington Road with a strong commercial and community-based presence. Commercial and public uses include the Mill River General Store, Ormsbee's Garage, a contractor's office, a post office, the New Marlborough town library, a school, cemetery, church, and the Town Hall. This village is designated as a national historic district, one of two in the town.

5. Clayton

The village of Clayton is predominately an agricultural area knit together with three small hamlets: Konkapot, North Clayton, and Clayton. The larger Clayton village is located in the southwest corner of New Marlborough.



5A. Clayton

Location

Clayton is located in the southeast corner of town around the intersection of Canaan Southfield Road and Sodom Road and Old Turnpike Road in Connecticut. Clayton is unique in that only a portion is located in New Marlborough, with the remaining portions in Sheffield, MA and North Canaan, Connecticut.

Development Pattern and Considerations

The Canaan Southfield Road - Sodom Road - Old Turnpike Road intersection is the historic center of the Clayton hamlet, marked by the old general store (now a residence) and a church. Clayton exhibits a more compact development pattern than exists at the village outskirts. The surrounding area is still predominantly agricultural.



5B. Konkapot

Location

Konkapot is located at the intersection of Clayton Mill River Road and Konkapot Road.

Development Pattern and Considerations

The hamlet of Konkapot was a historically agricultural settlement and does not contain any commercial or civic activity. While there is still active agriculture in this hamlet, many former farm fields have transitioned to residential development, particularly those abutting the hamlet. Konkapot's center is therefore distinguished by the presence of its historic housing stock than any commercial or civic destinations.



5C. North Clayton

Location

North Clayton is located at the intersection of Clayton Mill River Road and Upton Corners Road.

Development Pattern and Considerations

While the hamlet contains some scattered commercial activity, it does not have a main commercial or community-based area. Unlike the town's other villages or hamlets, North Clayton is comprised mainly of newer residential buildings (constructed after 1960). The hamlet identity is owed largely to the residential development pattern in which homes were constructed much closer to the road and to each other than is typical in other rural portions of town.

Table 1: Village Development Status

	Hartsville	New Marlborough	Southfield	Mill River	Clayton	Konkapot	North Clayton
Developed Acres	21	117.6	65.4	147.4	137.9	27.6	47.3
Undeveloped Acres	2	25.7	29.4	14.7	9.2	0.9	5.1
Total Acres	23	143.3	94.8	162.1	147.2	28.5	52.4
Structures ¹	22	31	47	79	35	11	34
Businesses	5	5	7	5	6	1	4

Source: Berkshire Regional Planning Commission GIS, Tax Assessor Records (2008)

¹ A structure is defined as a primary commercial or residential building on a site. It does not include accessory structures such as barns and out buildings.

Land Use and Development Trends

Existing Land Use

Current available data allow land use in the town to be presented in two distinct ways. The first is based on town tax assessor records that look at the use and ownership of individual parcels in their entirety. The second method uses state data based on aerial photography that defines the development footprint of the

town regardless of parcel size or boundary. For example, a 10-acre property may have a house and yard that occupy only a half acre. Under the first method, the land use summary would count the entire 10-acre lot as residential while the second method delineates only the half acre as a developed residential area and categorizes the remainder of the site as “forest” or some such other category as appropriate to the site. There are pluses and minuses to each method; both are presented to provide a clear picture of what is going on “on the ground” in the town.

State Aerial Photography Analysis

The state, via the University of Massachusetts - Amherst’s Resource Mapping – Land Information Systems lab in the Department of Natural Resources Conservation, conducted an aerial photography analysis of land use in 1971, 1987, and 1999. While 1999 data is fairly dated at this point (2008), the analysis still presents the best picture of the development footprint of the Town and how it has changed over the past 30+ years. Map 2: Development Patterns (1999) illustrates this land use information.

Table 2: Town Land Use by State Aerial Photography Analysis

	1971	1985	1999	Difference 1971-1999	% Change 1971-1999	% Total
	(ac)	(ac)	(ac)	(ac)		
Natural and Open Areas						
Forest	23,986	23,810	23,615	-371	-1.5%	77.0%
Recreation	18	18	18	0	0.0%	0.1%
Water	549	553	553	4	0.7%	1.8%
Wetland	1,177	1,177	1,177	0	0.0%	3.8%
<i>Natural and Open Areas Subtotal</i>	<i>25,730</i>	<i>25,558</i>	<i>25,363</i>	<i>-367</i>	<i>-0.8%</i>	<i>82.7%</i>
Agriculture						
Agriculture	3,736	3,721	3,336	-400	-10.7%	10.9%
Residential						
Residential	844	1,016	1,358	514	60.9%	4.4%
Employment						
Commercial	25	25	25	0	0.0%	0.1%
Industrial	8	8	8	0	0.0%	0.0%
Institutional	101	112	142	41	40.4%	0.5%
Mining / Waste Disposal	46	51	56	10	20.6%	0.2%
<i>Employment Subtotal</i>	<i>180</i>	<i>195</i>	<i>231</i>	<i>50</i>	<i>60.9%</i>	<i>0.8%</i>
Other						
Vacant	165	165	367	202	122.8%	1.2%
Total	30,655	30,655	30,655			100%

Source: State Land Information Systems lab GIS data (1999), Berkshire Regional Planning Commission (2008)



This land use information illustrates that the majority of land in the town (93.6%) is either natural land cover (82.6%), agriculture (10.9%), or open space/recreation (0.9%). Between 1971 and 1999, however, the town lost 371 acres of forest cover and 400 acres of agricultural land to residential development; 514 developed as residential and an additional 202 acres were cleared but have not yet been developed (vacant). During the same time period, the town saw no increase in acreage devoted to commercial or industrial activity – though this does not account for home-based businesses as those would be recorded as residences.

Tax Assessor Records

Town tax assessor records for 2008 indicate the parcel land use for the town is predominantly either residential (48%), vacant (21%) or public or semi-public (e.g., places of worship)(18%). See Map 3: Town Land Use (2008).

Table 3: Town Tax Assessor Land Use Classifications

	Acres	% Use Subtotal	% Total Town
Open Space/Recreation/Forest			
Forest	1,382	67%	4%
Open Space/Recreation	671	33%	2%
<i>Subtotal</i>	<i>2,053</i>		<i>6%</i>
Agriculture			
Agriculture	1,300	100%	4%
<i>Subtotal</i>	<i>1,300</i>		<i>4%</i>
Residential			
Single Family	9,296	59%	28%
Multiple Single-Family	5,701	36%	17%
Duplex/Triplex/Fourplex	77	0.5%	0%
Mobile Home	12	0.1%	0%
Mixed-Use Residential	545	3%	2%
<i>Subtotal</i>	<i>15,631</i>		<i>48%</i>
Employment			
Office	2	0.2%	0%
Commercial	204	21%	1%
Industrial	570	60%	2%
Mixed-use Commercial	173	18%	1%
<i>Subtotal</i>	<i>949</i>		<i>3%</i>
Public/Semi-Public			
Public/Semi-Public	2,495	43%	8%
State	3,222	56%	10%
Federal	75	1%	0%
<i>Subtotal</i>	<i>5,791</i>		<i>18%</i>
Vacant			
Vacant (Developed)	4,627	67%	14%
Vacant (Undeveloped)	2,304	33%	7%
<i>Subtotal</i>	<i>6,931</i>		<i>21%</i>
Total	32,656		100%

Source: Town Tax Assessment Records (Nov. 2008), Berkshire Regional Planning Commission (2008)

Zoning

The entire town is currently zoned Town-Residential. The allowed uses and densities are summarized, below.

Town Residential

Minimum lot size: 1 acre

Minimum road frontage: 150 feet

Allowed Uses:

By Right:

- Single Family Dwelling
- Accessory Dwelling
- Residential Municipal
- Nonprofit Recreation
- Religious or private educational
- Agriculture (with some exceptions)
- Commercial (local ag-related commercial, in-home buildings, and room rental)

By Special Permit:

- Commercial shops
- Restaurants
- For-profit recreation
- Multi-family residential
- Wind, solar or water powered energy generation
- Veterinarian
- Salvage yard
- Non-Town Based Ag-products

Development Trends and Future Development Capacity

Development patterns in the town have shifted in the past two decades from a village-focused pattern towards increased larger-lot rural development. Using aerial photography, it is possible to trace the distribution of new construction between 1987 and 1999. In 1987, 25% of all structures were located within one of the five village centers. By 1999, this had fallen

to 20%; (83%) of new development between 1987 and 1999 located in rural areas. See Map 4: Development Trends. During the same time period, the average lot size for residential development in rural areas increased by over 100%. In 1987, the average lot size of developed parcels was two acres. The average lot size of new homes developed between 1987 and 1999 more than doubled to nearly five acres per residence.

A buildout analysis conducted by BRPC in 2000 estimated the buildout capacity of the Town to be 15,278 total housing units, or 14,221, additional housing units from the 2006 total of 1,057. This illustrates that the town has ample land to accommodate future development.

A more meaningful discussion of future growth should then focus on the location of anticipated growth over the next 20-30 years. Based on historic population growth rate and household size information, it is estimated that the town could add 520 people and 400 new housing units by 2030. Under current zoning and using the average density of development since 1987 of one unit per 2.65 acres, these units would develop an additional 1,060 acres of land. This would increase the developed acreage of the town 67% from 1,590 acres to 2,650. A key objective of this plan will be to set goals and a land use plan to guide future development in a manner supported and desired by residents.



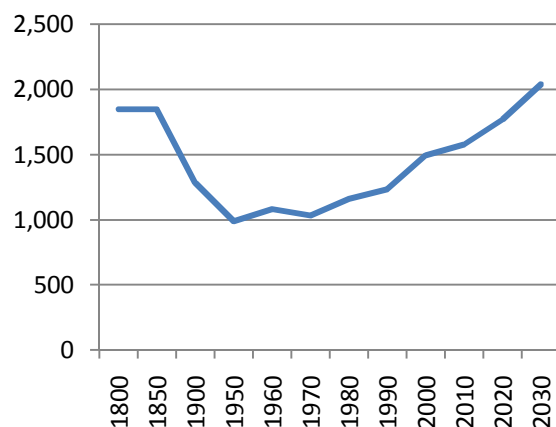
Population and Housing

Population Trends

Historic and Projected Growth Rates

The 2007 population of New Marlborough was estimated at 1,521, up 1.8% from 2000 (1,494). Historic trends for the Town show that the population has increased since 1960, with an annualized growth rate over this time period of 0.81% per year (1960-2000). This growth served to reach a population in the town comparable to, but still below its peak in the mid nineteenth century, (1,848). The town experienced over 100 years of population loss due to decline of resource-based industries and continued westward expansion.

Figure 3: Historic and Projected Population 1800-2030



Source: U.S. Census, New Marlborough Open Space and Recreation Plan (2004)

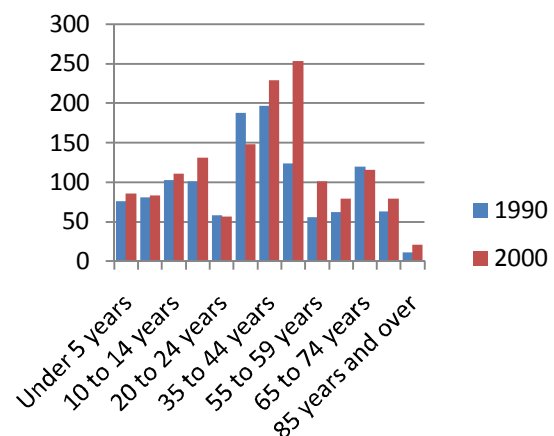
Recent projections² anticipate growth to continue at a rate of 1.04% per year for the next few decades (2000-2030). This rate reflects a moderate rate balancing the longer-term (1960-

2000) growth rate of 0.81% with the more recent and stronger rate experienced in the last decade (1990-2000) of 1.94%. If the town grows as projected, it will reach a population of approximately 2,040 people by 2030.

Population Composition

The population of the town is predominantly white (97.5%) and older, with a median age of 41 years (2000). Between 1990 and 2000 the town saw the largest population increase in the 45-54 year age bracket (+104%) and the largest decrease in residents in the 25-34 year age bracket (-21%). While some of the increase and loss may be attributable to aging in place, the gains in the 45-54 age bracket (129 people) are large enough to suggest that people of this age group comprised much of the town's influx of new residents the decade prior.

Figure 4: Age Distribution of Town Population 1990 and 2000



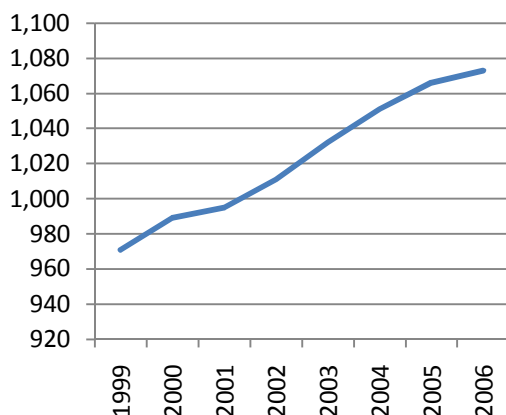
Source: U.S. Census

² New Marlborough Open Space and Recreation Plan, 2004

Housing Supply

The Town had approximately 1,057 residential units in 2006 based on town building permit data (2000-2006) and 2000 Census housing unit totals (see Figure 5, below). All new housing since 1996 has been single-family residences. There is very little multi-family housing in the town (5.5% of all housing) with no multi-family exceeding four units per dwelling. Most multi-family units consist of large older homes that have been divided into duplexes (3.3% of all housing) or 3- or 4-unit apartments (2.2% of all housing).

Figure 5: Total Housing Units by Year, New Marlborough, MA (1999-2006)

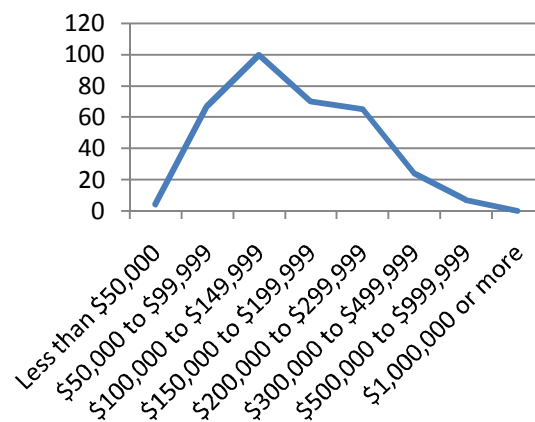


Source: 2000 U.S. Census, New Marlborough Residential Building Permit Data (1999-2006)

Home Value Trends

As of the 2000 Census, the median home value in New Marlborough was \$149,000. Very few (less than 10%) homes were valued at \$300,000 or higher, making the Town more affordable than other areas in southern Berkshire County at that time, but still less affordable than the county overall (median of \$116,800 in 2000).

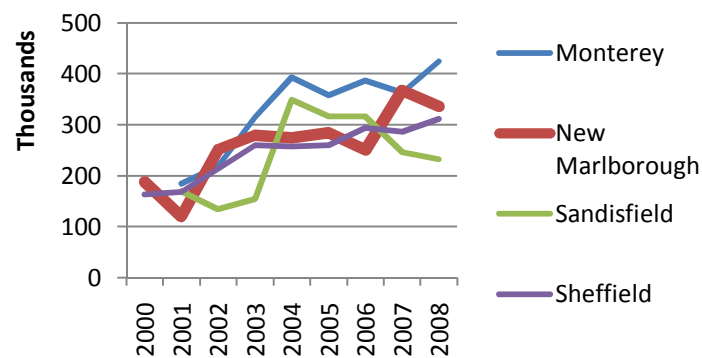
Figure 6: Distribution of Home Values in the Town of New Marlborough, 2000



Source: 2000 US Census

Since 2000, New Marlborough has seen its median home sale price increase by 79.3%. While there have been fluctuations in the median sales price during the past eight years, the average annual price increase has been 7.6%.

Figure 7: Single-Family Median Sales Price (2000-September 2008)



Source: Banker and Tradesman Online, 2008

New Marlborough home values are now on par with those of its southern Berkshire County neighbors. Monterey has maintained the highest values with a 2008 median home sale price of \$425,000, whereas Sandisfield has not



yet seen sales prices rebound from this latest fluctuation; its current median sale price is \$232,500.



The town has many historic homes that define the village centers and town's New England character.

Housing Ownership and Occupancy

The town has a predominantly single-family housing stock and most occupied units are owner-occupied (80%). The percentage of occupied units that were rented in 2000 represents a decrease in the proportion of rental units as part of the occupied housing stock from nearly 25% in 1990 to less than 20% in 2000.

New Marlborough's location at the southern boundary of Berkshire County makes it strongly impacted by the seasonal rental and second home markets from New York City and other locations. In 2000, nearly 90% of all vacant units were unoccupied seasonal rentals. While this variable makes the town's vacancy rate seem artificially high (the vacancy rate falls from 39% to just under 5% when vacant seasonal rentals are removed) it does illustrate the potential impact of seasonal population on Town businesses, roads, and population.

Economy

New Marlborough's economy is comprised of small local businesses and specialized farming. See Map 5: Distribution of Business and Agriculture.

Business by Type

There are a total of 95 private businesses in New Marlborough (Town Clerk Records, October 2008). Over half of all businesses are within one of four sectors: construction (26.3%), Retail Trade (16.8%), Professional and Business Services (10.5%), and Other Services (e.g., auto repair, home maintenance)(10.5%).

Table 4: Businesses by Sector

Business Sector	Total	% Total
Accommodation and Food Services	5	5.3%
Admin, Support, Waste Management, Remediation	2	2.1%
Agriculture, Forestry, Fishing and Hunting	1	1.1%
Construction	25	26.3%
Education Services	1	1.1%
Information	1	1.1%
Other Services	10	10.5%
Professional and Business Services	10	10.5%
Real Estate and Rental and Leasing	2	2.1%
Retail Trade	16	16.8%
Utilities	1	1.1%
Wholesale Trade	1	1.1%
Unknown	20	21.1%
Grand Total	95	100%

Source: Town Tax Assessor Records, 2008

One notable segment of the economy is the role of your camps and educational facilities. These include the Flying Cloud Institute offering year-round arts and science programming; YMCA Camp Sagowea, which reopened its doors in 2009 after a brief closure; and

Kolburne School, a private school for challenged youth.

Agricultural Activity

There are a number of farms in the town with a total of 1,300 acres of land currently in active agricultural use (Town Tax Assessor Records, 2008). These farms tend to follow the national trend of smaller, independent farms to focus more on specialized farm products such as wine, alpaca wool, and grass fed beef.

Local Business Resources

There are two very active economic resource and business marketing groups in southern Berkshire County: the Southern Berkshire Chamber of Commerce and Berkshire Grown.

Southern Berkshire Chamber of Commerce

Southern Berkshire Chamber of Commerce is an active network of businesses in the southern Berkshire region, which consists of the towns of Alford, North and South Egremont, Great Barrington, Monterey, Mount Washington, New Marlborough, Otis, Sandisfield and Sheffield.

Berkshire Grown

Berkshire Grown is a not-for-profit organization working to promote local farms and the local businesses that support them.

Member Farms and Businesses in New Marlborough

- Les Trois Emme Winery
- Old Inn on the Green
- SOL Kitchen Catering



Historic and Recreational Resources

Historic Preservation

Historic preservation in the town is conducted principally through the efforts of the local Historical Society and Historical Commission, who also occasionally work with the New Marlborough Land Trust and the Cultural Council. These two groups operate in tandem to identify resources, respond to property-owner and resident requests for information on town history, and pursue grants to support projects to highlight and protect town historic resources such as inventory and survey, historic plaques, and informational walking tours.

National Heritage Area

The town is located in the Upper Housatonic National Heritage Area, an 848-square mile area that encompasses 18 towns in Berkshire County and eight towns in Litchfield County, CT. This national heritage area was established to honor the rich natural and cultural resources present in the Housatonic River valley, nestled in the Berkshire and Litchfield hills. The designation brings national recognition as well as financial resources from the National Park Service to support a variety of preservation and community enhancement activities.

Historic Districts

There are two historic districts in the town listed on the National Register: the villages of New Marlborough and Mill River. Listing on the National Register of Historic Places recognizes the historic significance of the properties in the designated area and the value of the proximity of these structures to successfully define a place of unique and historic character. National

listing enables commercial property owners to apply for federal rehabilitation tax credits for up to 20% of qualifying rehabilitation activities to historic structures. This listing does not, however, regulate the character of properties developed as infill or ensure that property owners make historically-sensitive additions or renovations.

Interpretive Programs

Historic Walks

The Historical Society has been actively working to preserve and highlight key historic resources in recent years. This includes the establishment of two historic walking tours:

- **Mill Walk:** This guided walk along the Mill River visits the remains of six mill buildings. Currently, guided tours are provided by the Historical Society. In summer 2009 Upper Housatonic Valley National Heritage Area grant funds will help the group make trail improvements and add informational signage to enable visitors to engage in a self-guided tour.
- **Cemetery Walk:** This walk, begun in 2008 by the Historical Society, tours through thirteen historic cemeteries in the town highlighting town history along the way.

Historic Plaques Program

In 2009, as part of the town's 250th anniversary celebration, the Historical Society and Bicentennial Commission will offer a plaques-for-purchase option to owners of documented historic properties in the two historic districts. These plaques will highlight the architecture and historical significance of the structure to the town's history and will be a major step in developing a system of historic interpretive signage in the town.

Park and Recreation Resources

The town is fortunate to be rich in natural resources and scenery, much of which is protected by direct purchase by land trusts, conservation easements, and a variety of public entities. Map 6: Parks and Open Space illustrates the major resources within and abutting the town.

Town Owned Park

Umpachene Park is located along the Clayton-Mill River Road at the confluence of the Konkapot and Umpachene Rivers. The six-acre public park with trails, picnic tables, swimming area, and fishing holes offer residents and visitors a wide variety of recreational opportunities. Well maintained parking areas, a clean environment equipped with trash disposal services, and refreshing breezes invite summer-time crowds.

State and Federal Lands

There are a total of 3,265 acres of state and 76 acres of federal protected lands in New Marlborough, contributing to the rural landscape and recreation options enjoyed by residents and visitors.

Beartown State Forest

This 10,526-acre (non-contiguous) State Forest covers seven municipalities to the north of and including New Marlborough. Beartown offers a wide range of recreational options including swimming, hiking, fishing, canoeing, hunting, and camping. Improved facilities include a boat ramp, restrooms, and picnic areas.

Campbell Falls State Park

This 142-acre natural reserve was placed under the joint management of the states of Massachusetts and Connecticut in 1923. The park offers hiking trails including one to

Campbell Falls, the 62-foot waterfall on the Whiting River that gives the park its name. Campbell Falls State Park is accessed from the Town via southbound on Norfolk Road and west on Campbell Falls Road.



Cookson State Forest

This 2,797-acre State Forest, located in New Marlborough and Sandisfield is an active logging forest managed by the Department of Conservation and Recreation (DCR) and the Division of Forests and Parks, but does offer limited recreational opportunities.

East Mountain State Forest

This 2,085-acre State Forest, located at the northeast edge of the town and in Sheffield, offers access to the Appalachian Trail and is adjacent to Beartown State Forest.

Sandisfield State Forest (York Lake)

This 5,381-acre State Forest, located in New Marlborough and Sandisfield, MA, offers a popular 300-foot beach along York Lake for swimming and fishing. Other activities at the forest include non-motorized boating, hunting, cross country skiing, hiking, biking, and fishing. The forest also has picnic facilities, restrooms, and a boat ramp.

Privately Protected Lands

There are several active land trusts working in the Berkshires and in the town, including New Marlborough Land Trust, Berkshire Natural resources Council and the Trustees of Reservations. A total of 1,258 acres are under



land trust ownership with an additional 2,946 acres are permanently protected through deed restrictions.

*Table 5: Land Trust Land Holdings Summary**

Land Trust	Acres
Berkshire Natural Resources Council	291.5
New Marlborough Land Trust	349.4
The Trustees of Reservations	617.4

Source: Berkshire Regional Planning Commission, 2008

** This illustrates acres that have been directly purchased; it does not reflect easement acres held by these entities.*

Questing

This 438-acre reserve in the central area of the Town was established by the Trustees of Reservations in 1996. This area offers a variety of forest, wetland, meadow, and stream habitat. A system of trails is open year-round for day use and hunting is seasonally permitted.



A section of mature forest cover in Dry Hill.

Dry Hill

This 206-acre site was recently established (2000) by Trustees of Reservations as part of a larger landscape of critical forest habitat for large mammals and woodland birds. The reservation includes a varied terrain known as Dry Hill marked by dramatic white cliffs at the hill's crest and offers 1.5 miles of trails. Seasonal hunting is allowed with permit.

Trails

In addition to the numerous trails in the state parks and forests, New Marlborough is very close to trail heads for the Appalachian Trail located on the northwest side of Lake Buel.

Water Features and Quality

The town has a variety of surface and ground water resources that are used for recreation and water supply for the town. The resources discussed in this section are displayed on Map 7: Water Resources.

Surface Water

The majority of the town is within the Housatonic River Watershed (HRW), except for the easternmost edge of the town which falls within the Farmington River Watershed (FRW).



Lake Buel is a major water body for summer recreation activities and the only lake in the town protected by a lake district.

Major Surface Water Bodies

Natural Lakes and Ponds

- **Lake Buel** is a 195-acre lake at the northern border of the town and is shared with Monterey (HRW).

- **Thousand Acre Swamp** is a 155-acre pond located in the southeast portion of the town in Cookson State Forest (HRW).
- **York Lake** is a 36-acre lake in Sandisfield State Forest (FRW).
- **Harmon Pond** is a 23-acre pond owned and used by the YMCA for their summer camp.
- **Harnet Pond** is a private 33-acre pond just north of York Lake, into which it flows (HRW).
- **Juniper Pond** is a small body of water with extensive wetlands as its border. It lies just west of the Great Barrington-Mill River Road; with Knight Road to the north and County Road to the south.

Man-Made Lakes and Ponds

- **Cookson Pond** is a privately owned pond just west of Cookson State Forest (HRW).
- **Windemere Lake** is a private 100-acre lake created as part of a residential neighborhood development (HRW).



Umpachene Falls in Umpachene Falls Park, the town's only park. Photo by Sara Sheehy.

Waterfalls³

- **Umpachene Falls:** A 30-foot waterfall along the Umpachene River with three drops. This waterfall is located in the Umpachene Park, the town's only park.

- **Campbell Falls:** A 62-foot waterfall along the Whiting River with a 2-tiered drop. This waterfall is located in Campbell Falls State Park in Massachusetts and Connecticut.

Rivers

Two major rivers traverse the town: the Konkapot River, which bisects the town from north to south, and the Umpachene River, which flows into the Konkapot River just south of Mill River. Additionally, the Whiting flows out of Thousand Acre Swamp south-southwesterly providing the water resource for the dramatic Campbells Falls as it transects the Massachusetts/Connecticut state line shedding into the Farmington River basin. The state of Connecticut has designated the Whiting River a Class-A water source. This means the water is potable for human consumption as well as a premium cold water habitat for brook trout.

Protected Wetlands

Three types of wetlands exist within the town: marshes, shrub swamps, and tree swamps. There is a high incidence of wetlands in the southeast portions of the town associated with the Whiting River and along the Konkapot River. Wetlands bordering a perennial stream or at the headwaters of an intermittent stream are currently protected by the Massachusetts Wetlands Protection Act (WPA).

While the Natural Heritage and Endangered Species Program conducted a survey of vernal pools and found sixty-four potential pools, none have yet been certified and are therefore not subject to protection under the WPA.

³ Source: Waterfalls of the Northeast website: <http://www.northeastwaterfalls.com/>



Groundwater

Because of variations in the geology of the town, groundwater is found at different depths, quantities, and can be more or less susceptible to contamination from the surface.

Table 6: Known Groundwater Yield Potential by Village

Village	GPM*
Mill River	40
Clayton	40
Konkapot	40
New Marlborough	UNK
Hartsville	40+

Source: New Marlborough Open Space and Recreation Plan (2004)

** GPM= Gallons per minute*

Threats to Water Quality

Contamination of groundwater in New Marlborough is unknown as there are no test wells in place. While the bedrock that underlies most of the area provides a reasonable sense of security that groundwater is protected from quick contamination, experts advise to not rule out the potential of cracks and fissures in the bedrock layer to provide channels of movement for contaminants from the surface (Savoy Open Space and Recreation Plan, 1991).

Surface water is also a potential source of groundwater contamination as surface water bodies (lakes, rivers, and wetlands) often serve as recharge areas for groundwater supplies. In the case of New Marlborough, with exceptions in the core village areas of Mill River and Southfield where separate but active water companies serve homes and businesses, effluent is treated by sub-surface sewage disposal systems. Leaking septic tanks represent a point of concern. Septic effluent is a known source of water contamination issues in Lake

Buel (New Marlborough Open Space and Recreation Plan, 2004). The lake has been listed as an impaired water body within the Housatonic River Watershed by the EPA for excessive nutrient loads.

Drinking Water Protection Measures

The 17 non-residential public wells in the town are protected by a 750-foot buffer known as the Interim Wellhead Protection Area (IWPA). There are no regulatory protections in place for private residential wells.

Natural Features and Habitat

Landscape and Vegetation

Approximately 77% of the land area in New Marlborough is forested land. Forests in the town are a mix of evergreen (white pine, hemlock, balsam fir, and red spruce (above 1,200 ft)) and deciduous components (sugar maple, yellow and black birch, red oak, black cherry, hickory, beech, and white ash). Understory plants include mountain laurel, ironwood, witch hazel, and striped maple as well as smaller plants such as fern, blue-bead lily, painted trillium, wood sorrel, wintergreen, and partridge berry.



The American Bittern, an endangered species with critical habitat areas in the town.

Important Species Habitat Areas

The National Heritage Inventory identifies 32 species that are either threatened, endangered or of special concern; 24 plants and eight animals. Six of these species, listed in Table 7, have been sighted in the town since 2000.

Table 7: Endangered, Threatened or Special Concern Species Sighted After 2000

Species	Status	Type
Plants		
Hairy Agrimony	T	Plant
Tuckerman's Sedge	E	Plant
Animals		
American Bittern	E	Bird
Bridle Shiner	SC	Fish
Longnose Sucker	SC	Fish
Wood Turtle	SC	Reptile

Source: National Heritage Inventory, 2008

Important habitat areas for endangered, threatened, or special concern species are indicated on Map 6: Important Habitat⁴.

Transportation

Regional Roadways

Three major roads serve the town: Route 57/Sandisfield Road, Route 183/Colebrook Road, and Route 272/Norfolk Road. The nearest access to a major highway is Interstate 90 exit 2 in Lee, roughly 20 miles to the north and Route 8 in Winsted, Connecticut approximately 15 miles to the south. Map 7: Status of Roads classifies the roads by maintenance responsibility, pavement type, and also indicates the location of bridges.

Rail

Freight service is available from the Housatonic Railroad from its public delivery tracks in Sheffield and in Canaan, Connecticut.

⁴ For more information on important species habitat, the BioMap process, and to view an interactive map visit: http://www.mass.gov/dfwele/dfw/nhesp/land_protection/biomap/biomap_home.htm



Airports

The Great Barrington Airport, a General Aviation (GA) facility, is the closest airport. Major airports for commercial travel include Bradley International Airport in Hartford, CT and Albany International Airport in Albany, NY.

Transit

Bus transit service is provided throughout the county by Berkshire Regional Transit Authority (BRTA). No bus line serves the town; the closest bus line is in Great Barrington. Special transit service is available to seniors in the town through Southern Berkshire Elderly Transportation out of Great Barrington. This service provides door-to-door pick-up and delivery both to regularly scheduled shops and scheduled appointments such as doctor's appointments.

Infrastructure and Services

Public Health and Safety

Police

New Marlborough Police Department is based in Town Hall and has a working chief and one part time officer. Lock-up service for police is provided by Berkshire County Sheriff at the regional lock-up in Pittsfield. New Marlborough has actively participated in homeland security planning for the region and has signed the Homeland Security Mutual Aid Agreements with the other 101 communities in the Western Massachusetts region.

Fire

Fire response is provided by the New Marlborough Fire and Rescue, an all-volunteer department. The department responded to 263 calls in 2008, the majority of these calls were medical (32%) false alarms (20%) and mutual

aid medical calls (12%). Structural and other fire calls accounted for 5% of total call volume that year. Departments of nearby municipalities have observed a growth in medical calls for fire/EMT. This is attributed to the aging population (41 years median age in town compared to 36.5 years in the state and 35.3 in the US). Overall, 2008 was the busiest year for Fire and Rescue, a 37% increase in call volume from 2007.

A successful fundraising and grant writing year in 2008 led to several key developments for facilities and equipment, including:

- New Fire Station
- New turn-out gear
- Thermal imaging camera
- Exhaust filters for all emergency vehicles

In addition to the local response team, fire response is provided by the Massachusetts Department of Conservation and Recreation Forest Fire Control. New Marlborough falls within District 12, headquartered in Pittsfield but with fire towers in Monterey and Savoy. Forest Fire Control practices mutual aid response in accordance with the Northeastern Forest Fire Protection Commission Compact.

Emergency/Medical

The New Marlborough Township Volunteer Emergency Medical Transport (EMT), located in Southfield, provides medical and rescue services. The closest hospital to the town is Fairview Hospital in Great Barrington. Other nearby hospitals include Berkshire Medical Center (Pittsfield, MA), and Bay State Medical Center in Springfield, MA.

Schools

Public Grade Schools

In 2001, the Town had 159 students enrolled in the Southern Berkshire Regional School District. The town is one of five communities of the School District in collaboration with the towns of Alford, Egremont, Monterey, and Sheffield.

Table 8: New Marlborough Child Enrollment by School (October 2001)

School	Grades	New Marlborough Students
Monterey Kindergarten	K-1	2
New Marlborough Central School	PK-4	40
Undermountain Elementary School	PK-6	47
Mount Everett Regional School	7-12	70

Source: 2002 Annual Report of the Officers of the Town of New Marlborough

Private Grade Schools

The town is home to the Kolburne School, a private school teaching special needs or challenged youth from kindergarten through high school.

Higher Education

In Berkshire County

- Berkshire Community College, Pittsfield, MA
- Massachusetts College of Liberal Arts (MCLA) North Adams, MA
- Simon's Rock College of Bard, Great Barrington, MA
- Williams College (Williamstown, MA)

Other Nearby Colleges and Universities

- University of Connecticut (Torrington, CT)
- Westfield State (Westfield, MA)
- University of Hartford (West Hartford, CT)
- Vassar College (Poughkeepsie, NY)

Energy and Utilities

Electricity

Electricity in the town is provided by National Grid.

Table 9: Energy Information Chart

Supplier	Product	% New Sources	Sources of Energy
Mass Energy Consumers Alliance 1-800-287-3950	New England GreenStart SM 100%	25%	Hydro 75% Biomass/Solar/Wind 25%
	New England GreenStart SM 50%	15%	Hydro 70% Biomass/Solar/Wind 30%
Community Energy 1-866-WIND-123	New Wind Energy [®] 100%	30%	Hydro 70% Wind 30%
	New Wind Energy [®] 50%	15%	
Sterling Planet 1-877-457-2306	MA Clean Choice	67%	Wind 33.3% Hydro 33.3% Landfill Gas 33.3%

Source: (Dec. 2008)

www.masstech.org/CleanEnergyOrg/option1.htm



Home Heating

Home heating fuel varies as does the supplier, with many smaller fuel providers serving the region. The majority (99%) of occupied housing in the town were heated by one of four traditional heating fuels in 2000 (see Table 8 below).

Table 9: Home Heating Fuel (2000)

Fuel	% All Homes
Fuel Oil, Kerosene	64%
Wood	17%
Bottled/Tank or LP Gas	11%
Electricity	7%

Source: 2000 US Census

Renewable Energy

The town of New Marlborough is located in the National Grid's service area and is therefore eligible to participate in the Clean Energy Choice® program offered through the Massachusetts Technology Collaborative Renewable Energy Trust via National Grid's GreenUp® program. As a participating community, the town receives matching grant funds based on resident enrollment in the program to finance a variety of actions in the town including installing photovoltaic solar panels, conducting community outreach, and improving the energy efficiency of public buildings, among others. Enrolled residents volunteer to pay a slightly higher rate (\$5-12 per month) to help finance and promote expanded renewable energy use in the state and in their community. See box, above, for option plans and what they support.

No alternative energy sources (wind, solar, geothermal, hydrothermal) were used for home heating purposes in 2000. The town does not currently have a wind energy bylaw, though

several other hill towns have begun to take steps in this direction. A recent analysis conducted by the state Executive Office of Energy and the Environment identified potential wind energy generation locations, the majority of which were located in Berkshire County. Wind siting and transmission will continue to be an issue in the foreseeable future as the state and nation work to transition energy generation from oil-based products. The region will be developing an energy plan in the near future, a process in which the town can participate and then work to implement any applicable recommendations.

Communications

Phone, internet, and wireless service is provided by Verizon. Reception is spotty, however, and residents have identified improved communications as a priority. Berkshire Regional Planning Commission began a study in spring of 2009 in collaboration with the Southern Berkshire Technology Collaborative, a coalition of eight communities in southern Berkshire County, to develop a strategy for expanding broadband service in the southern region. The study will evaluate infrastructure, identify any regulatory barriers to broadband expansion, and make recommendations for how the collaborative can best advance this cause in the future.



APPENDIX D: MGL 41S81D

PART I. ADMINISTRATION OF THE GOVERNMENT

TITLE VII. CITIES, TOWNS AND DISTRICTS

CHAPTER 41. OFFICERS AND EMPLOYEES OF CITIES, TOWNS AND DISTRICTS

IMPROVED METHOD OF MUNICIPAL PLANNING

Chapter 41: Section 81D. Master plan; economic development supplement

Section 81D. A planning board established in any city or town under section eighty-one A shall make a master plan of such city or town or such part or parts thereof as said board may deem advisable and from time to time may extend or perfect such plan.

Such plan shall be a statement, through text, maps, illustrations or other forms of communication that is designed to provide a basis for decision making regarding the long-term physical development of the municipality. The comprehensive plan shall be internally consistent in its policies, forecasts and standards, and shall include the following elements:

(1) Goals and policies statement which identifies the goals and policies of the municipality for its future growth and development. Each community shall conduct an interactive public process, to determine community values, goals and to

identify patterns of development that will be consistent with these goals.

(2) Land use plan element which identifies present land use and designates the proposed distribution, location and inter-relationship of public and private land uses. This element shall relate the proposed standards of population density and building intensity to the capacity of land available or planned facilities and services. A land use plan map illustrating the land use policies of the municipality shall be included.

(3) Housing element which identifies and analyzes existing and forecasted housing needs and objectives including programs for the preservation, improvement and development of housing. This element shall identify policies and strategies to provide a balance of local housing opportunities for all citizens.

(4) Economic development element which identifies policies and strategies for the expansion or stabilization of the local economic base and the promotion of employment opportunities.

(5) Natural and cultural resources element which provides an inventory of the significant natural, cultural and historic resource areas of the municipality, and policies and strategies for the protection and management of such areas.

(6) Open space and recreation element which provides an inventory of recreational and resources and open space areas of the municipality, and policies and strategies for the management and protection of such resources and areas.

(7) Services and facilities element which identifies and analyzes existing and forecasted needs for facilities and services used by the public.

(8) Circulation element which provides an inventory of existing and proposed circulation and transportation systems.

(9) Implementation program element which defines and schedules the specific municipal actions necessary to achieve the objectives of each element of the master or study plan. Scheduled expansion or replacement of public facilities or circulation system components and the anticipated costs and revenues associated with accomplishment of such activities shall be detailed in this element. This element shall specify the process by which the municipality's regulatory structures shall be amended so as to be consistent with the master plan.

Such plan shall be made, and may be added to or changed from time to time, by a majority vote of such planning board and shall be public record. The planning board

shall, upon completion of any plan or report, or any change or amendment to a plan or report produced under this section, furnish a copy of such plan or report or amendment thereto, to the department of housing and community development.

A city or town which has an established master or study plan under section eighty-one A and applies for a state grant from the commonwealth shall prepare and keep on file within such city or town an economic development supplement; provided, however, that such city or town shall not be required to prepare such supplement if such city or town has a supplement on file. Such supplement shall be at least one page in length and shall contain the goals of the city or town with respect to industrial or commercial development, affordable housing, and preservation of parks and open space.



APPENDIX E: SURVEY RESULTS

SURVEY 1: COMPREHENSIVE PLAN SURVEY

An initial survey was mailed to all property owners in the town. This survey informed the plan development by serving as a touchstone to which the committee could return to confirm the plan was addressing the priorities and opinions expressed in the survey responses.

Survey

GENERAL INFORMATION

1. How many years have you been a resident of the town of New Marlborough?

Years	Total by Timeframe	% of Total
0 thru 5 yrs	65	19.3%
5 .01 thru 10	49	14.5%
10.01 thru 20.0	59	17.5%
20.01 thru 30.0	61	18.1%
30.01 thru 40.0	30	8.9%
40 thru hi	62	18.4%
Not reported	11	3.3%
Total	337	100%
Mean	23.1 yrs	

1A. In which village do you live?

Village	Number	% of Total
Clayton	27	8.2%
Hartsville	38	11.5%
Mill River	88	26.6%
New Marlborough	101	30.5%
Southfield	75	22.7%
Do not live in NM - Landowner	2	0.6%
Total	331	100%

2. Are you a year-round resident or seasonal resident/second homeowner?

Residency	Number	% of Total
Year-round	169	50.1%
Seasonal	58	17.2%
Second home	104	30.9%
Not reported	6	1.8%
Total	337	100%

3. Please provide the following information on the individuals that live in your home?

a) Gender

Gender	Number	% of Total
Males	291	45.1%
Females	354	54.9%
Total	645	100%

b) People in Household

Household Size	Number	% of Total
1	59	19.0%
2	171	52.3%
3	38	12.5%
4	37	12.2%
5	12	2.9%
6	5	0.7%
7	1	0.4%
Total	321	100%
Mean HH Size	2.31 persons	

c) Age

Age	Number	% of Total
0-5 years	22	3.0%
6-12 years	45	6.1%
13-17 years	42	5.7%
18-25 years	48	6.5%
26-35 years	27	3.6%
36-49 years	132	17.8%
50-62 years	186	25.1%
63-75 years	177	23.9%
75+ years	61	8.2%
Total	740	100%
Mean Age	48.7 years	

d) Race/Ethnicity

Race	Number	% of Total
White	702	97.5%
African Am.	9	1.3%
Asian	1	0.1%
Hispanic	2	0.3%
Multi-cultural	1	0.1%
Other	5	0.7%
Total	720	100%



e) Occupation

Occupation	Total	% of Total
Artist	24	4.3%
Attorney	12	2.2%
Business Executive	27	4.8%
Clerical	39	7.0%
Computers	6	1.1%
Construction	24	4.3%
Designer	16	2.9%
Disabled	1	0.2%
Editor/Writer	17	3.1%
Education	54	9.7%
Finance	25	4.5%
Infant	9	1.6%
Landscape	12	2.2%
LE/Military	3	0.5%
Management/Consultant	50	9.0%
Medical	77	13.8%
Mother/Housewife	20	3.6%
Pre-school/Kindergarten	9	1.6%
Real Estate	5	0.9%
Social Work	5	0.9%
Student	100	18.0%
Technician	21	3.8%
Unemployed	1	0.2%
Total	557	100%

4. Are you retired?

Retired?	Total	% of Total
Yes	108	32%
No	229	68%
Total	337	100%

5. Are you employed in the town of New Marlborough? Yes No If no, skip to 6.

Work in New Marlborough?	Total by Timeframe	% of Total
No	185	54.9%
Yes	22	6.5%
Retired	117	34.7%
<i>Total Responses</i>	<i>324</i>	<i>96.1%</i>
No Response	13	3.9%
Total	337	100%

5A. If yes, which village? Clayton, Hartsville, Mill River, New Marlborough, Southfield or Don't know.

Village	Total	% of Total
Not Work in NM	265	78.6%
Clayton	5	1.5%
Hartsville	3	0.9%
Mill River	8	2.4%
New Marlborough	7	2.1%
Southfield	5	1.5%
Total	293	86.9%
No response	44	13.1%

5B. Are you a Business Owner, Farmer, Self-employed, Employee of local business or Other (please specify):

Role	Total	% of Total
Not work in NM	226	67.1%
Business Owner	18	5.3%
Farmer	1	0.3%
Self-employed	35	10.4%
Employee	9	2.7%
Other	10	3.0%
<i>Total Responses</i>	<i>299</i>	<i>88.7%</i>
Missing	38	11.3%
Total	337	100%

6. If you are employed outside of the town of New Marlborough, how far do you commute to your place of employment? Miles.

Commute Distance (mi)	Total	% of Total
If 0 miles, Role?		
Retired	105	31.2%
Unemployed	3	0.9%
Work at Home	32	9.5%
<i>Total responses</i>	<i>140</i>	<i>41.5%</i>
No response	197	58.5%
Total	337	100%

7. Do you have school age children?

School-Aged Children	Total	% of Total
No	135	40%
Yes	202	60%
1	70	21%
2+	132	39%
Total	337	100%



7A. If yes, which school(s) do they attend?

School	Total	% of Total
New Marlborough Central School	18	19.5%
South Berkshire Regional School	30	32.6%
Berkshire Hills Regional School District	7	7.6%
We home school our children	2	2.1%
Other School	35	38.0%
Total	92	100%

8. What do you like most about living in New Marlborough?

Attribute	Total	% of Total
Rural Setting	149	24.3%
Peaceful/Quiet	120	19.6%
Beauty	98	16.0%
People	62	10.1%
Nature/Wildlife	61	10.0%
Activities	24	3.9%
Privacy	17	2.8%
My Life is History Here	14	2.3%
Place to Escape	13	2.1%
Government/Taxes	11	1.8%
Clean Environment	10	1.6%
Everything	9	1.5%
Proximity to Services	8	1.3%
Safety	5	0.8%
History	5	0.8%
Climate	3	0.5%
Affordable	2	0.3%
No changes	1	0.2%
No cell service	1	0.2%
Total	613	100%

9. What do you like least about living in New Marlborough?

Attribute	Total	% of Total
Bad roads/poor maintenance	65	16.4%
No high speed internet	48	12.1%
No cell phone services	41	10.4%
Develop/Changes	37	9.3%
Politics/No Vote for 2nd Home	25	6.3%
Nothing	23	5.8%
Remote	22	5.6%
No cable service	22	5.6%
Newcomers/2nd Home	19	4.8%
Traffic	19	4.8%
Winter roads	13	3.3%
Cost of Living	11	2.8%
Zoning - lack of	10	2.5%
Cliques	8	2.0%
Weather/Climate	7	1.8%
Boats & ATVs	5	1.3%
Fire & Law Enforce	4	1.0%
Ticks/beavers	4	1.0%
Surveys	3	0.8%
Just place to live	2	0.5%
Few restaurants	2	0.5%
Poor housing	2	0.5%
Children in streets	1	0.3%
Lack of city services	1	0.3%
Lack of diversity	1	0.3%
Lack of jobs	1	0.3%
Total	396	100%

10. How important is it for the town to work on the following issues over the next 5 to 10 years?
(High = 5 to Low = 0)

Local Priorities	Mean	Mode
Rural Character	4.7	5
Natural Beauty	4.65	5
Environment	4.59	5
Planning	4.52	5
Farming	4.45	5
Zoning	3.9	5
Education	3.9	5
Taxes	3.7	5
Housing	3.07	3
Jobs	2.55	3
Business	2.38	3



11. What is your vision for the town of New Marlborough in the next 20 years?

Vision	Total	% of Total
No Change	96	24.6%
Remain Rural	73	18.7%
Slow/controlled growth	46	11.8%
Preserve Beauty	38	9.7%
Discourage growth	17	4.3%
Better town services	16	4.1%
High speed internet	16	4.1%
No big house, few 2nd home, affordable housing	15	3.8%
Zoning/Planning	10	2.6%
Fix roads	11	2.8%
More services/jobs	11	2.8%
Strong Community	10	2.6%
Clean Environment	9	2.3%
Don't know	7	1.8%
Place for All	4	1.0%
Low taxes	4	1.0%
No comment	3	0.8%
Cell phone service	3	0.8%
Retirement community	2	0.5%
Total	391	100%
No vision provided	91	22.8%

12. What town services do you believe need to be added to, improved upon, or expanded on? Please briefly explain your responses.

Service	Same	Reduce	Improve	Expand	Don't Know
Fire	75.8%	1.6%	12.1%	8.2%	2.3%
EMT	78.0%	0.0%	10.0%	10.0%	1.9%
Highway Department	35.5%	0.4%	49.5%	13.6%	1.1%
Law Enforcement	62.5%	0.8%	21.1%	14.5%	1.2%
Recreation	58.7%	1.5%	25.9%	12.7%	1.2%
Board of Assessors	72.3%	8.7%	14.7%	0.9%	3.5%
Building Inspector	76.7%	4.7%	13.1%	2.1%	3.4%
Board Health	82.7%	2.6%	10.0%	1.3%	3.4%
Town Clerk	70.1%	1.7%	22.6%	2.1%	3.4%
Tax Collector	84.1%	3.0%	9.5%	0.9%	2.6%
Planning Board	58.8%	3.0%	25.8%	7.5%	2.1%
Select Board	72.1%	2.6%	19.2%	2.2%	3.9%
Website	45.9%	5.8%	31.4%	13.5%	3.4%
Conservation Commission	52.9%	5.0%	26.9%	12.6%	2.5%
Tree Warden	76.6%	4.1%	9.0%	5.0%	5.4%
Transfer Station	78.2%	1.3%	13.0%	4.6%	2.9%
Cemetery	84.9%	4.6%	4.6%	0.9%	5.0%

THE LOCAL ECONOMY

13 & 14. Which type of businesses do you currently use in New Marlborough versus elsewhere in Berkshire County? What type of businesses would you like to see encouraged or discouraged in our town?

Service	Businesses Use	Businesses to Encourage
Retail	41.1%	51.8%
Financial	0.6%	30.1%
Auto	27.7%	42.1%
Food	55.4%	84.1%
Home Improvement	49.1%	63.4%
Tourism	15.1%	41.2%
Personal Service	20.2%	56.7%
Farming	23.6%	86.8%
Arts	53.3%	84.5%
Professional	12.4%	53.1%

15. Which of the following statements best describes how you feel about economic development in the town of New Marlborough?

Economic Development	Total	% Total	Rank
There is too much economic development in the community and we should do everything we can to discourage it.	17	5.0%	6
The town's economy is growing at a good rate, but we need to do a better job at managing its development.	108	32.0%	1
Development of businesses and services is good for the local economy; we should do everything we can to encourage economic development.	65	19.3%	3
Unsure about economic development in the town.	68	20.2%	2
None of the above statements describe my opinion.	49	14.5%	4
No response.	30	8.9%	5

**RECREATION AND OPEN SPACES**

16. How important is protecting scenic and natural resources in New Marlborough?

Very important = 5 to Not important at all = 0

Feature	Not at All	Low	Neutral	Somewhat Important	Important	Very Important	Mean Rating
Ridgelines	1.8%	0.9%	1.2%	6.5%	9.2%	72.7%	4.59
Open Meadows	1.2%	0.9%	0.6%	5.6%	10.1%	74.8%	4.65
River Frontage	0.9%	0.3%	1.8%	5.3%	11.3%	73.9%	4.65
Forest Parcels	1.5%	0.9%	1.2%	6.8%	13.6%	68.5%	4.55
Vernal Pools	2.4%	2.4%	3.6%	8.3%	10.4%	61.1%	4.33
Water Resources	0.9%	0.3%	0.6%	4.2%	10.7%	74.8%	4.71

17. Do you or your family use the local parks?

Park	% Use
Umpechenee Falls Park	74.5%
York Lake	59.2%
1000 Acre Reservation	31.1%
Dry Hill Reservation	29.7%
The Questing	27.4%
Lake Buel-Ramp	23.1%
CS Ball field	15.2%

18. What priority would you set for future recreational facilities? High = 5 to Low = 0

Activity	Mean	Mode
Hiking	4.12	5
Running/Walking Trails	4.09	5
Bicycle Trails	3.83	5
Swimming	3.76	5
Cross Country Skiing	3.66	5
Canoe/Boat Launch	3.57	5
Picnic Areas	3.52	5
Playgrounds	3.45	5
Ice Skating	3.33	5
Sledding	3.31	5
Fishing	3.11	5
Ball Fields	3.00	3
Horseback Riding	2.90	3
Camping	2.75	3
Tennis	2.40	3
Other	2.00	3
Hunting Areas	1.98	0
Golfing	1.67	0
ATV/Snowmobiling	1.08	0

19. Would you support expenditure of town funds to pay for the development or expansion of these recreational facilities?

Support Expenditure?	Total	% Total
Yes	189	56.1%
No	40	11.9%
Not Sure	90	26.7%
<i>Subtotal</i>	<i>319</i>	<i>94.7%</i>
No Response	18	5.3%
Total	337	100%

HOUSING

20. What members of our community are most in need of housing? 5=High, Low = 0.

Household Type	Mean
Families	4.13
1st Time Homebuyers	3.91
Low Income	3.8
Moderate Income	3.73
The elderly	3.71
Individuals w/Special Needs	3.3
Other	3
Empty Nester	2.52

21. Which of the following housing types are needed in New Marlborough?

Housing Type	Yes	No	Unsure
Affordable	53.6%	16.7%	29.7%
Single Family	50.6%	16.5%	33.0%
Accessory Dwelling	33.2%	24.9%	41.9%
Retirement	32.8%	26.1%	41.0%
Rental	27.6%	35.3%	37.1%
2-Family	15.9%	46.9%	37.2%
Multi-Family	7.3%	57.7%	35.0%
Other	2.7%	37.8%	59.5%

22. If you feel more housing is needed, where should it be located?

Location	Yes	No	Unsure
Village centers	57.5%	12.7%	29.7%
Close to Schools	43.8%	14.1%	42.2%
Close to Main Rds	49.2%	13.8%	36.9%
Other Locations	13.1%	15.9%	71.0%



23. Which of the following statements best describes how you feel about the development of housing in New Marlborough?

Statement	Total	% Total
There is too much development in the community; we should do everything we can to discourage more development.	54	16.0%
This community is growing at a good rate, but we need to do a better job at managing its development.	153	45.4%
Development in the community is good for the economy; we should do everything we can to encourage development.	24	7.1%
Unsure.	40	11.9%
None of the above.	34	10.1%
Total	337	100%

COMMUNICATIONS

28. Please rank the following information sources according to their importance to you when learning about town issues and events. 1 = Most important – 10 = Least important

Information Source	Mean
5 Village News	1.93
Record	3.38
Word of Mouth	3.46
Berkshire Eagle	3.56
Radio	4.29
E-Mail	4.49
Postings Around Town	4.55
Town Website	4.87
Other	5.15
Cable TV	5.21

SURVEY 2: COMPREHENSIVE PLAN SURVEY

A second survey was given during Elihu Burritt Day on August 13, 2009. The intent of this survey was to gauge support for certain policy directions identified in the plan as part of the priority-setting for plan implementation.

Survey

1. A number of growth management tools will be called for in the plan. Which land use topics should the town address first? And which are not an immediate priority? **Please rank 1-3.**

Rank

- 2** Protect character of village centers **(1.9 average score)**
- 1** Preserve open space as part of the rural subdivision process **(1.6 average score)**
- 3** Protect scenic views along rural roadways **(2.4 average score)**

Rank	Response Count by Rank		
	Village Centers	Open Space Subdivisions	Roadway Scenery
1	11	17	2
2	11	7	12
3	8	6	16

2. Should the town work to become more “green?” **100 % YES** 0 % NO
If YES, in what types of activities are you most interested? (Check all that apply.)

- ☐ Solar **(66%)**
- ☐ Wind **(46%)**
- ☐ Other Renewables: **(2.4% geothermal 2.4% hydro)**
- ☐ Energy Efficiency **(61%)**
- ☐ Water Conservation **(41%)**
- ☐ Recycling and Waste Reduction **(76%)**
- ☐ Water Protection **(61%)**

3. What housing options would you like to see added to village centers? (Check all that apply.)

- ☐ Single-family homes **(70%)**
- ☐ Accessory dwelling units added to existing homes **(32%)**
- ☐ 2 unit homes **(24.5%)**
- ☐ 3-4 unit apartments designed like single-family homes **(24.5%)**
- ☐ Townhouses/patio homes **(7%)**

Tell us about yourself!

Residency? **78%** Full-time resident **22%** Part-time resident

Do you live in one of the town’s village centers? **34%** YES **66%** NO



How long have you lived in New Marlborough? **Average tenure = 21 years**

Low tenure = 1 year, high tenure = 63 years

Circle your age group:

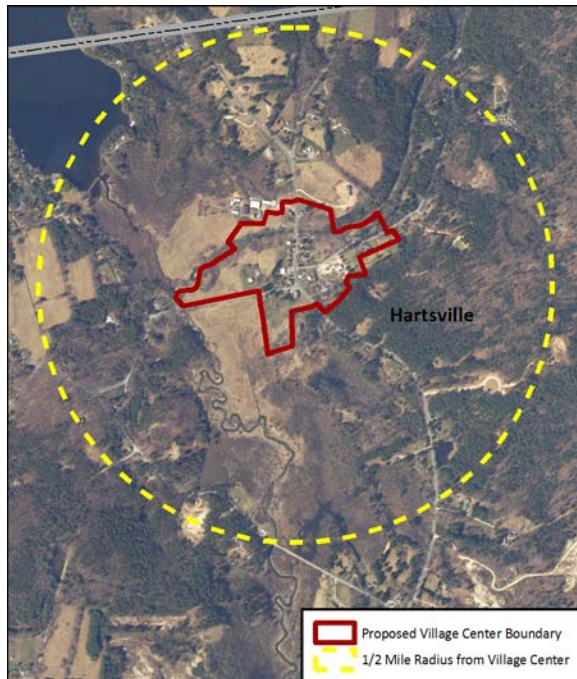
10-19	20-29	30-39	40-49	50-59	60-69	70-79	80+
(2.4%)	(2.4%)	(19.5%)	(14.6%)	(22%)	(19.5%)	(9.8%)	(4.9%)



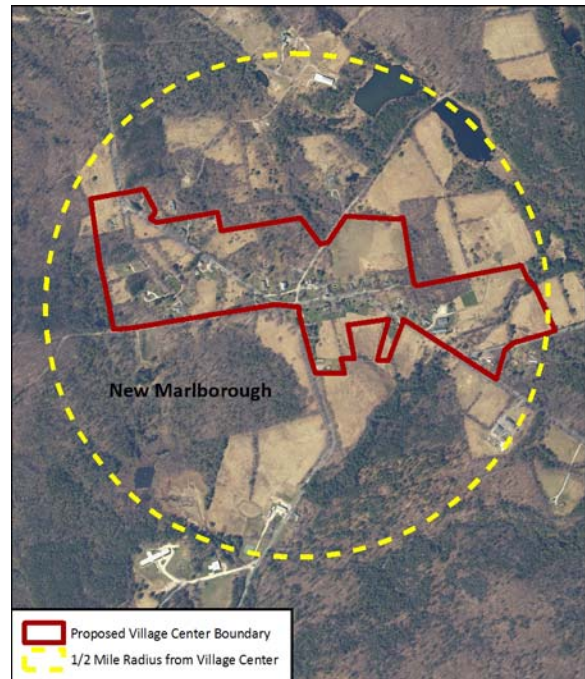
APPENDIX F: VILLAGE CENTER MAPS

The below figures illustrate the proposed boundaries for the Village Center District bylaws to be applied within the town.

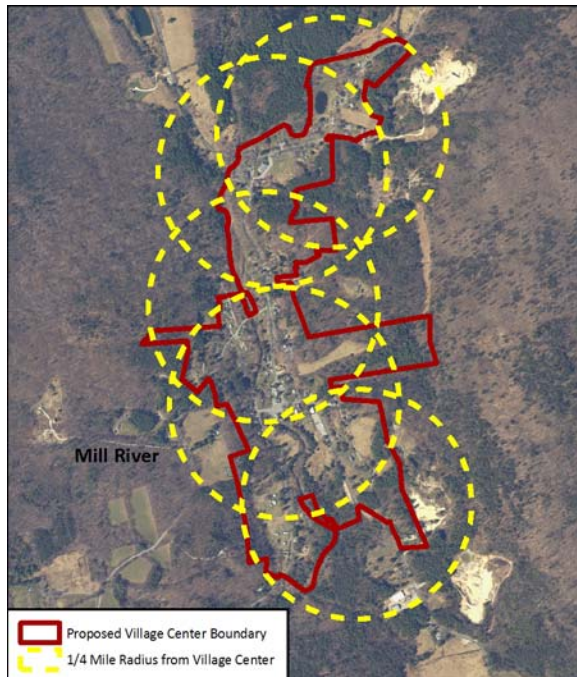
Hartsville



New Marlborough

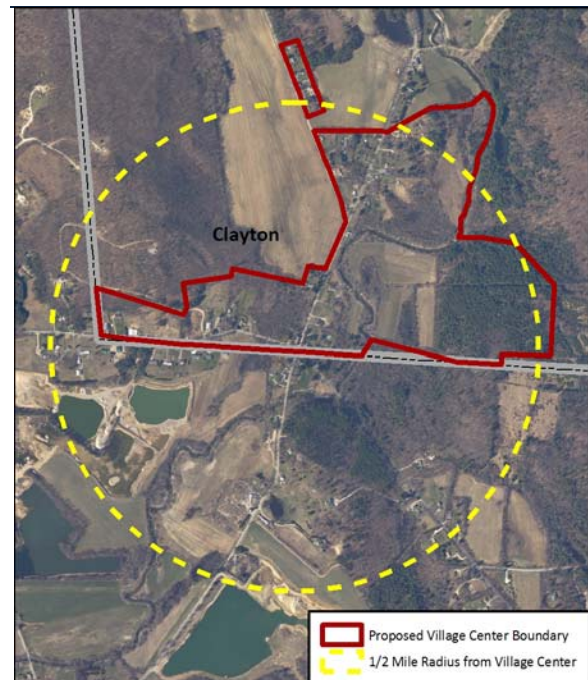


Mill River

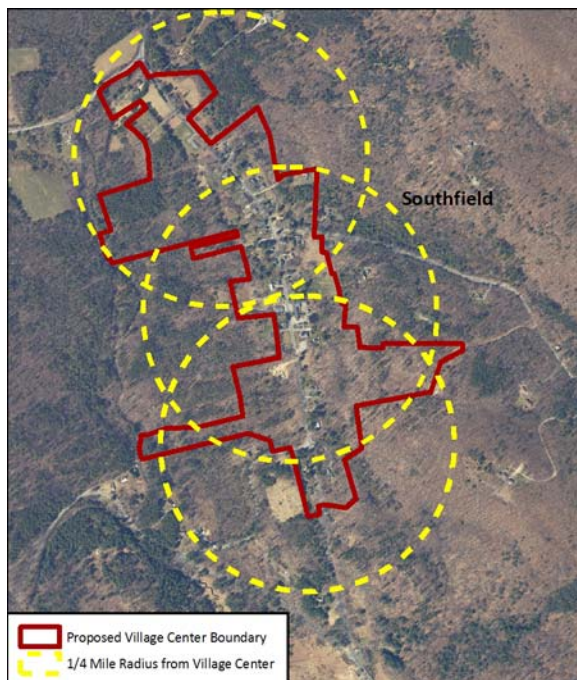


Clayton

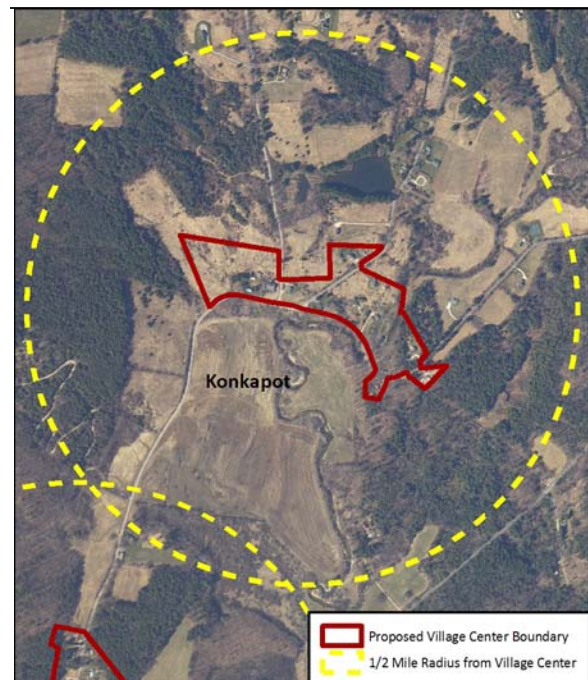
Clayton Hamlet



Southfield



Konkapot Hamlet





North Clayton Hamlet

