

ENVIRONMENT & OPEN SPACE WORKSHEET



	POTENTIAL SOLUTION	PROS	CONS	WHERE IS THIS SOLUTION APPROPRIATE?				COMMENTS
				NORTH HALL	SOUTH HALL	COUNTY-WIDE	NOT APPROPRIATE	
A.1 OPEN SPACE	Require new developments to preserve a percentage of their site as open space	<i>Help preserve open space as growth occurs</i>	<i>Could increase the cost of housing</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Require amenities for new residential developments	<i>Provide recreational amenities for new developments</i>	<i>Could increase the cost of housing</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Other potential solution (write in):			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A.2 TREES	Require some groups of trees to be preserved with new development	<i>Preserve wildlife habitat as well as trees</i>	<i>Makes site layout more challenging</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Require a certain number of trees or specimen trees to be preserved with new development	<i>Preserve trees, including the largest trees</i>	<i>Does not preserve groups of trees or habitat, large trees may be near the end of their lives</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Require development sites without any trees to plant new trees	<i>Increase shade, greenery, and property values</i>	<i>None</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Require more trees to be planted throughout new parking lots	<i>Provide shade and greenery in parking lots</i>	<i>Could decrease land available for parking</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Require trees to be planted in improved or expanded lots	<i>Ensure that existing parking lots also add trees over time</i>	<i>Could be problematic in lots with limited space</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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A.2 TREES (CONT.)	Allow street trees on new residential streets	<i>Allow more developer flexibility</i>	<i>Could interfere with underground utilities</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Require street trees on new residential streets	<i>Guarantee greenery and shade along the street</i>	<i>Could interfere with underground utilities</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A.3 AG ZONING	Increase the minimum lot size in the agricultural zoning district from 1 acre or less to 5 acres or more	<i>Preserve farm land and rural feel</i>	<i>Could reduce development options for legacy landowners</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Increase the minimum lot size in the agricultural zoning district only where there is no sewer service	<i>Preserve farm land and rural feel, tie growth to infrastructure</i>	<i>Could reduce development options for legacy landowners</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Create a homestead lot provision to allow farms to be split for family members	<i>Provide alternatives to development for legacy landowners</i>	<i>Could increase density in rural areas</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A.4 LIGHT POLLUTION	Establish basic light pollution limitations for all new development	<i>Preserve rural feel and views of the night sky, limit nuisance lighting</i>	<i>Reduce lighting options for developers and property owners</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Circle the number that indicates how strict you think light pollution regulations should be

Less strict light pollution regulations

Moderate light pollution regulations

More strict light pollution regulations



DESIGN WORKSHEET



	POTENTIAL SOLUTION	EXPAND TO ALL NEW COMMERCIAL DEVELOPMENTS COUNTY-WIDE	EXPAND TO ALL NEW COMMERCIAL DEVELOPMENTS COUNTY-WIDE BUT EXEMPT RURAL BUSINESSES	KEEP AS THEY ARE TODAY (AREAS SHOWN IN YELLOW ON MAP)	COMMENTS
B.1 CORRIDOR OVERLAY	Where should the requirements of the Corridor Overlay apply?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	BUILDING MATERIAL	ALLOW IN NORTH HALL	ALLOW IN SOUTH HALL	PROHIBIT IN NORTH HALL	PROHIBIT IN SOUTH HALL	COMMENTS
B.2 BUILDING MATERIALS	EIFS (fake stucco)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Decorative concrete block	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	CMU (cinder block)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Vinyl siding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Other (write-in):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

		WHERE IS THIS SOLUTION APPROPRIATE?						
	POTENTIAL SOLUTION	PROS	CONS	NORTH HALL	SOUTH HALL	COUNTY-WIDE	NOT APPROPRIATE	COMMENTS
B.3 WINDOWS	Require new commercial buildings to have a certain percentage of glass	<i>Improve the look of new buildings</i>	<i>Could reduce design flexibility or increase construction cost</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Prohibit blank walls	<i>Same as above</i>	<i>Same as above</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B.4 INDUSTRIAL BUILDINGS	Provide architectural & landscaping standards for new industrial buildings	<i>Same as above</i>	<i>Same as above</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STREETS WORKSHEET



	POTENTIAL SOLUTION	PROS	CONS	WHERE IS THIS SOLUTION APPROPRIATE?				COMMENTS
				NORTH HALL	SOUTH HALL	COUNTY-WIDE	NOT APPROPRIATE	
C.1 SIDEWALKS	Require sidewalks on both sides of all new residential streets	<i>Make it easier and safer to walk</i>	<i>Increase the cost of housing</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Require sidewalks to be 5 feet instead of 4 feet wide	<i>Allow room for people to pass</i>	<i>Increase the cost of housing</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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				YES	NO	
C.2 STREET DESIGN	Establish maximum widths for streets in new developments	<i>Lower development costs</i>	<i>Could reduce space for emergency vehicle access</i>	<input type="checkbox"/>	<input type="checkbox"/>	
	Establish maximum design speeds (not just speed limits) for streets in new developments	<i>Slower streets, fewer injuries and deaths</i>	<i>Could reduce space for emergency vehicle access</i>	<input type="checkbox"/>	<input type="checkbox"/>	
	Create a menu of street designs for developers to choose from in different contexts	<i>Allow flexibility for developers</i>	<i>Could be more for County staff to review</i>	<input type="checkbox"/>	<input type="checkbox"/>	
C.3 ON-STREET PARKING	Allow on-street parking on some types of streets in new developments	<i>Provide guest & overflow parking, slower streets</i>	<i>Could impact traffic flow and have visual impact</i>	<input type="checkbox"/>	<input type="checkbox"/>	

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C.4 STREET LIGHTS	Increase the spacing of required streetlights in new residential subdivisions from 200 feet to 80 feet	<i>Provide more even light to increase safety and account for LED technology</i>	<i>Could increase light pollution and the cost of housing</i>	<input type="checkbox"/>	<input type="checkbox"/>	
	Exempt large-lot rural subdivisions from the street light requirement	<i>Allow flexibility for low density subdivisions</i>	<i>Could decrease safety</i>	<input type="checkbox"/>	<input type="checkbox"/>	
	Require street lights in new commercial developments	<i>Provide a consistent standard for new commercial streets</i>	<i>May not be needed</i>	<input type="checkbox"/>	<input type="checkbox"/>	

OTHER WORKSHEET



	POTENTIAL SOLUTION	PROS	CONS	IS THIS SOLUTION APPROPRIATE?		COMMENTS
				YES	NO	
D.1 MOBILE AND MODULAR HOMES	Simplify mobile home regulations	<i>Reduce unnecessary red tape, simplify enforcement</i>	<i>None</i>	<input type="checkbox"/>	<input type="checkbox"/>	
	Allow single-wide mobile homes	<i>Increase options for affordable housing</i>	<i>Could be considered inappropriate in some areas</i>	<input type="checkbox"/>	<input type="checkbox"/>	
	Allow modular housing	<i>Increase options for affordable housing</i>	<i>None</i>	<input type="checkbox"/>	<input type="checkbox"/>	
D.2 ACCESSORY DWELLINGS	Allow accessory dwellings to be rented and occupied by non-family members only on owner-occupied lots and with square footage limitations	<i>Help homeowners pay their mortgage, increase options for affordable housing</i>	<i>Could be considered inappropriate in some areas</i>	<input type="checkbox"/>	<input type="checkbox"/>	
D.3 PARKING REQUIREMENTS	Allow new homes to be constructed without a 2+ car garage but ensure adequate space is provided for parking	<i>Allow market to regulate parking, decrease the cost of housing</i>	<i>Could create overflow parking concerns</i>	<input type="checkbox"/>	<input type="checkbox"/>	
	Other (write-in):					

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D.4 RESIDENTIAL DESIGN	Prohibit vinyl siding or other low quality facade materials	May improve the appearance of new housing	Could increase the cost of housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Prohibit garages that protrude in front of the house	Improve appearance, street would not be dominated by garages	Could require new design solutions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Provide architectural regulations that address windows, eaves, foundations, chimneys, and other elements	May improve the appearance of new housing	Could increase the cost of housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D.5 HISTORIC PRESERVATION	Establish a Chicopee Mill Historic District without overly strict regulations	Protect historic buildings and preserve character	Limit the ability to tear down or totally redo historic homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D.6 SIGNS	Prohibit LED signs and signs with internal illumination	May improve the appearance of new signs	Reduced options for businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D.7 HOUSING TYPES	Allow new homes on smaller lots with some limitations	Increase the variety of lot sizes and housing prices	Could allow higher density	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Allow duplexes or small apartment/condo buildings in some zoning districts	Increase the variety of housing options and prices, alternative to conventional apartment complexes	Could be incompatible with adjacent development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D.8 USE CONCERNS	Provide more design standards for gas stations, car dealerships, boat/RV storage, etc.	Improve appearance	Could discourage development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Prohibit specific uses in some areas (please note uses in comment area)	Restrict undesirable uses	Could discourage development in convenient areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	