

The Mansfield Roadscape Project: Draft Options Matrix

Option	Detailed Description	Purpose of Option	Benefits and Limitations	Type
<p>Update Town Plan to Support and Strengthen Scenic View Protection Goals</p>	<p>Integrate language more explicitly into key sections of the Town Plan including the following:</p> <ul style="list-style-type: none"> • The Vision • The Goals • Section 3: Economic Development – as scenic views are an economic asset to the community drawing tourists to Essex. Specifically, Section 3.3 Strategic Plan might include scenic views as they relate to “Preserving our rural character in outlying areas” and “enhancing the travel and tourism sector of our economy” and Objective 3.1.5 – promote Essex as a destination. • Section 5: Housing – Goal 5.3 “preserve the town’s more rural areas and character.” • Section 6: Community Services – Objective 6.5.3 – locate utilities in keeping with town character. • Section 7: Parks & Recreation • Section 8: Transportation • Section 9: Natural Lands • Section 10.1 Scenic Resources – Update 	<ul style="list-style-type: none"> • To clearly articulate the community’s vision and goals relating to scenic view protection and outline how this goal will be implemented in the objectives and implementation statements. • To provide guidance and establish a basis for the implementation of any of the Zoning Bylaw provisions listed below. • To provide specificity as recommended in light of the JAM Golf Course decision. 	<p>Benefits:</p> <ul style="list-style-type: none"> • Documents, strengthens and supports overall scenic protection • Arms town against litigation • Provides a basis for deciding where and how to require development projects to develop plans to protect scenic views <p>Limitations:</p> <ul style="list-style-type: none"> • Does not address specific scenic protection mechanisms • Could be controversial, particularly among large landowners 	<p>Regulatory</p>

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	<p>with 2008 OS plan and scenic assessment process and data. Goal 10.1 - maintain scenic character.</p> <ul style="list-style-type: none"> • Section 11: Land Use especially 11.3 rural lands • Add any of the Zoning Bylaw provisions recommended below into an Implementation Statement. 			
<p>Create Nodes, Not Strips of Development</p>	<p>Review zoning districts to ensure that you are creating a development pattern that allows development in and around in the village and historic centers in Essex, rather than expanding development along road frontages. Reinforce existing compact development language with specifics.</p>	<ul style="list-style-type: none"> • To develop depth to the historic settlements and build upon infrastructure, services and residences in these areas. • To discourage strip development. • To create a clear delineation between built areas and more rural areas. 	<p>Benefits:</p> <ul style="list-style-type: none"> • Maintain historic settlement pattern of compact centers surrounded by rural countryside <p>Limitations:</p> <ul style="list-style-type: none"> • Need to understand how any changes would impact land owners 	<p>Regulatory</p>

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<p>Develop a Scenic Overlay District</p>	<p>An overlay district is a common tool for establishing development restrictions, or extending development incentives, on land within a defined geographic area or characterized by specific physical features or site conditions. Adopted as part of a zoning bylaw, overlay districts are superimposed over one or more underlying conventional zoning. A Scenic Overlay District could be added as an additional district to Article II of the Zoning Regulations.</p>	<p>Overlay districts provide additional development review guidelines in a particular area of the community.</p>	<p>Benefits:</p> <ul style="list-style-type: none"> • Allows retention of key scenic views while allowing development • Targeted to defined scenic corridors • Does not disturb underlying zoning • Can be connected to adjacent town’s districts for regional protection; • Clearly identifies expectations <p>Limitations:</p> <ul style="list-style-type: none"> • May add some burden to applicants • If not clearly defined, may be difficult to administer 	<p>Regulatory</p>

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<p>Review and Update Subdivision Siting Standards</p>	<p>This is a tool that provides more specific guidance for the review of subdivisions on land that contains resources of community significance. Specific standards are developed for where and how lots should be clustered and/or sited for subdivisions that have key resources. There is a focus on minimizing deterioration of a resource. Consider increasing density bonuses.</p>	<p>Key community assets such as scenic views, ridgeline protection or open spaces can be protected by developing siting standards that define where building envelopes can and cannot be placed on a site – i.e. blocking a scenic view or clear cutting and siting on a ridgeline.</p>	<p>Benefits:</p> <ul style="list-style-type: none"> • Allows retention of key scenic views while allowing development • Ensures standards are fair and consistent <p>Limitations:</p> <ul style="list-style-type: none"> • Specific standards can reduce the flexibility of where development can occur on a site. 	<p>Regulatory</p>
<p>Develop Context-sensitive Design Standards</p>	<p>Context-sensitive design standards can ensure that buildings, signage, lightning, etc. are designed in a manner that fit the physical and historic setting and preserve scenic assets. They are adapted to specific local conditions, in this case, such standards would require design to be compatible with Essex’s rural lands.</p>	<p>Such standards can ensure that new development integrates well with natural features, historic development patterns, Vermont architecture, etc.</p>	<p>Benefits:</p> <ul style="list-style-type: none"> • Standards can be tailored to protect targeted assets <p>Limitations:</p> <ul style="list-style-type: none"> • May add some burden • If not clearly defined, may be difficult to administer 	<p>Regulatory</p>

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<p style="text-align: center;">Develop Access Management Policies</p>	<p>Access management is a set of strategies designed to prevent traffic congestion, increase pedestrian and traffic safety and, in certain circumstances, preserve scenic views along road corridors. Communities can determine which tools best fit their needs and goals. Consider policies that:</p> <ul style="list-style-type: none"> • Limit curb cuts to one per lot, particularly in areas at risk of strip development. For lots with frontage of more than one road, limit access to the road best suited to handle the traffic generated by the proposed use. • Require master planning for larger properties with plans for future access and internal roads as part of the plan. A master plan should ensure that earlier stages of development will not impact the ability to connect later stages in an integrated road and access pattern. • Require shared access between parcels, and the consolidation of existing driveways to reduce accesses. • Encourage access-management plans to also cover ideas for connector roads and street networks that will reduce the 	<p>In addition to the more obvious connection to safety, function and capacity of a road to handle traffic, access management has a strong influence on land use and the character of a road corridor.</p>	<p>Benefits:</p> <ul style="list-style-type: none"> • Limits additional pavement viewable from road • Improves traffic flow as can limit curb cuts and thus number of turns • Limit scenic obstruction by vehicles • Limits views of parking lots and strengthens people-oriented design <p>Limitations:</p> <ul style="list-style-type: none"> • Does not deal with overall scenic protection, building and other structures 	<p>Regulatory</p>

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	<p>number of access point onto main roads.</p> <p>Also consider the following policies and standards for:</p> <ul style="list-style-type: none"> • Driveway width, curve radius, spacing, sight distance • Service roads and parking lots • Interconnected street networks for the community 			
<p>Allow for Density Bonuses</p>	<p>Allows development at a higher density than is allowed in a particular zoning district in exchange for protection of scenic resources.</p>	<p>Rewards developers that protect scenic resources with greater densities.</p>	<p>Benefits:</p> <ul style="list-style-type: none"> • An incentivizing option rather than a regulatory requirement • Creates nodes of density with open lands surrounding <p>Limitations:</p> <ul style="list-style-type: none"> • May or may not be mandated • Developer can choose not to protect scenic resources 	<p>Regulatory</p>

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<p style="text-align: center;">Encourage Landscaping to Screen</p>	<p>Develop a program to encourage the use of landscaping to screen less desirable aspects of a development – including large front parking lots or to create the feeling of rural character. Could also be used to landscape existing development or establish street trees. Consider targeting existing tree and landscaping programs to appropriate scenic areas.</p>	<p>To use a non-regulatory tool to create or maintain a view or rural character.</p>	<p>Benefits:</p> <ul style="list-style-type: none"> • Preserves views with limited regulatory action <p>Limitations:</p> <ul style="list-style-type: none"> • May actually obscure viewsheds • Limited application to development near roadways • May add cost to a project 	<p>Non-Regulatory</p>
<p style="text-align: center;">Market Scenic Assets in Essex</p>	<p>Create a committee to develop a marketing program that focuses attention on the town’s scenic assets, supporting Town Plan Objective 3.1.5. This may include maps, scenic pull offs with kiosks, signage, local events or festivals, etc.</p>	<p>To develop the economic potential and create community support for the town’s scenic assets</p>	<p>Benefits:</p> <ul style="list-style-type: none"> • Bring residents together around a shared value • Increase the economic value of scenic assets <p>Limitations:</p> <ul style="list-style-type: none"> • May rely on volunteers • No direct protection of assets 	<p>Non-Regulatory</p>

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Land Conservation	Public and/or private conservation of specific prioritized parcels,	The town integrates scenic protection into conservation priorities.	<p>Benefits:</p> <ul style="list-style-type: none"> Conserved land is likely the best means to secure top priority views <p>Limitations:</p> <ul style="list-style-type: none"> Expensive and town resource intensive – only appropriate for top priorities 	Non-Regulatory