

# 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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<b>A.2 TREES (CONT.)</b>	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"/>	
<b>A.3 AG ZONING</b>	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"/>	
<b>A.4 LIGHT POLLUTION</b>	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>B.1 CORRIDOR OVERLAY</b>	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>B.2 BUILDING MATERIALS</b>	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>B.3 WINDOWS</b>	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>B.4 INDUSTRIAL BUILDINGS</b>	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 &amp; 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"/>	