



Town of Orleans

19 School Road Orleans Massachusetts 02653-3699

Telephone (508) 240-3700 – Fax (508) 240-3388

George Meservey

Director of Planning &
Community Development

To: Board of Selectmen
From: Planning Board
Subject: AECOM Downtown Planning Workshops
Date: April 13, 2016

Planning Board members attended the December 15 and February 4 Downtown Planning Workshops conducted by AECOM. The Board has spent many years on future planning for the business districts, and we were delighted that the workshops took place. After hearing the presentations and engaging in discussions, it is the Planning Board's opinion that there is general consensus regarding the future of the downtown area as expressed in the Vision Statements provided. The Board further agrees that:

- The Town currently is zoned for more commercial space than is necessary to meet current or future needs.
- More housing units are needed to support a diverse workforce and provide housing alternatives for older residents.
- Future commercial development or redevelopment should be focused in commercial nodes generally defined as Skaket Corners, the Village Center, and the area near the Orleans Rotary.
- Areas between nodes of development should contain mixed uses, with greater emphasis on housing than commercial activity.
- Additional density allowances for dwelling units may be needed in order to obtain the desired housing types.
- A healthy local economy is vitally important to the overall community.

The Planning Board agrees that the future needs of the Town are best met under AECOM's Buildout Scenario 3.b, which includes zoning amendments to allow housing density to increase, consistent with accepted goals for a village center. The Board is committed to considering all options to determine the most appropriate dwelling density for each zoning district.