

Amendments to the
2003 Ipswich Community Development Plan relating to
Sustainability, Green Design and Resource Efficiency

Adopted: March 27, 2008
Ipswich Planning Board

BACKGROUND: In September of 2007, the Ipswich Planning Board began discussion of a proposed amendment to selectively add language to the 2003 Community Development Plan which would incorporate a greater emphasis on sustainability, green design and resource efficiency. The Board reviewed the draft changes in greater depth at the Board's regularly scheduled meeting of October 4, 2007, and posted this meeting as a public hearing to encourage public input. After discussion at this meeting, the Board revised the draft, continued the public hearing, and agreed to circulate the draft to other Town boards and committees for review and comment.

At the Board's meeting on November 15, several citizens and Town committee members (notably the Recycling Committee) offered helpful comments, and DPW Director Bob Gravino attended with a consultant from the Horsley Witten group. In January, the Board considered recommendations made by the DPW Director as well as further additions relating to climate change adaptation planning drafted by Board member Tim Purinton. The Board actively sought comments and contributions through outreach to municipal boards and department heads, town committees including the Recycling Committee, the Commission on Energy Use and Climate Protection and the Community Development Plan Implementation Task Force, as well as to the public through the press and the Town website.

The Planning Board voted to approve the amendments at their meeting on March 27, 2008.

The initiative for these changes came from the Community Development Plan Implementation Task Force. The research for, and drafting of, specific language for the proposed amendment was done by the Planning staff with the help of our 2007 summer intern, Erin Heacock.

These amendments are best understood when read in parallel with the 2003 CDP, also available online: http://www.town.ipswich.ma.us/plandev/Ipswich%20community_development_plan.htm

The amendments have also been posted online.

The revised Community Development Plan checklist, incorporating the proposed new policies, is also attached. This document is used by the Planning Board and other boards and commissions when making decisions relative to land use or other subjects addressed by the 2003 Community Development Plan.

Sections Amended 3/27/08 are Highlighted

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1. Amend **Section 1.2** (p. 2) of the CDP by adding the language shown below in bold italics after "...which is part of this Executive Summary":

This Community Development Plan is not a static document. In the summer of 2007, recognizing the need to incorporate a more specific focus on resource efficiency and sustainability¹ issues, the CDP Implementation Task Force convened to propose additions to the goals, policies and action steps included in this Plan. These amendments were adopted by the Planning Board on March 27, 2008. At the time of the Board's vote, The Ipswich Commission on Energy Use and Climate Protection draft baseline report, "Energy Use and Greenhouse Gas Inventory, Ipswich, Massachusetts," along with the subsequent recommendations that will emerge from the Commission's analysis, were incorporated by reference into the Plan.

2. Revise **Section 1.3** (p.4) by changing the ninth Guiding Principle for Smart Growth as shown below in bold italics:

9. ***Work toward making Ipswich a more ecologically sustainable community through ~~education and incentives to reduce water and electric use, better manage the Town's septic systems and wastewater, and encourage the use of alternative energy sources.~~ policy, education and incentives to: a) reduce water and energy consumption, solid waste disposal and greenhouse gas emissions; b) better manage the Town's septic systems, wastewater and stormwater; c) encourage waste reduction, recycling and the development and use of renewable energy sources; and d) evaluate planning decisions in light of environmental changes expected as a consequence of climate change, such as sea level rise, and develop climate change adaptation policies and housing, economic and transportation planning recommendations that protect infrastructure, public safety and natural resources.***

3. Amend Section 1.6 (p. 7) as follows:

- Revise 1.6.1 by adding the following policy and associated text to the end of that subsection:

¹ "Development which meets the needs of the present without compromising the ability of future generations to meet their own needs." (the 1987 World Commission on Environment and Development developed this definition in its report, which became known as the Brundtland Report.

HOUSING POLICY 5: Reduce resource consumption in new and existing residential developments. Action steps recommended to implement this policy include adopting bylaws and regulations designed to promote resource efficiency in housing development, encouraging the use of energy-efficient appliances through Utilities Department policies, and using Affordable Housing Trust Fund expenditures to create new units which meet the highest standards for green design and energy efficiency.

- Revise 1.6.2 by adding the following policy and associated text to the end of that subsection:

ECONOMIC DEVELOPMENT POLICY 6: Provide a framework for consideration of resource efficiency within economic development decisions. A broad and varied set of action steps are identified in conjunction with this policy. These include “greening up” municipal practices, using sustainability principles when considering infrastructure expansion, amending or adopting bylaws and regulations to encourage resource efficiency in commercial applications, and expanding the mix of environmentally-friendly businesses in Ipswich.

- Revise 1.6.3 by adding the following policy and associated text to the end of that subsection:

TRANSPORTATION POLICY 6: Reduce resource consumption by transportation systems. Action steps identified to put this policy into practice include making municipal policy changes to promote more efficient and environmentally sensitive infrastructure, giving preferential treatment to fuel-efficient vehicles in municipal parking lots, and continuing to emphasize pedestrian, bicycle and rail modes of transportation as valued alternatives to automobiles.

4. Amend **Section 2.3** (p.15) by adding a new goal, H-4, along with more specific objectives, as shown below in bold italics:

H-4. Encourage resource efficiency in both new residential development and in the rehabilitation of existing housing stock to enhance the sustainability of the community.

- a) Promote the use of energy efficient technology, including energy conservation measures.***
- b) Encourage green building and site design and green construction practices.***
- c) Foster the development and use of alternative energy sources, and discourage dependence on fossil fuels.***
- d) Consider water conservation measures, groundwater protection and recharge, and stormwater treatment to be critical components of sustainable housing design.***
- e) Promote construction and renovation of attached single and multi-family dwelling units to conserve energy use in residential development.***
- f) When undertaking municipally-sponsored housing initiatives, set the model for energy efficient choices and sustainability practices.***
- g) Take into consideration predicted changes to coastal and inland floodplains when evaluating and guiding residential development.***

5. Amend **Section 2.4** (p.16) by adding a new goal, E-5, along with more specific objectives, as shown below in bold italics:

E-5. Encourage resource efficiency throughout the economic development process to enhance the sustainability of the community.

- a) ***Promote increased energy efficiency in buildings and their associated transportation systems.***
- b) ***Consider sustainability principles when evaluating proposed expansions of town infrastructure systems.***
- c) ***Encourage the use of alternative energy resources in Ipswich, and discourage dependence on fossil fuels.***
- d) ***Promote the use of green building design and green building practices in commercial and industrial development projects.***
- e) ***Encourage energy efficient technology, including energy conservation measures.***
- f) ***Be the model for energy efficient choices for private sector through municipal policies and purchasing.***

6. Amend **Section 2.5** (p.18) by adding a new goal, T-5, along with more specific objectives, as shown below in bold italics:

T-4. Promote resource efficient transportation choices, design and technology to enhance the sustainability of the community.

- a) ***Reduce automobile emissions in Ipswich.***
- b) ***Increase the use of more efficient transportation choices.***
- c) ***Through municipal policies and purchasing, set the model for energy efficient transportation choices***

7. Amend **Section 3.1** (p.26) by adding the paragraph shown below in bold italics after the fourth paragraph and before the sentence beginning “See **Figure 3-1**,”:

Housing Policy 5 addresses the need to be more cognizant of the demands residential homes put on resources, specifically energy resources. It does this by presenting action steps for the Town to implement that will encourage the use of resource efficient design and products for new residential developments as well as in retrofits to existing housing. The main action step (H5-1) is to complete the milestones necessary to become part of the Cities for Climate Protection, and support any recommendations that emanate from the study prepared by the Ipswich Commission on Energy Use and Climate Protection.

8. Add a new **Section 3.3.5** (p.38) to the Housing Action Plan titled “Resource Efficiency and Sustainability,” to read as follows:

“3.3.5 Resource Efficiency and Sustainability

Issue: *The issue of resource efficiency should become a major consideration in the town’s Housing Action Plan. Town regulations and review procedures, choices made in the administration of the Affordable Housing Trust Fund, and zoning regulations that may impact*

the adoption of residential alternative energy technologies all need to be informed by an appreciation, of and consistent advocacy for, improved resource efficiency and sustainability.

HOUSING POLICY 5: Reduce resource consumption in new and existing residential developments.

ACTION STEPS:

- H5-1. Cities for Climate Protection:** Complete the Town’s “Energy Use and Greenhouse Gas Inventory, Ipswich, MA”; anticipate and complete other milestones to become part of the Cities for Climate Protection; incorporate relevant housing-related recommendations in the CDP and add action steps to the CDP reflecting these recommendations.
- H5-2. Resource efficient bylaws.** Amend the Zoning Bylaw’s criteria for granting Special Permits to reference energy efficiency, and use the Special Permit granting authority as a tool to encourage and reward greater emphasis on green design and sustainability. The Town should also consider adding a new Special Regulation to the Zoning Bylaw, “Green Housing Projects” which would provide a density bonus and other incentives for the creation of resource-efficient housing. The Town should also consider adopting a green building bylaw to established a green building program and regulate the energy efficiency, conservation of water, indoor air quality and recycling of waste in all residential buildings and structures in the town by setting minimum standards.
- H5-3. Energy-Efficient appliances:** Continue to implement and expand programs within the Utility department to promote the use of energy efficient appliances.
- H5-4. Affordable Housing Trust Fund expenditures:** The Town should continuously evaluate new opportunities to use the Town’s Affordable Housing Trust Fund to improve the efficiency of existing housing stock, thus making it more affordable, and to condition use of the Trust’s funds on projects which demonstrate and make maximum use of green design principles.
- H5-5. Landscape design:** Amend subdivision regulations to encourage use of Low Impact Development (LID) techniques to conserve and protect water resources.
- H5-6. Alternative energy use:** Amend the Zoning Bylaw to allow and encourage use of alternative energy devices such as wind, active and passive solar, geothermal and distributed generation, and explore adopting measures within the local building code to support this initiative.”

9. Amend **Section 4.1** (p.40) by adding the paragraph shown below in bold italics after the third paragraph:

Ipswich should seek to attract businesses that are resource efficient and sustainable for the community. The Town should take a lead role in investigating and implementing policies and regulations to encourage the use of resource efficient technology as outlined by Economic Development Policy 6. Critical to this policy is the completion of the Ipswich Commission on Energy Use and Climate Protection’s report “Energy Use and Greenhouse Gas Inventory, Ipswich, MA” and the implementation of its ensuing recommendations.

10. Add a new Action Step under **Section 4.3.5** (p.50) by adding the text shown below in italics:

***E.5-5. Promote Low Impact Development Techniques:** Actively promote stormwater management techniques that maintain natural hydrology and promote recharge on both new and redevelopment sites.*

11. Add a new **Section 4.3.6** (p.50) to the Economic Development Action Plan titled “Encouraging Resource Efficiency and Sustainability,” to read as follows:

“4.3.6 Encouraging Resource Efficiency and Sustainability

***Issue:** Current policies and regulations do not necessarily incorporate or encourage sustainability practices. Ipswich prides itself on being a community that has taken the leadership role on many fronts: open space preservation, preservation of affordable housing, downtown revitalization, and progressive zoning practices that discourage sprawl. In an era of global climate change, Ipswich’s vision is to again be a model in encouraging a partnership between economic development and environmental leadership.*

ECONOMIC DEVELOPMENT POLICY 6: Provide a framework for consideration of resource efficiency within economic development decisions.

ACTION STEPS:

- E6-1. Cities for Climate Protection:** Complete the Town’s “Energy Use and Greenhouse Gas Inventory, Ipswich, MA”; anticipate and complete other milestones to become part of the Cities for Climate Protection; incorporate relevant economic-development related recommendations in the CDP and add action steps to the CDP reflecting these recommendations.
- E6-2. “Green up” municipal practices:** The Town should actively pursue measures to improve municipal practices. These measures could include: Purchase infrastructure to support green electricity at municipal buildings. Establish an environmentally preferable purchasing program. Conduct an energy audit of municipal facilities and continuously improve efficiency in Town buildings through the annual and capital budget process and through management practices that closely examine opportunities for greater efficiency. Encourage LEED certification in all new municipal buildings. Promote a reduction in artificial lighting and the increased use of daylighting in all new construction or major remodeling of town buildings and facilities.
- E6-3. Community incentives:** Provide the opportunity to purchase electricity from green sources through the municipal utility. Other steps the Town should consider include use of incentives to the community for retrofitting for resource efficiency, expansion of the solid waste disposal program to include “pay-as-you-throw,” mandatory recycling, and single-stream recycling. Promote continued education of the community on the economic and environmental benefits of recycling and waste minimization. Explore the provision of recycling bins in key

locations such as the train station and other public sites to allow separation of waste in high-use sites.

- E6-4. Infrastructure systems:** Consider sustainability principles when evaluating proposed expansions of town infrastructure systems.
- E6-5. Policy/regulatory changes:** Encourage, promote and, where feasible, require green building methods and practices within the town as part of the Town’s economic development planning process. Amend Site Plan Review standards to include efficiency standards. Provide information on new energy technologies, policies, and programs that may prove helpful to Ipswich’s economy and environment for the general public, elementary and secondary schools, and libraries.
- E6-6. New business recruitment:** Continue to seek out, and add, environmentally-friendly businesses to Ipswich’s economic base.
- E6-7. Climate change adaptation plan:** Develop a climate change adaptation plan that takes into consideration best available predictions in sea level rise, floodplain changes and impacts to vulnerable habitats. Evaluate “soft” engineering and innovative zoning approaches such as ecosystem restoration and overlay districts to help mitigate natural disasters. Recommend measures for climate change adaptation to inform transportation and housing action plans. Integrate climate change adaptation where applicable into open space and disaster plans.

12. Amend **Section 5.1** by adding the language shown below in bold italics after the third sentence:

A further major goal is to guide Ipswich continuously toward a sustainable and resource efficient transportation system which supports the overall health of the community: air pollution is decreased, pedestrian and bike options become more attractive, ridership on the commuter rail is enhanced, and fossil-fuel dependent transportation choices are discouraged.

13. Add a new **Section 5.3.6** (p.63) to the Transportation Action Plan titled “Encouraging Resource Efficiency and Sustainability” to read as follows:

“5.3.6 Encouraging Resource Efficiency and Sustainability

Issue: *Energy waste and emissions associated with transportation are principal contributors to climate change and pollution. Additionally, transportation infrastructure impacts hydrology and water quality. As such, local and individual transportation policies and practices represent a significant opportunity to improve the environment and cut energy consumption. Ipswich’s vision is to be a community that walks, bikes and takes the train whenever possible.*

TRANSPORTATION POLICY 6: Reduce resource consumption and impacts to resources by transportation systems.

ACTION STEPS:

- T6-1. Cities for Climate Protection:** Complete the Town’s “Energy Use and Greenhouse Gas Inventory, Ipswich, MA”; anticipate and complete other milestones to become part of the Cities for Climate Protection; incorporate

relevant transportation-related recommendations in the CDP and add action steps to the CDP reflecting these recommendations.

- T6-2. Policy/regulatory changes:** These changes might include adopting a policy to restrict idling of vehicles in the municipal fleet, retiring older municipal fleet vehicles and replacing them with fuel-efficient vehicles and using biofuels in the municipal “mix.” Preferential parking for fuel-efficient, low-emissions vehicles could be considered, along with ways to encourage car and van pooling by municipal employees. The Town could support the development of a car sharing business in Ipswich. In setting criteria for the award of municipal contracts in Ipswich, companies committed to lower-emission and fuel-efficient vehicles could be given preference.
- T6-3. Infrastructure choices:** Promote the use and design of energy efficient street lighting systems, avoid over-lighting, and continue to convert street lights to be more energy efficient. The development review process should carefully evaluate proposed light levels and fixtures to minimize sources of light pollution.
- T6-4. Water quality protection:** Promote ecologically sound stormwater management practices in transportation infrastructure design to reduce impacts to groundwater and surface water hydrology and water quality.”

14. Amend **Section 3.2** (p.26) , Implementation Matrix, by adding the language shown below in bold italics:

Housing Implementation Plan					
Item #	Description	Responsibility	Importance	Time Frame	Notes
<i>Housing Policy 5: Reduce resource consumption in new and existing residential developments.</i>					
<i>H5-1</i>	<i>Cities for Climate Protection</i>	<i>Ipswich Comm. on Energy Use and Climate Protection</i>	<i>High</i>	<i>Ongoing</i>	<i>Draft report prepared, Milestone 1</i>
<i>H5-2</i>	<i>Resource-efficient Bylaws</i>	<i>Planning Dept., Planning Board</i>	<i>Medium</i>	<i>Long-Term</i>	
<i>H5-3</i>	<i>Energy-efficient Appliances</i>	<i>Utilities, Planning Board</i>	<i>High</i>	<i>Immediate</i>	
<i>H5-4</i>	<i>Affordable Housing Trust Fund Expenditures</i>	<i>Trust Fund Board</i>	<i>High</i>	<i>Ongoing</i>	
<i>H5-5</i>	<i>Landscape design</i>	<i>Planning Bd.</i>	<i>High</i>	<i>Immediate</i>	<i>Revision to P.B. regulations</i>
<i>H5-6</i>	<i>Alternative Energy Use</i>	<i>Planning Bd., Planning Dept.</i>	<i>Medium</i>	<i>Ongoing</i>	<i>Bylaw passed by Town Meeting 2007; ongoing education</i>

15. Amend Section 4.2 (p.41), Implementation Matrix, by adding the language shown below in bold italics:

Economic Development Implementation Plan					
Item #	Description	Responsibility	Importance	Time Frame	Notes
E5-5	<i>Promote Low Impact Development (LID) techniques</i>	<i>Planning Board, DPW, ZBA</i>	<i>High</i>	<i>Immediate</i>	<i>Revisions to P.B. subdivision regulations</i>
<i>Economic Development Policy 6: Provide a framework for consideration of resource efficiency with economic development decisions.</i>					
E6-1	<i>Complete the “Energy Use and Greenhouse Gas Inventory, Ipswich, MA”</i>	<i>Ipswich Comm. on Energy Use and Climate Protection</i>	<i>High</i>	<i>Ongoing</i>	<i>Draft report prepared</i>
E6-2	<i>“Green up” municipal practices</i>	<i>Town Mtg, Selectmen, FinComm Selectmen, Finance Cmte.</i>	<i>Medium</i>	<i>Mid-Term</i>	<i>Selectmen adopted Sustainability Principles Dec. 2007</i>
E6-3	<i>Provide community incentives</i>	<i>Utilities, DPW, Recycling Committee</i>	<i>Medium</i>	<i>Mid-Term</i>	
E6-4	<i>Improve infrastructure systems</i>	<i>Selectmen, Utilities, Planning Board</i>	<i>Medium</i>	<i>Long-Term</i>	
E6-5	<i>Policy/regulatory changes</i>	<i>Utilities, Bldg. Dept., Planning, Schools, Library</i>	<i>Immediate</i>	<i>Short-Term</i>	
E6-6	<i>New business recruitment</i>	<i>Planning & Development, Selectmen</i>	<i>Medium</i>	<i>Long-Term</i>	
E6-7	<i>Climate Change Adaptation Plan</i>	<i>Planning & Development</i>	<i>Medium</i>	<i>Long-Term</i>	

16. Amend Section 5.2 (p.51), Implementation Matrix, by adding the language shown below in bold italics:

Transportation Implementation Plan					
Item #	Description	Responsibility	Importance	Time Frame	Notes
<i>Transportation Policy 6: Reduce resource consumption by transportation systems.</i>					
<i>T6-1</i>	<i>Complete the “Energy Use and Greenhouse Gas Inventory, Ipswich, MA”</i>	<i>Ipswich Comm. on Energy Use and Climate Protection</i>	<i>High</i>	<i>Ongoing</i>	<i>Draft report prepared</i>
<i>T6-2</i>	<i>Policy/regulatory changes</i>	<i>Planning Bd., Selectmen, DPW, Utilities</i>	<i>Medium</i>	<i>Short-Term</i>	
<i>T6-3</i>	<i>Infrastructure choices</i>	<i>Selectmen</i>	<i>Medium</i>	<i>Short-Term</i>	
<i>T6-4</i>	<i>Water quality protection</i>	<i>Planning Bd., DPW</i>	<i>High</i>	<i>Ongoing</i>	



CDP Implementation Task Force

FAQ's and Checklist for Town Boards and Commissions

Which town boards and commissions should be mindful of the spirit and recommendations of the 2003 Ipswich Community Development plan (CDP)?

Members of **ALL** boards and commissions are encouraged to be familiar with this excellent plan. The CDP is the result of a lengthy public participation process and was adopted by vote of Town Meeting in September, 2003, as the planning strategy for the Town of Ipswich. **Updates (3/27/08) are also shown on the checklist.**

Why should our board or commission evaluate our actions in light of the CDP?

Town meeting voted to amend the General Bylaws to include the following provision: "When taking actions and/or making decisions relative to land use or other subjects addressed by the 2003 Community Development Plan, Town boards and commissions **shall indicate** in their decisions and/or minutes whether or not said action or decision was, in their opinion, consistent with the CDP."

When should a Town board or commission make note of whether its actions are consistent with the 2003 Ipswich Community Development Plan?

In general, if your board or commission is taking action on matters which are tied to housing creation, economic development, or transportation infrastructure, a consistency evaluation should be completed. Additionally, actions or recommendations which relate to broader issues, such as open space preservation and environmental protection, should also be considered in light of their consistency with the CDP.

Some examples of actions or decisions warranting consistency evaluation include:

- A recommendation to the ZBA by your board regarding a 40B project
- Decisions related to changing or extending utility infrastructure
- Adoption or change in major policies

How do we determine if a decision or action is consistent with the CDP?

The attached checklist serves as a quick reference and can easily be incorporated in, or appended to, your decision or minutes. This checklist is available on the Town website under "Forms" and can be downloaded and completed electronically.

What if our decision or action is inconsistent with the CDP?

The Bylaw allows for such an instance: "If a board or commission indicates that its action or decision is not consistent with the CDP, then it shall explain its rationale for taking such action in its decision and/or minutes." See the checklist for more guidance.

How do we show we have considered the issue of consistency with the CDP?

Include a consistency statement in your decision or minutes:

"This (action/decision/recommendation) is (consistent with/inconsistent with/does not relate) to the principles, policies and action items recommendations in the 2003 Ipswich Community Development Plan. See attached checklist for further detail."

Please note that the Open Space Plan is incorporated by reference in the CDP and should be referenced as appropriate.



CDP Implementation Checklist

Ipswich Community Development Plan

Board or Commission: _____

Action or decision: _____

Date: _____

<i>How does your decision relate to the following principles: (C= Consistent) (I=Inconsistent) (Neutral) (N/A= Does not apply)</i>	C, I, N, N/A (indicate one)
Ipswich's Guiding Principles for Smart Growth	
1. Provide a range of housing opportunities for residents of all income levels and abilities.	
2. Reduce sprawl by limiting excess roadways and by evaluating and controlling the growth impacts associated with sewer extensions.	
3. Provide a variety of transportation choices. Develop and enhance non-motorized travel options by developing new paths and trails, connecting existing paths and trails, and making roadways and intersections more pedestrian-friendly.	
4. Protect the village character and strong "sense of place" of downtown Ipswich, with its locally-owned businesses, mix of uses, healthy economy, pedestrian-friendly environment, historic resources, multi-modal transportation, and prominent role in community life.	
5. Enforce the highest standards when reviewing development projects that affect the Town's critical natural resources, such as the Great Marsh, the Parker River-Essex Bay ACEC, the threatened Ipswich River, sites of historical and archeological value, and other resources that are threatened or endangered, such as contiguous habitat.	
6. Increase the Town's ability to influence and direct development consistent with these smart growth principles by strengthening the planning and review processes, particularly through the use of incentives. Make development decisions predictable, fair, and cost-effective.	
7. Support the survival of resource-based businesses, as they are critical to the character of the town, the conservation of open space, and the livelihood of local residents.	
8. Ensure that the Town's population does not exceed the carrying capacity of its environment, infrastructure, and services by anticipating future growth and working actively to reduce future growth potential while at the same time planning for increased services as feasible.	
9. Work toward making Ipswich a more ecologically sustainable community through policy, education and incentives to: a) reduce water and energy consumption, solid waste disposal and greenhouse gas emissions; b) better manage the Town's septic systems, wastewater, and stormwater; c) encourage waste reduction, recycling and the development and use of renewable energy sources and d) evaluate planning decisions in light of environmental changes expected as a consequence of climate change, such as sea level rise, and develop climate change adaptation policies and housing, economic and transportation planning recommendations that protect infrastructure, public safety and natural resources. (added 3/27/08)	
Ipswich's Housing Policies	
1. Promote both ownership and rental housing development in areas in and near the downtown that are already affected by development and have infrastructure in place to meet the needs of new residents.	
2. Expand the areas throughout the Town where multi-family residential development and senior housing is allowed by special permit.	
3. Ensure that new residential development is environmentally and aesthetically compatible with the Town's existing landscape.	

<i>(continued next page)</i>	
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CDP Implementation Checklist

Ipswich Community Development Plan
(continued)

*How does your decision relate to the following principles:
(C= Consistent) (I=Inconsistent) (N=Neutral) (N/A= Does not apply)*

C, I, N, N/A
(indicate
one)

Ipswich's Housing Policies (continued)	
4. Increase the availability of affordable housing in the Town, and the amount of housing that counts toward the Town's 10% requirement under Chapter 40B.	
Reduce resource consumption in new and existing residential developments. (added 3/27/08)	
Ipswich's Economic Development Policies	
Through appropriate business zoning and targeted marketing and recruitment efforts, seek to attract the types of businesses that Ipswich wishes to have in the Town.	
2. Allow for and encourage an appropriate mix of uses in and near the town center.	
3. Ensure that business development and redevelopment is compatible with and enhances the Town's visual character and residential uses	
4. Sustain Ipswich's agriculture and fisheries industries.	
5. Make the best use of the Town's limited water supply.	
Provide a framework for consideration of resource efficiency within economic development decisions. (added 3/27/08)	
Ipswich's Transportation Policies	
1. Provide for safe and efficient roadways through limited infrastructure improvement projects and by adopting traffic regulations for new developments	
2. Continue to develop the Town's transportation systems in a way that is compatible with the Town's character.	
3. Support non-automotive transportation modes including cycling and walking.	
4. Make the best use of existing parking downtown and provide additional parking, if necessary, to support downtown activities. Ensure that the Town's parking requirements are adequate for and consistent with the types of development that the Town would like to attract.	
5. Consider transportation factors when making local decisions related to issues such as planning, zoning, open space protection, and the siting of public facilities.	
Reduce resource consumption by transportation systems. (added 3/27/08)	
Ipswich's Open Space Policies	
1. Protect land that is currently listed for possible protection consistent with its evaluation under the Open Space Bond Program.	
2. Protect land in Chapter 61, 61A, or 61B uses; on the state Biomap or Natural Heritage Map; within the River Protection Zone; within the ACEC or its buffer zone; in Zone II of water supply wells and Zone A and B of surface water supplies, or currently has a conservation restriction (CR) on all or a portion of the parcel.	
3. Protect scenic vistas, scenic roads, and cultural features such as historic walls, ways, trees, and archaeological sites.	
4. Protect wetlands and their buffer zones, including vernal pools.	
5. Protect and/or minimally affect open space by minimizing clearing and fragmentation of woodland and other natural features.	
6. Provide space for ball fields, trails, and other recreational facilities, especially those accessible to the physically handicapped.	

