

Planning Board Letter to Developers about the Project Integration Procedure

The Town Council, Planning Board, and Environmental Commission strongly encourage the developer and the neighbors of each proposed project, together with other interested citizens, to participate together in the Project Integration Procedure. Participation is voluntary, but very beneficial to all parties. The purpose of this procedure is to design the project so that it includes community-enhancing features that help the project, the existing neighborhood, and the larger community.

Although the planning board endorses and recommends this procedure and can help provide meeting space if necessary, our elected officials and board members do not attend the collaborative meetings. After reviewing a developer's conceptual plan, the planning board will suggest the Project Integration Procedure by letter to each neighbor within 200 feet of the proposed project. If they choose to participate, the neighbors then obtain the guidebook and modeling materials from the planning board secretary, familiarize themselves with the procedure, and invite the developer and other interested citizens to meet with them.

The Project Integration Procedure is used with residential, commercial, and industrial projects of any nature and size that have the potential to enhance adjacent neighborhoods. Following this Procedure has been shown to produce lasting friendships between neighbors, other interested citizens, and developers, and to result in better projects and better neighborhoods.

BENEFITS TO DEVELOPERS

1. The profitability of your project will likely increase as the project is designed specifically to enhance quality of life and property values in the surrounding neighborhood and the larger community, as well as in the project itself.
2. You save money when you do your detailed planning after you have strong support for the conceptual plan. The Project Integration Procedure usually results in efficient agreement between developer, neighbors, environmentalists, and planning board on a variety of project features. The whole approval process moves more quickly and results in a higher value project, thereby decreasing your expenses and increasing your profits.
3. You gain an opportunity to establish friendships with neighbors, environmentalists, and other interested citizens. This usually results in new ideas for improving your project and in public support for your project early in the approval process.

WHAT SHOULD YOU DO?

Bring a conceptual plan for your proposed project to a workshop meeting with the Planning Board. After a quick review for viability and neighborhood influence, the Planning Board will then notify the neighbors. Interested developers with a conceptual plan should call the Planning Board secretary to be placed on an upcoming planning board meeting agenda.