



NM Protective By-Laws Revision:
Updating Our By-laws to Support Residents'
Vision for our Villages and Rural Areas.

Vision of New Marlborough¹

- Retaining the small- town rural character even as new businesses and homes are developed to meet future demand.
- Preserving its natural beauty and resources.
- Retaining and enhancing village centers as social and economic hubs for the town.
- Retaining the village-rural distinction in development patterns.
- Offering a range of housing options for different ages and income levels.

¹Town of New Marlborough Comprehensive Plan, February 2010. “Vision Statement” p. 7

Historical Overview

- 1966 First New Marlborough By-Laws Adopted;
- 2007 Survey of NM Residents' Vision Conducted;
- 2010 Comprehensive Plan Adopted;
- 2010 Comprehensive Plan Implementation Process Started; and
- 2011-Current Protective By-laws Revision Drafted.

What Do the Revisions Accomplish?

- Bring the document language up to date with greater detail and clarity.
- Revise the By-Laws to reflect the historic character of the village centers:
 - Revisions were based on measurements and maps of our villages.
- Expand choices for developing multi-family dwellings.

What Do the Revisions Accomplish?

- Make village centers business friendly by:
 - Making *By-Right* uses consistent with vision for the Town;
 - Expanding the Table of Permitted Uses; and
 - Reducing frontage requirements, thereby:
 - Increasing the number of conforming lots, and
 - Allowing for development/use of small lots.
- Alleviate development pressures on the rural areas.
- Create two types of districts – Rural Residential and Village Center

The Revisions Will Not:

- Directly affect tax valuation on parcels in the villages.
- Require existing non-conforming structures to comply with any new standards. All existing non-conforming structures will be grandfathered.
- Allow for unfettered development – Table of Use requires special permits for businesses that may generate noise and/or traffic.
- Cost Residents or the Town \$\$ to Implement:
 - Table of Intensity ALLOWS for smaller sizes if water and sewage systems are available, but does not require or recommend that the Town or Residents build public/shared systems.

Why Now? It's an Ideal Time.



- New construction/renovation is slow, therefore it is time to:
 - Implement the Comprehensive Plan so when development picks up it will be:
 - Guided by the Town's vision; and
 - Consistent with the character of the existing village centers.
- Economic development is stagnant, therefore it is time to:
 - Allow for expansion of permitted uses;
 - Simplify the permitting process for some uses;
 - Give property owners greater flexibility; and
 - Encourage new business & housing options within the villages.

Need for Special Town Meeting

Momentum has been Created By:

- Public awareness – 6 articles in 5VN, Burritt Day booth, Village Center maps distributed, flyer at annual meeting, postings on web page, etc.
- **\$\$** - Technical assistance available from BRPC/DLTA for development of the by-law revisions and public education
 - District local technical assistance (DLTA) – expires in December 2012
- Better opportunity to discuss issues than busy annual meeting.
- Implementation of Comprehensive Plan.



By-Law Revisions

Village Center Maps:

[http://www.newmarlboroughma.gov/Pages/
NewMarlboroughMA_Bcomm/Planning/
Boundaries.Village.Center.District.Proposal.maps.pdf](http://www.newmarlboroughma.gov/Pages/NewMarlboroughMA_Bcomm/Planning/Boundaries.Village.Center.District.Proposal.maps.pdf)

[http://www.newmarlboroughma.gov/Pages/
NewMarlboroughMA_Bcomm/Planning/NM
%20Protective%20Bylaws%20-%20Proposed
%20Districts_08162012.pdf](http://www.newmarlboroughma.gov/Pages/NewMarlboroughMA_Bcomm/Planning/NM%20Protective%20Bylaws%20-%20Proposed%20Districts_08162012.pdf)