



January 16, 2008

Jeffrey Daniels, Chairman
Mila Limson, Town Planner
Town Plan and Zoning Commission
West Hartford Town Hall
50 South Main Street
West Hartford, Ct 06107

Re: Sustainable West Hartford's ideas for consideration in preparing the town's Plan of Conservation and Development

Dear Jeff and Mila:

Thank you for inviting us to contribute to the update of the town's 10- year Plan of Conservation and Development. We are delighted to be able to provide our input to the process.

We offer the ideas that follow for discussion purposes. We have organized our ideas by POCD category (land use, open space, transportation, economic development, housing, and historic preservation). Additionally, we propose a new category to address our sustainable use of energy, water and other materials.

Within each category we have proposed a goal statement, policy objectives, action steps for implementation and possible metrics that could be used to ascertain whether our policies and actions are moving us in the right direction.

As a signatory to the US Mayors Climate Protection Agreement and one of only seven Connecticut towns that have joined EPA New England's Community Energy Challenge to improve energy efficiency and benchmark our building energy use in schools and municipal buildings, West Hartford is poised to be a Connecticut leader on climate action and sustainable living.

The Plan of Conservation and Development (as well as our Capital Improvement Plan) presents a terrific opportunity to start tackling these issues now in a way that is both integrated and impactful. From the US Mayors Climate Protection Best Practices Guide (www.usmayors.org) to the Smart Growth Leadership Institute's Toolkit (www.smartgrowthtoolkit.net) to the Energy Star "Portfolio Manager" benchmarking tool (www.energystar.gov), we have outstanding resources at our disposal to help us pull it all together.

Thanks again for creating this opportunity for us to weigh in on the plan. We hope these thoughts will be useful.

Sincerely,

Sustainable West Hartford

Susan Begin
Lynne Borsa
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Edith Folta

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SUSTAINABLE USE OF ENERGY, WATER AND OTHER MATERIALS

ENVISIONING A SUSTAINABLE FUTURE

We may ask why the sustainability challenge is appropriate for the town of West Hartford to consider. Globally, there has been a general raising of awareness regarding the continuing deterioration of our environment, the growing consequences of global warming, the rising price of energy and the many concerns regarding the security and reliability of our energy supplies.

West Hartford prides itself in being a forward thinking community. While many of these issues are global in nature, many of the solutions for creating a secure economic and environmental future lie with local solutions. West Hartford needs to be concerned with these matters, because of the very real threat they present to the economic health of our community. This is an opportunity for the town of West Hartford to lead by example and to enroll our citizens and our businesses in solving these challenges.

We offer the following ideas for discussion purposes regarding the 10-year Plan of Conservation and Development.

VISION STATEMENT

West Hartford will be an attractive, walkable community where its members have equitable access to a variety of options for housing, employment, transportation, recreation, open space, the arts, and other amenities. West Hartford will be a steward of its natural, social, and economic resources to create a sustainable, high quality of life.

GOAL

All members of the West Hartford community will become partners in the solution of global issues such as climate change by decreasing our reliance on nonrenewable resources, reducing the amount of waste we generate, and by using renewable resources within sustainable limits.

POLICIES AND RELATED ACTION STEPS

1. Consider developing an Environmental Ethic.

- 1.1. Consider developing a community Environmental Ethic that could be adopted by our Town Council and serve as a guidepost in the deliberations in our community. This could be manifested by beginning to adopt changes in language for our purchasing specifications, equipment purchases, etc. as an effort to begin a transformation from business as usual.
- 1.2. Consider the carbon costs for all development and promote projects which reduce carbon dioxide emissions. For planning purposes in evaluating policies and programs, use a greenhouse gas emissions cost of ten dollars per ton carbon dioxide, adjusted for inflation from 2008 levels, or the current Regional Greenhouse Gas Initiative or federal carbon dioxide allowance price, whichever is higher.

2. Follow through with the US Mayors Climate Protection Agreement.

- 2.1. Conduct the business of government in a sustainable manner consistent with the US Mayors Climate Protection Agreement, where we agreed to: 1) Strive to meet or beat the Kyoto Protocol targets in our community, through actions ranging from anti-sprawl land-use policies to urban forest restoration projects to public information campaigns; 2) Urge our state government, and the federal government, to enact policies and programs to meet or beat the greenhouse gas emission reduction target suggested for the United States in the Kyoto Protocol -- 7% reduction from 1990 levels by 2012; and 3) Urge the U.S. Congress to pass bipartisan greenhouse gas reduction legislation, which would establish a national limit on emissions.
- 2.2. Decrease reliance on nonrenewable resources.

“Two things are unlimited: the number of generations we should feel responsible for and our inventiveness. The first provides us with a challenge: to feed and provide for not only the present but all future generations from the Earth’s finite flow of natural resources. The second, our inventiveness, may create ideas and policies that will contribute to meeting that challenge.

-Jan Tinbergen, Nobel laureate in economics, on the limits of nature

- 2.3. Promote LEED Gold certification for any new town or BOE construction projects. Calculate and work to minimize projected total heating, cooling, electricity and water costs over the entire life of the building. This builds upon a requirement in the 2007 energy bill, PA 07-242.
 - 2.4. Develop guidelines to promote the use of combined heat and power projects in Special Development Districts (SDD).
 - 2.5. Use trees and other green infrastructure to provide shelter, beauty, urban heat reduction and separation from automobile traffic.
 - 2.6. Use innovative financing to fund and install PV systems on town and school buildings.
 - 2.7. Continually educate residents on conservation and energy efficiency programs and consider innovative financing mechanisms to support home conservation efforts.
 - 2.8. Hold insulation, weather-stripping and other conservation project demonstrations at libraries or local businesses
 - 2.9. Modify zoning regulations to promote the use of combined heat and power systems in all Special Development Districts and consider Energy Improvement Districts as authorized by Public Act 07-242, §§ 21-36.
 - 2.10. Establish a program to shift town vehicle fleet to lowest carbon-emitting vehicle for its intended purpose, increasing the percentage of high fuel mileage and renewably alternately -fueled vehicles over time.
 - 2.11. Develop mapped bike corridors for each school staffed with crossing guards at busy road crossings.
 - 2.12. Recommend and incentivize all new construction to be oriented to maximize solar gain, protect solar access and potential roof PV system utilization.
 - 2.13. Provide parking, property tax or other financial incentives for residents with high-efficiency vehicles rated at 40 mpg or higher, as authorized by Public Act 07-242.
 - 2.14. Ensure Brixton Street landfill methane release is minimized.
 - 2.15. Plant more trees throughout the town.
 - 2.16. Work with fuel oil suppliers to estimate town-wide heating fuel consumption.
- 3. Compete vigorously in EPA New England's Community Energy Challenge.**
- 3.1. Compete in EPA New England's Community Energy Challenge to improve energy efficiency and benchmark our building energy use in schools and municipal buildings
 - 3.2. Benchmark energy use with the Energy Star Portfolio Manager tool.
 - 3.3. Implement an aggressive energy conservation program for all town and school facilities.
 - 3.4. Upgrade street lights, traffic lights and interior lighting in school and municipal buildings with LED (light emitting diode) lights.
 - 3.5. Work with utilities to estimate town wide gas and electric use.
- 4. Use renewable resources within sustainable limits.**
- 4.1. Reduce the amount of waste we generate.
 - 4.2. Include open space acquisition in the capital planning process.
 - 4.3. Work with schools and PTOs to promote a "No Child Left Inside" program to encourage families to explore town parks and recreation facilities.
 - 4.4. In school cafeterias use cornstarch-based biodegradable materials instead of single-use dishes and flatware made from plastic and Styrofoam materials.
 - 4.5. Create and promote a "freedom lawn" recognition program to encourage residents to use organic gardening and land care methods
 - 4.6. Use environmentally friendly cleaning products in all town facilities.
 - 4.7. Establish town composting facilities for compostable wastes beyond leaf pickup in the fall; provide composting bins for those who wish to do home composting.
 - 4.8. Expand community gardens.
 - 4.9. Reduce the total lawn area of public space and replace it with indigenous low-maintenance plantings.
- 5. Develop a West Hartford Climate Change Action Plan.**
- 5.1. Develop a West Hartford Climate Change Action Plan to guide present and future land use and zoning, capital improvement, energy and environmental initiatives. This plan for our community will address issues of energy, natural resource use, waste generation and disposal and a plan for citizen education and civic involvement for implementation of the plan. This plan should

include specific recommendations for municipal facilities but also include guidelines for residents, business and industry in the community. Part of this plan would create a strong environmental education collaboration within the schools and the PTO to raise awareness of environmental responsibility across all levels of the community. Full advantage should be taken of community access television, Life Learn educational programs and other community resources to promote a series of educational programs dealing with the subjects of energy conservation, water use efficiency, recycling, sustainable diet and promotion of local and regionally produced food choices, energy efficient transportation and renewable energy utilization among others.

- 5.2. Develop recommendations to improve the potential for solar access and utilization for new residential and commercial development. These should be included in the POCD.
- 5.3. Promote development of a Master Transportation Plan that would promote the development of mass transit options in collaboration with regional and state entities. This plan would include a comprehensive green way development network to promote community-wide walking and biking and other forms of alternate transportation.
- 5.4. Consider facilitating a program offering funding sources such as Performance Contractors in order to take advantage of carbon reduction credits that may become available through the state RGGI process. Such funding sources may serve to promote and enable upgrading and replacement of low efficiency heating and cooling systems for means tested families. West Hartford could serve as the facilitator of the process to connect these capital resources with town residents and businesses that want to undertake these efficiency improvements but are unable to pay for them outright. Such a program could potentially qualify by aggregating the carbon reduction benefits of the projects and sell the credits awarded under RGGI guidelines.

6. Develop an Environmental Index.

- 6.1. Develop new criteria that would serve as an Environmental Index for our community that would include a baseline condition of our current carbon footprint along with proposed goals and timelines to achieve meaningful reductions over time. Much of the necessary information is already assembled by the town's staff and would need only to be repackaged in a different format.

POSSIBLE METRICS

- Residential and business clean energy signups
- Tons of waste generated
- Tons of waste recycled
- Municipal facility electric use
- Municipal fleet fuel use
- Municipal water use
- Town wide ecological footprint (estimated)

LAND USE & ZONING

GOAL

Promote an orderly, sustainable evolution of the town and its land that benefits the community as a whole, and the region, over the long term giving express consideration to effects of population growth on our limited natural resources.

POLICY OBJECTIVES AND RELATED ACTION STEPS

1. Enable mixed, compact land uses.

- 1.1. Enable and provide incentives for compact, mixed use, transit-oriented corridors that offer real transportation and housing options, including accessory apartments, for various income levels.
- 1.2. Provide incentives for ground floor retail and upper level residential uses in existing development.

2. Take advantage of existing community assets.

- 2.1. Direct development to places where roads, sewers, water mains and schools are already in place.
- 2.2. Adopt a “fix it first” philosophy to get the most out of what’s already built.

3. Foster close-knit, complete street neighborhoods.

- 3.1. Develop pedestrian and cyclist masterplans.
- 3.2. Design streets, roads, sidewalks and parking areas to facilitate walking and other travel options.

4. Promote a distinctive, attractive community with a strong sense of place.

- 4.1. Promote the rehabilitation, use and appreciation of historic buildings.
- 4.2. Promote community gathering with public art zones and Wi-Fi hot spots.
- 4.3. Promote standards that encourage diverse but compatible architectural designs.

5. Preserve open space, parks and natural resources.

- 5.1. Cooperate with surrounding towns to protect and leverage each town’s unique land assets, starting immediately with the MDC Reservoir areas and their extensive trail networks.
- 5.2. Create community greens and pocket parks.
- 5.3. Promote suburban agriculture; preserve open land for possible future agricultural use.
- 5.4. Adopt a green infrastructure plan and promote other practices that protect our water resources, align with the Park River Watershed Initiative, and are consistent with the EPA’s low impact development practices.
- 5.5. Inventory land parcels with conservation easements.

6. Make development decisions predictable, fair, cost-effective and transparent.

- 6.1. Provide incentives for “smart growth” development.
- 6.2. Adopt the Model Smart Code as much as possible.
- 6.3. Make planning and zoning processes transparent to encourage stakeholder participation.
- 6.4. Require zoning applicants to summarize how their project advances our town’s POCD.

7. Infuse land use and zoning practices with a sustainability ethic.

- 7.1. Require TPZ members to participate in CLEAR’s land use academy.
- 7.2. Provide incentives for and otherwise promote green building techniques advanced by the US Green Building Council, including LEED Neighborhoods.
- 7.3. Frequently review best practices endorsed by leading organizations like the American Institute of Architects, American Planners’ Association, Congress For New Urbanism, EPA, Lincoln Land Institute, Smart Growth America, Smart Growth Leadership Institute, Urban Land Institute, US Green Building Council.
- 7.4. Seek federal and state funding and technical assistance for smart growth initiatives.
- 7.5. Promote the generation and distribution of clean power using minigrids or microgrids, possibly with energy improvement districts.

POSSIBLE METRICS

- Number of acres that remain undeveloped versus developed
- Number of acres dedicated to residential, parks and recreation, commercial and industrial uses.

OPEN SPACE & CONSERVATION

GOAL

To provide sufficient open space to maintain and increase the quality of life of West Hartford citizens, to preserve and protect the fragile natural systems, and where environmentally appropriate, to promote the expansion and increased accessibility of open spaces for community use.

Enhance the town's green infrastructure to provide the necessary ecosystem services such as carbon sequestration, rainwater retention, gray water filtration and biodiversity of habitat.

POLICIES AND RELATED ACTION STEPS

1. Put a premium on conserving open space.

- 1.1. Develop a plan for open space acquisition and partner with interested organizations.
- 1.2. Work with neighboring towns to preserve, protect and improve each town's unique land assets, especially with landscapes that overlap town boundaries, such as Elizabeth Park, the Trout Brook stream corridor, and the regional greenway along the Metacomet Ridge.
- 1.3. Create gravel or dirt walking trails through wetland areas and other areas of open space.
- 1.4. Develop a system of linked multiuse trails providing access to larger open spaces.
- 1.5. Publicize open areas to create a more welcoming environment.
- 1.6. Inventory land in conservation easements.
- 1.7. Encourage businesses to consider renovating existing buildings rather than building on open land.
- 1.8. Encourage residents and businesses to install green roofs, rain gardens, rain barrels and to use native plants when landscaping.
- 1.9. Develop a green infrastructure plan.
- 1.10. Link open space with water quality and watershed.
- 1.11. Encourage redevelopment over new development.
- 1.12. Create pocket parks.
- 1.13. Designate community gardening plots.

POSSIBLE METRICS

- Amount of town's impervious surface area
- Acres of greened infrastructure
- Acres of open space or natural resource land, land that is preserved/under conservation easements and park space/pocket parks
- Acres of other undeveloped land
- Acres of new construction on recycled land or brownfields

MOBILITY & ACCESS: TRAFFIC, TRANSPORTATION, BIKING, WALKING, TRANSIT

GOAL

West Hartford will be a place where residents and visitors choose and are able to walk, bicycle, or use transit as a way to travel, motor vehicle traffic is accommodated efficiently but not to the detriment of other travel modes, and authorities, organizations and individuals have:

- Recognized the value of all modes of transportation, including walking, bicycling and transit;
- Made a commitment to healthy, efficient and sustainable communities; and
- Worked together to overcome the physical, social and institutional barriers which often limit people's choice to walk and bicycle.

OBJECTIVE

Promote a balanced transportation system which effectively serves alternative forms of transportation (pedestrian, bicycle, and transit) enabling a decrease in traffic on West Hartford streets, a reduction in the need for additional parking facilities, and a reduction in the contribution of transportation to environmental pollution (air, water, noise) and global climate change.

POLICIES AND RELATED ACTION STEPS

1. Complete Streets

- 1.1. Adopt a Complete Streets Policy. Complete streets are designed and operated to enable safe access for all users: pedestrians, bicyclists, and transit riders of all ages and abilities. Every transportation/traffic project should be considered an opportunity to improve access for bicyclists, pedestrians, and transit users.

2. Public Transportation

- 2.1. Support the implementation of the New Britain Busway by taking actions to enable transit oriented development at busway station stops in West Hartford and to enable easy bike and pedestrian access to stations.
- 2.2. Collaborate with regional, state and national public transportation initiatives to optimize public transportation between West Hartford and other communities including bus corridors, the New Britain Busway, and commuter rail service (with appropriate feeder bus connections to West Hartford).
- 2.3. Work with CT Transit to increase ridership.
- 2.4. Support a public transportation service within West Hartford that provides a large number of residents with easy access to local shopping and other amenities and can act as a feeder service to CT Transit commuter services.
- 2.5. Support the development of transportation hubs with accessible businesses so that shopping may be done when transferring from intercity public transportation (bus corridor) to local feeder transportation.
- 2.6. Support current transit users by providing attractive shelters and waiting areas. Provide bicycle parking at transit stops and park n ride lots.

3. Bicycling

- 3.1. Encourage biking as a means of transportation for local trips in West Hartford.
- 3.2. Implement the Town Bicycle Plan recommended to Council by the Bicycle Task Force.
- 3.3. Make the town bicycle friendly with a proliferation of bicycle racks, bicycle lanes, bicycle paths, and bicycle routes.

4. Walking

- 4.1. Create a pedestrian master plan.
- 4.2. Encourage walking by installing sidewalks on streets where there are none.
- 4.3. Encourage walking by establishing Safe Routes to Schools programs at all elementary schools in town.
- 4.4. Offer comprehensive programs in the schools to teach children bicycle and pedestrian safety.

4.5. Through Leisure services, offer opportunities for families to explore West Hartford on foot or by bike.

5. Other

- 5.1. Reevaluate zoning requirements for parking, and modify to reduce parking requirements as possible. Consider adopting maximum parking requirements rather than minimums.
- 5.2. Encourage distributed small businesses within West Hartford (such as groceries and drug stores) so that more residents can access businesses by walking or bicycling for minor shopping errands.
- 5.3. Develop a network of interconnected multipurpose paths or greenways connecting homes with schools, parks and larger green areas such as the MDC reservoirs and other towns that allow both youth and adults access to recreational areas directly from home without driving. Such paths could be used by joggers as well as walkers and bicyclists.
- 5.4. Encourage participation of West Hartford residents in carpooling through support of programs such as RideShare and Nuride.

POSSIBLE METRICS

- Number of people who bike or walk regularly rather than driving single occupancy vehicles
- Number of people using public transit within and through town (CT Transit ridership on WH bus routes)
- Number of people who use Rideshare or other carpooling options.
- Miles of sidewalks in town
- Miles of bike paths/lanes/routes in town
- Average number of bikers using those routes
- Number of bicycle racks installed
- Average number of bikes parked in bike racks around town
- Number of parking spaces in commercial areas (would go down because they weren't needed)

Although the above suggestions will all involve additional costs, they will result in longer term savings by reducing the need for dealing in the future with issues such as street modifications to accommodate increased traffic and construction of additional parking to meet the resulting parking needs. Programs implemented should not simply respond to present needs but should anticipate possible longer term changes to lessened dependence on fossil fuels and long distance transportation and greater emphasis on local economy. Because of the uncertainty of these changes, plans implemented should be designed to be adaptable to future needs as we come to better understand them.

ECONOMIC DEVELOPMENT

GOAL

Continuously foster a dynamic, diverse, economically competitive, educated business community that enhances the standard of living in town and the region, strengthens the regional and statewide economies, and protects and conserves our natural resources.

POLICIES AND RELATED ACTION STEPS

- 1. Foster a business community that is dynamic, diverse, economically competitive and educated.**
 - 1.1. Proactively encourage a diverse business base that considers the town's strengths, weaknesses, opportunities and threats in a global, knowledge, non-petroleum based economy.
 - 1.2. Build and maintain an effective alliance with the town's chamber of commerce and the MetroHartford Alliance.
 - 1.3. Educate businesses about how their energy efficiency factors into their competitiveness.
- 2. Attract and retain businesses that enhance the standard of living in town and the region and strengthen the regional and statewide economies.**
 - 2.1. Identify trends in the town's naturally occurring business clusters, including area medical and educational institutions, and leverage them to address the town's strengths, weaknesses, opportunities and threats.
 - 2.2. Work with area educational institutions and business and industry groups to position the town to benefit from emerging economic opportunities for the green business sector and the "green collar" labor market.
 - 2.3. Articulate a vision for the town's role in the regional economy that includes collaborating with the City of Hartford in recognition of its critical role as the region's urban core.
- 3. Support businesses that enhance the town's desirability as a residential community.**
 - 3.1. Enable mixed use, transit-oriented corridors that offer realistic transportation choices and housing options for various income levels.
 - 3.2. Invest in cultural amenities (e.g. parks, libraries, festivals, music, arts, theater) that make West Hartford a desirable place to live and a destination for nonresidents.
 - 3.3. Promote distribution of small businesses like grocers, farmers markets, hardware, and drug stores within walking distance of homes and businesses.
- 4. Support businesses that strengthen and diversify the town's revenue base while minimizing costs to the town.**
 - 4.1. Conduct standardized cost-benefit analyses for new businesses, as well as existing ones.
- 5. Encourage businesses to conserve energy and protect and conserve natural resources.**
 - 5.1. Hold workshops to educate businesses on ways to conserve energy and protect resources.
 - 5.2. Reward and recognize businesses that adopt sustainable business practices, including energy and water efficiency and recycling and energy conservation.
 - 5.3. Invest in conservation code enforcement.
 - 5.4. Adopt offsetting requirements to discourage new energy consumption and encourage sustainability practices (e.g. clean distributed generation, green infrastructure)
 - 5.5. Encourage businesses to be strategically located and easily accessible by multiple modes of transportation, including walking, cycling, bus and trolley.

POSSIBLE METRICS

- Number of businesses that incorporate LEED standards and green infrastructure
- Business starts and stops by type (from Secretary of the State)
- Number of businesses that use clean energy (from CCEF)
- Number of businesses with DEP or town ordinance violations

HOUSING

GOAL

West Hartford will have diverse housing options that allow for a range of income and family types. The housing and related landscaping will be energy efficient, health-promoting, and conserving of natural resources.

OBJECTIVE

Encourage developers and homeowners to incorporate 'green' building principles into new construction and during the remodeling, renovation or repair of existing housing. Encourage increases in the town's green infrastructure (natural areas) and urban tree canopy to reduce summer cooling costs and to slow storm water runoff.

POLICIES AND RELATED ACTION STEPS

1. Buildings

- 1.1. Support the use of 'green' building principles in buildings in West Hartford, including:
 - 1.1.1. Using energy efficient appliances and design,
 - 1.1.2. Incorporating LEED standards or high performance/net zero principles
 - 1.1.3. Allowing solar orientation of housing
 - 1.1.4. Incorporating renewable energy options such as PV or other self-generation of energy
 - 1.1.5. Maintaining solar access
- 1.2. Provide incentives or awards for 'green' construction/renovation. Incentives could include expedited permitting.
- 1.3. Implement a 'congestion fee' (congestion of energy grid) for houses or residential units over a certain square footage.
- 1.4. Promote 'mixed use' in appropriate areas of town – housing on upper level, retail or offices below.

2. Landscaping

- 2.1. Encourage homeowners to reduce energy, water, and material use in their homes and yards by:
 - 2.1.1. Expanding the collection of yard waste throughout the growing season not just during the fall
 - 2.1.2. Providing compost bins and rain barrels to residents
- 2.2. Using town property, such as around Town Hall, in street median strips, and park areas, to demonstrate the use of xeriscaping and native planting to reduce the use of energy, water and material (and the related costs) while maintaining a visually pleasing landscape.
- 2.3. Provide awards for the best "freedom lawn" (lawns that don't use pesticides or fertilizer)
- 2.4. Encourage landscaping that provides ecosystem services such as:
 - 2.4.1. Rain gardens and other landscape design features that slow down the flow of storm water runoff
 - 2.4.2. Increased riparian buffer areas next to streams and other waterways in town
 - 2.4.3. Planting and maintaining trees around residences.

POSSIBLE METRICS

- Percent of houses in town that are affordable to different income levels
- Percent of new or renovated residences/residential units that incorporate 'green' principles such as LEED standards, renewable energy, solar orientation, energy efficient appliances, etc
- Average sq ft of houses/living units and total sq foot
- Number of residents who sign up for Clean Energy
- Number and average age of street trees
- Urban Tree Canopy

HISTORIC PRESERVATION

GOAL

Protect and enhance the physical record of the history of West Hartford weaving it into the fabric of the town's future development as a sustainable community.

OBJECTIVES

- Foster pride in West Hartford as a dynamic and vital community which has respect for its past.
- Encourage the renovation and adaptive reuse of older buildings while maintaining their architectural integrity.
- Encourage the re-use of existing buildings rather than building new buildings.
- Encourage development proposals that protect historical and archaeologically significant sites.

POLICIES AND RELATED ACTION STEPS

- Create an award program for best adaptive re-use projects of existing buildings.
- Promote/encourage updates to make historic buildings in town more energy efficient.
- Preserve historically significant buildings and sites.
- Identify/inventory buildings on national register of historic places.
- Promote historic homes in town and the three existing historic districts.

POSSIBLE METRICS

- Number of buildings that are re-used rather than demolished
- Number of historic buildings that are made more energy efficient