

# CommentsPrimaryAndSecondary

ForumGroup ForumComment

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## PrimaryGoal

## SecondaryGoal

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|-----|--|
| 1-3 | Old NC 86 – regulatory authority unclear   |
| 1-2 | Understandable and tree lined development process  |
| 2-3 | Small carbon footprint (size of buildings and transit/transportation patterns)   |
| 1-2 | Incentives for green building  |
| 2-3 | Take 2-3 (see item 2 on page 6) available areas with high density town centers (mixed use) areas: East corner of 86/Homestead, up by school park – off Eubanks east of Twin Creeks |
| 2-3 | Do not like lack of parking  |
| 1-2 | Small community Commercial space at Calvander  |
| 2-1 | Walkable, social grocery store   |
| 2-3 | Do not like electrical and telephones overhead houses and businesses   |
| 1-5 | Open? Does “affordable” really mean affordable. Plan OK – but implementation uncertain   |
| 2-1 | Can we rezone a property where there is a pending application for CUP  |
| 1-2 | # of people walking to town  |
| 1-3 | High rates of speed  |
| 1-3 | Review speed limits on major roads and traffic patterns  |
| 1-3 | Carrboro Public Works facility – Old 86/Britton Drive (future)   |
| 1-3 | Rogers Road split across Chapel Hill/Carrboro – confusing  |

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- 1-3           Stoplights needed – involved process and Eubanks/Old 86
- 1-3           Trash collection trucks – enter Eubanks from the east
- 1-5           Transportation et al needs additional information about broad impact of specific proposals early
- 1-5           What kinds of commercial activity is possible/sustainable in NSA
- 2-1           Move Rural Buffer down along west side of Old 86 (density/commercial east of Old 86)
- 2-1           Issue of parking for S. Village
- 2-3           consider the large “Hogan South” tract on south side of Homestead as suitable for mixed use that would have the greatest concentration of commercial & institutional development in the NSA [more commercial than would be found at the “Hogan North” site
- 2-3           anticipate [effects of] sewer coming up Old 86
- 2-3           commercial [development should have activities that are] affordable for children
- 1-1           No place to walk to – Winmore, no grocery store planned, just professional offices (Highlands Area) not essential places being planned
- 1-1           Crossing MLK Blvd is risky – limits transit to commercial areas
- 1-1           Shift village concept further North to reduce traffic to get stores, coffee shops, lights retail, restaurants etc
- 1-1           Having opportunity to discuss
- 2-3           want a greenway to downtown Carrborthat originates at a central place in the NSA that could serve as a park-n-bike or park-n-walk location for the greenway
- 1-1           OTHER CROSSINGS NEEDED
- 1-1           How much right-of-way is there for paths?
- 2-3           Codes to support small, local businesses
- 1-1           Focus growth on: 1.Claremont II; 2. Hogan Properties; 3. Just east of park; 4. Intersection of Rogers and Old 86
- 1-1           NOTE: Calvander is natural part of development – but family won’t. Winmore Mixed Use won’t help with family errands.

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- 1-1            NOTE: North of Eubanks Road poor for community development.
- 1-1            Question: Does rezoning change taxes? No – County looks at use
- 1-1            Do changes in NSA have to go through 3 juris process? Carrboro has right to rezone of a certain type – once Town annexes, county is out of the picture.
- 1-1            Question: What about Chapel Hill transition area – note tax concerns
- 1-1            Old 86/Homestead triangle – implications for “village” there – NOTE: could be very little residential – just put grocery store there.
- 1-1            NOTE: Eubanks and Old 86 to be developed (near school) – Try to get low level community development (lower level mixed use).
- 1-3            Eubanks Road – Trash collection located on Eubanks, big garbage trucks near elementary school
- 1-1            NOTE: EQUITY issues if April is already in. (Town could rezone)
- 1-7            Do you want to balance – preserving what you have? Do you want to make room for growth?
- 1-7            How can we encourage green building practices?
- 2-1            Similar to Weaver Dairy Road Extension
- 1-6            Adequate lighting near schools
- 2-3            focus on these developments
- 1-7            Neighborhood connection to parks
- 2-1            Need for creativity/flexibility on small lots/single lots
- 2-3            Outdoor eating
- 1-6            IMPORTANT IN TOWN’S GOALS TO REDUCE CARBON FOOTPRINT
- 2-1            Need to redefine mixed use
- 1-6            Can development moratorium be continued to get the plan in place before more is done, What about the ones already in the plan?
- 1-7            What are is meant to be – Transition from city to rural – is being changed

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- 2-3            Village Mixed Use (Homestead and Old 86, Plots east of Twin Creeks
- 2-3            Like alleys as pedestrian use
- 1-7            Preserve neighborhood feeling playgrounds – ability for kids to play outside in the street while implementing plan
- 1-7            Affordable housing provisions – achieved 15% (affordable for people earning less than 80% of median household income)
- 2-3            Note: Village Mixed Use means (pocket or) parks
- 2-1            Issue of crossing creek (Bolin) at southeast corner of park
- 2-1            Identifying doing commercial/dense residential development on Homestead (integrated development)
- 1-6            If we are at capacity with schools, why consider new residential at this point

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**PrimaryGoal**

**Goal 1:PATTERNS OF GROWTH WHICH MINIMIZE NEGATIVE IMPACTS AND MAXIMIZE POSITIVE IMPACTS ON THE COMMUNITY AND THE NATURAL ENVIRONMENT.**

**SecondaryGoal**

**The contents of plans submitted for review should be required to provide greater detail about the natural and cultural features occurring on the proposed development site and--to a lesser extent--on any adjoining undeveloped properties.**

- 1-6            Would like to be more involved earlier in the process

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**PrimaryGoal**

**The Town should consider site plan review procedures consisting of a Pre-Sketch Conference, Site Visit and a Voluntary Sketch Plan using the 4-Step Design Process as an integral part of its site plan review and approval process.**

**SecondaryGoal**

**Provide incentives to commercial and office businesses that locate in neo-traditional developments**

- 2-1            Increase density in some areas, reduce in others
- 1-1            NOTE: Old 86 is barrier to new development. Could we embrace that pastoral quality – just talk about development, on this (west) side of 86 (too expensive to put sewer line underneath 86).
- 2-3            keep areas west side of Old 86 less developed
- 2-1            Increase density in some areas, reduce in others
- 2-3            keep areas west side of Old 86 less developed

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- 1-1            NOTE: Old 86 is barrier to new development. Could we embrace that pastoral quality – just talk about development, on this (west) side of 86 (too expensive to put sewer line underneath 86).
  - 1-6            What has happened and will happen to ensure that future development is wise
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  - 1-5            4-step plan works to get input, but does not describe connections with big picture
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**PrimaryGoal**

Open Space StandardsRequire that all primary conservation areas be protected and designated as open space; provide various density incentives and disincentives so that conservation subdivisions (with substantial open space) will be encouraged

- 1-5            40% open space is working
  - 1-2            Open space working well (Lake Hogan Farms)
  - 2-3            Open space areas
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**SecondaryGoal**

Require Conservation Land To Inter-Connect

**PrimaryGoal**

Create a “floating zone” for future residential village developments to encourage mixed-uses.

- 2-1            Where are other activity centers to be located?
  - 2-3            Mixed Use places should have recreation available for all ages as well as providing daily living needs [by “needs” the speaker meant not just basic survival needs but stuff to feed the mind, too – library, for instance]
  - 2-3            Fuller definition of “mixed use” i.e. movie theatre, grocery, hardware
  - 1-1            Could COSTCO type business go in – Yes.
  - 1-1            Need for rezoning commercial – Town can do with super majority
  - 2-3            take advantage of the proximity of new schools and zone the “Hogan North” property for intense VMU – new housing and some commercia
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**SecondaryGoal**

Provide or increase incentives for developers to dedicate land or facilities for public park and recreational use

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- 1-1            Question – Where would 4th High School go?
- 1-3            Density of village center – preserve green space – maintain character of orange county global warming.
- 1-7            If you are going to bring all these people in, need more service areas.
- 1-5            NSA Plan should have provisions/incentives for community centers (i.e. for recreation/meetings) and shared storage, shared garden space
- 1-5            Need guidance for more easily achieving conditional use zoning
- 2-1            Do smaller commercial on Claremont
- 2-3            Mixed Use places should have a diversity of uses, both commercial and institutional
- 1-5            Concerns about “forced” commercialization in NSA: possible disconnect between what’s good for Carrboro (before annex) and what’s good for citizens of NSA. Our groups encourages awareness of this issue
- 1-1            And they would have to ask for rezoning to put in coffee shop.
- 1-5            Flexible zoning – reduce # acres for VMU and allow more VMU’s in Carrboro
- 1-1            Commercial services should be walkable
- 2-3            Housing: compact around a village center; town buys and develops affordable housing
- 1-3            Concentrated commercial centers – work/live close by
- 2-3            Do not like large carbon footprint
- 2-1            Uses: Hogan Land - Community meeting space, Restaurants, Carr Mill Mall type retail (Coffee shop/wine store, Farmer’s market,Grocery, Offices, Medical clinic, Town center green space, Community garden)
- 2-3            in VMU include day care and senior care facilities
- 2-1            Weaver Street Market does not survive on walk-in traffic
- 2-1            Winmore live-work, possible retail
- 1-3            Identify appropriate places and zone accordingly, need more participation from landowners and Rogers Road community

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- 2-3            Densities in targeted areas to support small, local businesses
  - 2-1            Place to buy underwear
  - 2-1            Southern Village concepts - Town Center, Green space, residential, 2-3 stories on top of retail
  - 2-1            Issue of limitation in ordinance on size of village mixed use
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**PrimaryGoal**

**SecondaryGoal**

**Attract developers who have successfully built mixed-use and clustered developments**

- 1-1            Need movie theatre
  - 1-1            Question: Is residential more preferable? It is more sure.
  - 1-3            New small village center – somewhere in north of Carrboro; - Homestead Road?;- Rogers Road; - Hogan Farms/Eubanks?; - Calvander
  - 2-1            Talk to Claremont developers
  - 1-6            Areas of possible commercial: Near Calvander; Near new school; Near existing school (especially small grills or eating establishments); Near senior center?
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**PrimaryGoal**

**SecondaryGoal**

**Provide incentives to commercial and office businesses that locate in neo-traditional developments**

**Create a new business/office/assembly area that would allow certain types of light manufacturing, flex space, and office uses subject to performance standards.**

- 1-6            Types of Commercial: Department stores (small), Research facilities, Restaurants (Thai), Arts facilities (possible an amphitheatre at park), Entertainment, Grocery/Drugstore, B & B/small hotel?, Retreat Center?, Daycare, Bank
  - 1-1            Not much commercial development allowed in plan – plan doesn't say where NOTE: "FLOATING ZONES"
  - 1-1            Are there incentives Town could give?
  - 2-1            Café on Claremont II
  - 1-3            Long time frame – development process especially rezoning
  - 1-2            Expand non-residential tax base in a low impact way e.g. office space and small grocery in Northern Area (mix sizes)
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**PrimaryGoal**

**SecondaryGoal**

Create a new business/office/assembly area that would allow certain types of light manufacturing, flex space, and office uses subject to performance standards.

- 2-1 Use commercial to offset high taxes
- 1-7 Limited strategic commercial – start to plan where – which location(s) make the most sense?  
Limited type of service – in keeping with neighborhood use
- 2-1 Hogan Family property; commercial
- 2-1 Property on northeast corner of Eubanks/Old 86, commercial?
- 2-3 Save land for Larger commercial/high density residential, Homestead/Old 86, “Ragans Garage Corner”, Leak’s Lane near #10

**PrimaryGoal**

**SecondaryGoal**

Prohibit land uses and activities which would use large quantities of water.

- 2-3 Not enough awareness of water conservation

**PrimaryGoal**

**SecondaryGoal**

Encourage development in the desired forms by making Town guidelines clear and providing a consistent vision of what new developments should look like.

The contents of plans submitted for review should be required to provide greater detail about the natural and cultural features occurring on the proposed development site and--to a lesser extent--on any adjoining undeveloped properties.

- 1-2 Development and review process

**PrimaryGoal**

**SecondaryGoal**

GOAL 2: PATTERNS OF GROWTH WHICH ALLOW FOR THE EFFICIENT PROVISION OF TOWN SERVICES. MEASURES

Explore all methods for acquisition and development of land needed for park space, community facilities, open space, and trail and bikeway linkages. Particularly, explore methods other than fee simple purchase of land in order to most efficiently acquire needed land.

- 2-3 Town do strategic purchase of land for development
- 2-3 let the Town do the economic development, create the Mixed Use, cross-generational development

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**PrimaryGoal**

Continue the current policy of providing Town services concurrent with the attainment of minimum service level standards.

- 1-7            For Carrboro to meet its responsibility to communities – annex the roads as well as the citizens (should be a package deal)
- 1-3            Water & Sewer extension needed for Jones property and Elementary School #10

**SecondaryGoal**

Authorize study (cost/impact) of true current and future costs of new development to the community

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**PrimaryGoal**

Authorize study (cost/impact) of true current and future costs of new development to the community

- 1-1            Concern about cost of retro-fitting once population grows
- 1-6            Tax dollars rising at disproportionate rate to income. Middle and lower class will not be able to keep up
- 1-6            Affordability to current and future residents of Town of Carrboro
- 1-6            Need data in order to make good choices – tax dollars from development is tax dollars from residential? Does either pay for the infrastructure needed?

**SecondaryGoal**

Create a new business/office/assembly area that would allow certain types of light manufacturing, flex space, and office uses subject to performance standards.

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**PrimaryGoal**

Explore all methods for acquisition and development of land needed for park space, community facilities, open space, and trail and bikeway linkages. Particularly, explore methods other than fee simple purchase of land in order to most efficiently acquire needed land.

- 1-1            Put county library on county land

**SecondaryGoal**

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**PrimaryGoal**

GOAL 3: CONSERVATION OF NATURAL AND ENVIRONMENTALLY SENSITIVE AREAS, AND THE PROTECTION OF ENVIRONMENTAL QUALITY

- 1-6            Protect environment

**SecondaryGoal**

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**PrimaryGoal**

Amend streamway buffer ordinance to incorporate new information concerning the effect of buffer widths on water quality

**SecondaryGoal**

Require Conservation Land To Inter-Connect

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2-3            Like larger stream buffers protected for the public

1-2            Stream buffers

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**PrimaryGoal**

**SecondaryGoal**

**GOAL 4: A VARIETY OF HOUSING TYPES AND PRICE LEVELS.**  
**MEASURES**

1-2            Remain economically integrated

2-3            ensure there will be mixture of house sizes and range of prices

1-7            Lake Hogan Farms is a great model in terms of the balance between high and low density – provides economic options

1-2            Truly affordable housing, 80% of median income (can get leg. Reflects size not cost)

1-2            Demographic mix

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**PrimaryGoal**

**SecondaryGoal**

**Actively pursue enactment of legislation for inclusionary zoning.**

**Support community land trust efforts for the provision of affordable housing**

1-3            Economic segregation – 15% affordable housing foot in the door need more to be included

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**PrimaryGoal**

**SecondaryGoal**

**Provide density bonuses for developers who include affordable housing units in their developments**

**Provide incentives to commercial and office businesses that locate in neo-traditional developments**

2-1            Density!!! Average for Carrboro Town limits is 2.1

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**PrimaryGoal**

**SecondaryGoal**

**GOAL 5: A VARIETY OF TRANSPORTATION ROUTES, WHICH ALLOW FOR PUBLIC, PRIVATE, BICYCLE, AND PEDESTRIAN MODES OF TRANSPORTATION.**  
**MEASURES**

**GOAL 7: CONTINUATION OF CARRBORO'S SMALL-TOWN CHARACTER AND PRESERVATION OF ITS EXISTING NEIGHBORHOODS**

2-3            Walkability, open air shaded eating areas, (TREES), community green space, bikeability

2-1            Opportunities for roundabouts on Homestead - Green space, Work better than stoplight

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- 2-3            the automobile is always going to be a big presence in the area
- 2-1            Cars – how to move beyond cars? (can't ignore cars)
- 2-1            Bus needs to be convenient and efficient
- 1-6            Safety to pedestrians and bicyclists near new park and schools
- 2-3            want truly multi-modal transportation corridors that encourage walking
- 2-1            Make Homestead pedestrian friendly
- 1-7            Improve walkability of Northern area but where to walk to?
- 2-1            Bike/ped connections as well as cars
- 1-6            Ability to get places by bikes or by walking safely

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**PrimaryGoal**

**Implement the Connector Roads Plan Concept**

- 1-6            Connectivity between neighborhoods
- 1-3            Grid pattern of sites needed
- 1-7            First step – create roads/trails to help people get to where they need to go
- 2-1            Connection with Tallyho
- 1-3            Traffic concentrated on a few roads
- 2-1            Get Homestead to Eubanks
- 1-2            Bike paths on Old 86 and Homestead (2-lane road) into Carrboro. No De and Spoke
- 2-1            Need for clear road connection
- 2-1            Reported that Wexford resident ok with commercial so long as their roads don't connect

**SecondaryGoal**

**Require Conservation Land To Inter-Connect**

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1-1            Question: Connect to Carolina North? Need at least two connection s – along creek (bike and pedestrian).

1-3            Lack of destinations within easy walk/bike ride – pocket parks

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**PrimaryGoal**

**Implement the Carrboro Bikeways Plan.**

**SecondaryGoal**

**Implement the Connector Roads Plan Concept**

1-7            Bike connections

1-1            Bike trail and pedestrian trails – could use more – there are more planned – good for recreation but not as good for transportation

2-3            prefer that bike lanes be located away from heavily trafficked roads

1-2            More direct bike paths to school

2-3            want bike lanes on major corridors

1-7            Bike trails – needed to access different neighborhoods – Homestead needs trail, called for by Transportation Improvement Plan but not funded yet

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**PrimaryGoal**

**Follow required sidewalk policy in the Land Use Ordinance**

**SecondaryGoal**

**Require Conservation Land To Inter-Connect**

2-3            want safe places to walk and safe ways to do it

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**PrimaryGoal**

**Coordinate transportation planning for the Study Area with Chapel Hill and other relevant agencies.**

**SecondaryGoal**

1-7            Capacity of carrier roads (Homestead)

1-6            LOOK AT THE BIG PICTURE – NOT JUST NSA, BUT CHAPEL HILL AND SURROUNDING ORANGE COUNTY AS WELL

1-3            No Chapel Hill/Carrboro discussion

1-2            Public transportation

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**PrimaryGoal**

Promote coordination between developers for the planning of bicycle, pedestrian, transit, and automobile transportation routes

**SecondaryGoal**

Require new development to mitigate impacts from traffic, noise, lighting, and other sources on existing neighborhoods, to the extent practicable.

- 2-1            Planted median
  - 1-1            What happened to pedestrian plan for walk ability in neighborhoods near High School?
  - 1-1            Roads designed for pedestrians to be priority.
  - 1-7            Road capacity needs to accommodate future growth.
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**PrimaryGoal**

Follow the recommendations of the Recreation and Parks Comprehensive Master Plan.

**SecondaryGoal**

Connect Homestead Road at Lake Hogan Farms With the Bolin Creek Greenway:

- 2-3            Like greenway
  - 1-7            Park areas needed adjacent to major roads
  - 1-2            Greenway plan implemented
  - 1-2            Greenways (public corridors through bike/ped)
  - 2-3            facilitate integration of generations
  - 2-3            want indoor and outdoor places for active recreation
  - 2-3            Like gathering spaces and parks – like greenway connections
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**PrimaryGoal**

Require Conservation Land To Inter-Connect

**SecondaryGoal**

Experimental Trails: New trails should be designated as “experimental” with a defined period for evaluation and abandonment, in situations where abutters register concern about litter, vandalism, privacy loss, etc..

- 1-2            Paths that connect subdivisions
  - 2-3            Need connective greenway
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- 1-2            Clustered open space that is usable and contiguous
  - 1-7            Green Space preserved – Trails
  - 2-3            Patterns: 1st stage - Elementary school #10 area – (connections through greenway)
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**PrimaryGoal**

**Connect Homestead Road at Lake Hogan Farms With the Bolin Creek Greenway:**

- 2-3            let the bike/greenway extend up into the Colleton development
  - 1-7            Completion of greenway system
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**SecondaryGoal**

**Follow the recommendations of the Recreation and Parks Comprehensive Master Plan.**

**PrimaryGoal**

**Experimental Trails: New trails should be designated as “experimental” with a defined period for evaluation and abandonment, in situations where abutters register concern about litter, vandalism, privacy loss, etc..**

- 1-1            Need more connectivity trails between neighborhoods
  - 1-6            Connectivity of existing sidewalks, greenways and bike paths, greenways with mulch not accessible by bikes or strollers or ADA
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**SecondaryGoal**

**Subsidiary Greenway Trails: Require developers of new subdivisions to lay out and construct neighborhood trails**

**PrimaryGoal**

**GOAL 7: CONTINUATION OF CARRBORO’S SMALL-TOWN CHARACTER AND PRESERVATION OF ITS EXISTING NEIGHBORHOODS**

- 1-3            Losing the beauty
  - 1-3            What should development look like?
  - 1-7            Preserve walkability of downtown Carrboro and extend to Northern area.
  - 2-3            Rather than managing building height, manage the look of buildings
  - 2-3            Use taller buildings to minimize footprints and protect/preserve environment
  - 2-3            Do not like Cloned neighborhoods
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**SecondaryGoal**

**GOAL 9: CONTINUATION OF THE CHARACTER AND NATURAL BEAUTY OF THE STUDY AREA**

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2-3            Like if tall buildings (up to 7 stories) integrate with other building heights (use contour/topography for higher building

**PrimaryGoal**

Require new development to mitigate impacts from traffic, noise, lighting, and other sources on existing neighborhoods, to the extent practicable.

**SecondaryGoal**

Adopt the 1993 Draft Town-wide Design Guidelines to ensure that new development is harmonious with the attractive features of existing development.

- 2-1            Homestead – Put greenspace between house and road, - house, green space, sidewalk, greenspace, road (vs. median)
- 2-1            Medians: Look at Weaver Dairy Road extension, Median as stopping place for person crossing road
- 2-3            Like Homestead Road needs to be like Barclay example, 8) want traffic circles: Eubanks/Old 86, Calvander
- 1-6            Ability of roads to handle traffic
- 2-3            Images: Trees (greater landscaping):    Streetscapes, parking areas/breaks up development, Human scale

**PrimaryGoal**

Adopt the 1993 Draft Town-wide Design Guidelines to ensure that new development is harmonious with the attractive features of existing development.

**SecondaryGoal**

Adopt town-wide design guidelines to ensure that new development is harmonious with the attractive features of existing development

- 1-2            Tree protection with new development
- 2-3            Like variety architecture
- 1-5            Concerns about TOC deciding on architectural standards. Pros and cons on this one.
- 1-2            Quality commercial architecture in any development (energy efficient and affordable)
- 2-3            \*Walkability\* Traffic circle at Calvander
- 1-1            Need “grassy medians” like pathways in Cary

**PrimaryGoal**

New residential areas in the Study Area should be developed on a neighborhood-scale.

**SecondaryGoal**

- 2-1            Not box store

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- 2-3            Small footprint (buildings and roads)
  - 2-3            Like topographically engineered clustered development
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**PrimaryGoal**

**GOAL 9: CONTINUATION OF THE CHARACTER AND NATURAL BEAUTY OF THE STUDY AREA**

- 1-2            Preservation of historic properties
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**PrimaryGoal**

**Measures to preserve important vistas in the Study Area should be explored and implemented**

- 1-1            NOTE: Developers of coffee shops etc won't want to be tucked away. Homestead Road (south side) more natural for this than Old 86
  - 2-3            Open areas off Homestead across Hogan Farm (east of Old 86)
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**PrimaryGoal**

**Farmland Preservation: Work with the County to encourage the preservation of active farmland, and to limit the conversion of farmland to developed uses outside the Transition Areas, as a trade-off for accommodating new development within the Transition Areas.**

- 1-2            Demonstration farm for kids education (preserves farmland) highlight locally grown food
  - 1-7            Farming permitted – could be wonderful depending on sort of farm. What are the requirements? Is it happening? Metro farming/Community farming – good idea but don't know if it is happening.
  - 1-7            Community farming – small community gardens
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**SecondaryGoal**

**Open Space StandardsRequire that all primary conservation areas be protected and designated as open space; provide various density incentives and disincentives so that conservation subdivisions (with substantial open space) will be encouraged**

**SecondaryGoal**

**Adopt town-wide design guidelines to ensure that new development is harmonious with the attractive features of existing development**

**SecondaryGoal**