

The “New” Mayflower Compact



Photo: South Cape Distributors

Southeastern Massachusetts is unprepared for growth. Over the next 20 years, the region can expect 10,000 new residents per year. If present practices continue, this growth will change the region with a net result of residents paying more, getting less and having fewer choices. Vision 2020: An Agenda for the Future outlines a new direction that leads to a future with:

- 1) Cities that are vital centers of civic and cultural life; fully participate in the diversified economy of New England; and are excellent places to live, work and visit.
- 2) Towns that are physically distinct, retain individual character, and offer a high quality of life.
- 3) Rural areas that retain agricultural and forestry industries and preserve large areas of open space.
- 4) A natural environment that is restored and protected.
- 5) Efficient infrastructure that supports local needs through regional cooperation.
- 6) Prosperity for the region’s present and future residents and businesses.

To achieve this vision the communities in the region voluntarily join together to implement a growth management program that

preserves the interests of each town and city yet profits from unified regional actions. This program will be organized by the Regional Planning Agencies, acting together through local representation. The undersigned endorse this approach to growth management and commit to working collaboratively on the following actions:

- 1) Create incentives to encourage growth in areas with existing and underutilized infrastructure.
- 2) Provide local communities expanded planning tools, technical assistance and financial support to shape their future.
- 3) Reform state laws and policies that promote sprawl and discourage regional cooperation.
- 4) Analyze and address the full range of impacts associated with local zoning decisions and the funding of infrastructure projects.
- 5) Execute regional agreements that reduce competition by sharing the benefits and impacts of development among communities, and provide a means of alternative dispute resolution.
- 6) Preserve natural resources and protect regional water supplies through proper planning and land protection techniques.

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(A) Municipal Representatives

(B) Supporting Organizations: Chamber of Commerce, Civic Groups & Environmental Groups

(C) Federal and State Representatives & Agencies

EXAMPLES OF ACTIONS

- 1. Create incentives to encourage growth in areas with existing and underutilized infrastructure.**
 - a. Establish a process for designating “Priority Development Areas” that offer streamlined permitting, tax incentives and density bonuses.
 - b. Encourage local adoption of model bylaws that direct growth to areas with existing infrastructure capacity, or where infrastructure extensions make sense.

- 2. Provide local communities expanded planning tools, technical assistance and financial support to shape their future.**
 - a. Secure state funding for local and multi-jurisdictional comprehensive planning and require local, state and federal land use actions be consistent with these plans.

 - b. Change permitting (ANR, development agreements, the period of zoning grandfather rights and special permit processes) to give communities more effective tools to respond to growth pressures, while maintaining predictability, fairness and timeliness.

 - c. Pass state enabling legislation for local and State funding for open space preservation, housing choice and historic preservation.

 - d. Prepare model development regulations for local adoption covering cluster development, transit-oriented development,

site plan and design review, traditional neighborhood design and agricultural zoning.

e. Secure additional funds to assist with land preservation, recreational development, brownfields re-use and comprehensive planning.

f. Direct funds to the creation of a data and growth management center, to expand GIS capabilities, and act as a clearinghouse for information being produced nationally on growth management.

3. Reforms state laws and policies that promote sprawl and discourage regional cooperation.

a. Develop alternative educational funding mechanisms to reduce local reliance on real estate property taxes.

b. Review the effectiveness of Chapter 61 and the role of inheritance taxes on the viability of agriculture.

c. Assess state policies that provide financial incentives for new public infrastructure, rather than investment in existing infrastructure, such as school buildings.

4. Analyze and address the full range of impacts associated with local zoning decisions and funding of infrastructure projects.

a. Establish a review process for local zoning changes that looks at all impacts not just environmental, and requires mitigation measures.

- b. Promote performance standards in local zoning to address the impacts of development.
- c. Mandate planning funds as part of the budget for major infrastructure projects.

5. Execute regional agreements that reduce competition by sharing the benefits and impacts of development among communities and that provide a means of alternative dispute resolution.

- a. Establish a means of bringing communities together to discuss and review development projects, and assist them in using tools that achieve better solutions by balancing needs and mitigating impacts.
- b. Research tax-sharing agreements and identify areas within the region where such arrangements may make sense.

6. Preserve natural resources and protect regional water supplies, through proper planning and land protection techniques.

- a. Undertake water supply plans to identify deficits, surpluses and carrying capacities.
- b. Prepare a regional Natural Resource Inventory that identifies high value natural resources and identifies steps to protect them.