

ILLUSTRATIVE PLAN OVERVIEW: DEFINING THE CHARACTER OF EACH PART OF THE STUDY AREA

Mixed-Use Village: The southern growth node expands around Shelburne Commons, including redevelopment of the existing Rice Lumber facility. New mixed-use buildings and additions help enclose both sides of Rt. 7, with new interior street connections providing access to areas with a mix of single and multi-family homes. Site planning and architecture reflect the character of a traditional village, with irregular setbacks and varied building size, massing and proportions. Sidewalks and trails link a series of small parks and courtyards, allowing residents and visitors to get around the entire area on foot.

Green Corridor: The central part of the study area is marked by automobile-related uses that will likely remain for the foreseeable future. Broad front setbacks, combined with views of the Monroe Brook floodplain and the Dolan Farm, give the area an open, rural character. By maintaining the current setbacks and enhancing landscaping along Rt. 7, the area can become an attractive buffer between activity centers to the north and south. Businesses can expand to the rear of existing structures.

Mixed-Use Street: Redevelopment of the northern end of the corridor takes the form of a traditional village street, with 2-3 story buildings expanding toward Rt 7 and wrapping around the corner of the existing side streets. As buildings are replaced over time, placement towards the Rt. 7 frontage allows parking to be hidden behind. Linking rear parking lots provides convenient access from the side streets, allowing for many of the existing driveways along Rt. 7 to be closed and replaced with new buildings and landscaping.



Mixed Residential Areas: Parts of the study areas that are largely residential will remain so, with opportunities for redevelopment of available sites for additional homes. Where space allows, this could include new neighborhoods designed according to traditional village principles, with relatively narrow streets, small parks and garden spaces, and continuous sidewalk/trail connections connecting homes with nearby amenities.

Paths and Trails: Over the last few years the town has been planning bicycle and pedestrian trails linking residential neighborhoods with other areas. A bike path has already been constructed along Webster Road, and could be connected to a potential path following the railroad right-of-way.

Existing Paths —————
Proposed Paths - - - - -

Special Uses: Town-owned land slated for a future school and the adjacent Dolan Farm create a unique area of opportunity. While low-density residential growth is currently the most likely option, the open, rural character of these properties could be largely preserved by clustering village-style housing, a conference center, potential school facilities, and other uses while preserving the surrounding open space.

Business Campus: Areas currently zoned commercial/industrial continue to provide a place for larger business uses that don't require direct visibility from Route 7 but benefit from easy access to the corridor. New buildings and expansion of existing structures, access drives, parking lots, and open space areas are coordinated across lot lines to create an attractive pedestrian campus. By sharing access drives, parking lots and other facilities where possible, land can be used more efficiently and space left over for a shared park system. Stormwater detention and treatment are accomplished with rain gardens, swales and ponds incorporated into the park system.