

# TOWN OF NORTHFIELD

## COMMUNITY DEVELOPMENT PLAN

### TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>ES-1</b>
Introduction.....	ES-1
Open Space and Resource Protection .....	ES-1
Economic Development .....	ES-2
Housing .....	ES-5
Transportation.....	ES-8
<b>CHAPTER 1: OPEN SPACE AND RESOURCE PROTECTION .....</b>	<b>1-1</b>
Mapping and Identifying Northfield's Open Space, Scenic, Historic, and Natural Resources .....	1-1
Water Resources Map .....	1-2
Open Space Map .....	1-3
Prime Farmland and Development Constraints Map .....	1-6
Scenic Environments and Unique Resources Map .....	1-6
Identifying Potentially Suitable Land for Future Development .....	1-16
Step 1: Identify Areas with Absolute Environmental or Open Space Constraints .....	1-18
Step 2: Identify Areas with Potential Environmental Constraints .....	1-19
Step 3: Identify Areas that Contain Developed Land Uses .....	1-20
Step 4: Identify Areas that are Potentially Developable .....	1-21
Step 5: Identify the Potentially Most Suitable Areas for Residential, Commercial or Light Industrial Development .....	1-21
Open Space and Resource Protection Recommendations .....	1-22
<b>OPEN SPACE AND RESOURCE PROTECTION APPENDIX .....</b>	<b>A-1</b>
Open Space Parcels with Permanent Protection from Development .....	A-2
Open Space Parcels with Limited Protection from Development .....	A-5
Open Space Parcels with Temporary Protection from Development .....	A-6
Significant Historical Properties in the Main Street National Historic District.....	A-11
Other Significant Historical Properties in Northfield .....	A-16
<b>CHAPTER 2: ECONOMIC DEVELOPMENT .....</b>	<b>2-1</b>
Economic Development Goals and Objectives.....	2-3
Current Economic Base and Labor Pool Characteristics .....	2-3
Demographics .....	2-3
Labor Force Characteristics .....	2-8
Types of Employment .....	2-11

Local Employers and Economic Base .....	2-13
Inventory and Assessment of Infrastructure for Economic Development .....	2-16
Water Infrastructure .....	2-16
Sewer Infrastructure .....	2-19
Transportation Infrastructure .....	2-21
Telecommunications Infrastructure .....	2-23
Current Zoning for Commercial and Industrial Uses .....	2-23
Potentially Suitable Locations for Future Commercial or Light Industrial Development.....	2-25
Recommendations for Potential Zoning Revisions to Support	
Northfield's Economic Development Goals and Objectives.....	2-29
Strategies for Promoting Economic Development .....	2-31
Zoning Revisions .....	2-31
Non-Zoning Activities .....	2-32

<b>CHAPTER 3: HOUSING.....</b>	<b>3-1</b>
Housing Goals and Objectives .....	3-3
Planning and Legislative Context .....	3-3
Legislation to Promote Affordable Housing.....	3-4
Regional and Town Initiatives and Policies to Create Affordable Housing .....	3-6
Current Housing Stock and Inventory .....	3-8
Housing Supply.....	3-8
Types of Housing .....	3-9
New Construction .....	3-10
Housing Tenancy .....	3-12
Current and Projected Housing Availability and Demand .....	3-13
Total Population.....	3-13
Total Households .....	3-13
Housing Vacancy Levels .....	3-15
Population Distribution by Age Group .....	3-16
Population Projections to 2010 .....	3-18
Housing Costs and Affordability .....	3-18
Housing Costs .....	3-19
Housing Values.....	3-19
Residential Sales .....	3-20
Housing Affordability.....	3-21
Affordable Housing under EO418 .....	3-24
Affordable Housing under Chapter 40B .....	3-25
Potentially Suitable Locations for Future Residential Development.....	3-27
Infill Development in Northfield Center.....	3-28
Potential Future Housing Demand .....	3-28
Primary Housing Issues .....	3-29
Housing Recommendations .....	3-29
Zoning Recommendations .....	3-29
Other Strategies.....	3-30

<b>HOUSING APPENDIX .....</b>	<b>B-1</b>
Housing Goals and Recommendations from the Regional Policy Plan.....	B-2
Types of Housing Structures in Northfield, 1990 and 2000 .....	B-4
Housing Occupancies and Vacancies in Northfield, 1980 to 2000 .....	B-4
Monthly Homeowner Costs in Northfield, 2000 .....	B-5
Monthly Renter Costs in Northfield, 2000 .....	B-5
Housing Values for Owner-Occupied Homes in Northfield, 1990 and 2000 .....	B-6
<b>CHAPTER 4: TRANSPORTATION .....</b>	<b>4-1</b>
Context for this Project .....	4-2
State Statutes Regarding Public Ways .....	4-2
1986 Northfield Town Meeting Article on Road Discontinuances .....	4-5
Overview of the Road Listings Created Through this Project.....	4-5
Roads that are Currently Used and Maintained as Public Ways .....	4-6
State Roads.....	4-7
County Roads .....	4-7
Town Roads .....	4-8
Private Roads .....	4-10
Roads with Questions about their Current Status .....	4-11
County Roads .....	4-11
Town Roads .....	4-12
Roads with Questions about their Layouts .....	4-14
County Roads .....	4-14
Town Roads .....	4-15
More Information on Public Way Discontinuances .....	4-18
Advantages and Disadvantages of Discontinuing a Town or County Road .....	4-18
Procedures for Discontinuing a Town Road .....	4-18
Procedures for Discontinuing a County Road .....	4-20
Transportation Recommendations .....	4-21
<b>TRANSPORTATION APPENDIX .....</b>	<b>C-1</b>
Road Action Glossary.....	C-2
1986 Northfield Annual Town Meeting Article on Road Discontinuances .....	C-4
FRCOG County Road Records Project Series List.....	C-7
FRCOG County Road Index – Town of Northfield .....	C-11
Procedural Outline and Requirements of Petitioners of Road Actions by the FRCOG Executive Committee .....	C-16
Agreement with FRCOG for Reimbursement of Costs Associated with Road Actions.....	C-17

## LIST OF TABLES

Table 1-1: Acres of Protected Open Space in Northfield .....	1-4
Table 1-2: Locations of Historic Buildings Outside of the Main Street National Historic District.....	1-9
Table 1-3: Historic Burial Grounds in Northfield .....	1-9
Table 1-4: Historic Bridges in Northfield .....	1-10
Table 1-5: Significant Historical Landscapes in Northfield .....	1-11
Table 1-6: Current and Proposed Scenic Roads in Northfield.....	1-12
Table 1-7: Scenic Vistas and Other Noteworthy Sites.....	1-13
Table 1-8: Recreational Resources in Northfield .....	1-14
Table 1-9: Land Uses which are Included in the Developed Land coverage .....	1-21
Table 2-1: Population for Northfield, 1980-2000, Comparison to the County and State .....	2-4
Table 2-2: Population Change by Age Group, 1990 and 2000 .....	2-4
Table 2-3: Projected Population Changes, 2000 to 2025.....	2-5
Table 2-4: Highest Educational Attainment, 2000 .....	2-6
Table 2-5: Selected School District Data, 2001 .....	2-7
Table 2-6: Selected Income and Poverty Statistics, 1999 .....	2-7
Table 2-7: Selected Labor Force Characteristics, 1990 and 2000 .....	2-9
Table 2-8: Labor Force and Unemployment by Sex and Age Group, 2000 .....	2-10
Table 2-9: Labor Force and Unemployment Data, 2001 .....	2-10
Table 2-10: Class of Worker, 2000 .....	2-12
Table 2-11: Employment by Sector, 2000 .....	2-12
Table 2-12: Industry Sector Employment in Northfield .....	2-14
Table 2-13: Northfield Employers with 10 or more Employees.....	2-15
Table 2-14: Northfield Community Water System Demand, 2010 and 2020 .....	2-18
Table 3-1: Housing Units in Northfield, 1980-2000, Comparison to the County and State....	3-9
Table 3-2: Types of Housing Structures in Northfield, 2000 .....	3-10
Table 3-3: Authorized Construction for New Housing Units in Northfield, 1991 to 2002 ....	3-11
Table 3-4: Primary Locations of Authorized New Residential Construction, 1991 to 2002..	3-11
Table 3-5: Housing Tenancy in Northfield, 1990 and 2000 .....	3-12
Table 3-6: Housing Tenancy in Northfield, 2000, Comparison to the County and State.....	3-13
Table 3-7: Population for Northfield, 1980-2000, Comparison to the County and State .....	3-13
Table 3-8: Average Household Size in Northfield, 1980-2000, Comparison to the County and State .....	3-14
Table 3-9: Homeowner and Rental Vacancy Rates in Northfield, 1980 to 2000 .....	3-15
Table 3-10: Population Distribution in Northfield, 1990 and 2000, Comparison to the County and State .....	3-17
Table 3-11: Home Sales in Northfield, 1990 to 2002 .....	3-20
Table 3-12: Incomes in Northfield and Affordable Housing Costs, 1999 .....	3-21
Table 3-13: Median Housing Costs as a Percentage of Gross Income for Northfield, 2000, Comparison to the County and the State .....	3-22
Table 3-14: Percentage of Income Spent on Housing Costs for Homeowners, 2000.....	3-23
Table 3-15: Percentage of Income Spent on Housing Costs for Renters, 2000.....	3-23
Table 3-16: Affordable Housing Rents and Purchase Prices under Executive Order 418 for Franklin County, FY 2003.....	3-25

Table 3-17: Residential Units in Northfield and Neighboring Towns that Count as Affordable under Chapter 40B.....	3-26
Table 4-1: State Roads in Northfield .....	4-7
Table 4-2: County Roads in Northfield .....	4-7
Table 4-3: Town Roads in Northfield .....	4-8
Table 4-4: Private Roads Located on the Ridge near Stowbridge Hill .....	4-10
Table 4-5: Other Private Roads in Northfield .....	4-11
Table 4-6: Roads that were County Roads and Currently have an Uncertain Status .....	4-11
Table 4-7: Roads which were Discontinued by the 1986 Town Meeting Article on Roads ..	4-12
Table 4-8: County Roads with Questions about their Layout, Northfield .....	4-14
Table 4-9: Some Town Roads with Questions about their Layout, Northfield .....	4-15

## **LIST OF FIGURES**

Figure 1-1: Methodology for Identifying Potentially Suitable Land for Development .....	1-17
Figure 2-1: Unemployment Rates, 1990 to 2001 .....	2-11
Figure 2-2: Labor Force and Employed Persons in Northfield, 1990 to 2001 .....	2-11
Figure 3-1: Population Distribution by Age Group in Northfield, 1990 and 2000.....	3-17