

**Sherborn General Plan DRAFT Section: TOWN CENTER**

**I. GOAL: PRESERVE THE MOST VALUED FEATURES OF THE EXISTING TOWN CENTER.**

A. Actively promote the preservation of selected, historically significant private properties in the Town Center district that are part of Sherborn's "story".

B. Maintain historic municipal buildings and structures to ensure the preservation of their appearance and function into the future.

C. Continue to support the integration of recreational fields, resources and activities in Town Center.

D. Consider roadway changes to preserve rural village scale and feel.

E. Establish design review guidelines to ensure that any renovations and new buildings and structures in the Town Center properties are consistent with Sherborn's village character. (see also GOAL V, Recommendation D)

**II. GOAL: ENHANCE THE SOCIAL VITALITY AND FUNCTION OF THE EXISTING TOWN CENTER THROUGH INCREMENTAL IMPROVEMENTS**

A. Create a more walkable town center.

B. Make Sherborn Center truly bike friendly.

C. Enable social gathering in Town Center through design and built environment features.

D. Improve the resources and amenities in Sherborn Town Center for all users.

E. Encourage continuation and expansion of multiple usage of under-used or seasonally-used public properties

F. Improve existing Town Center roadways and sidewalks.

**III. GOAL: SUPPORT CURRENT BUSINESSES AND CONSIDER NEW BUSINESS AND HOUSING OPPORTUNITIES IN THE TOWN CENTER WITHIN EXISTING INFRASTRUCTURE CONSTRAINTS.**

A. Explore market opportunities and financial costs/benefits that may be achieved under current conditions, and after specific improvements in the Town Center.

B. Make the existing TC more visually appealing.

C. Maximize accessibility to all TC businesses while minimizing driving between sites.

D. Study Board of Health regulation options for addressing current and potential water/sewer needs of individual properties in the existing Town Center.

E. Enable business and housing options in TC, to the extent allowed by current well and septic technology.

F. Examine and consider changing certain zoning restrictions on Town Center businesses.

**IV. GOAL: DEVELOP A REALISTIC, COMPREHENSIVE LONG TERM PLAN FOR TOWN CENTER THAT ADDRESSES THE CHALLENGES NOT MET BY THE INCREMENTAL CHANGES IN GOALS I - III.**

A. Develop a shared vision of the "ideal" future Town Center that includes the range of desired improvements and changes that are acceptable to most Sherborn residents.

B. Analyze the contributions of specific business types and housing options deemed desirable and viable, to the long-term financial sustainability of the Town.

C. Support and guide the Town Center Options Committee with resources needed to complete the analysis of the technical feasibility and projected costs of installing and maintaining a public water and/or septic system within a strictly limited Town Center District.

D. Evaluate the financing options for a public water and/or septic system within a strictly limited Town Center District.

E. Make a decision to proceed or not to proceed with development of Town Center water and sewer infrastructure.

**V. GOAL: WORK TOWARD IMPLEMENTATION OF THE COMPREHENSIVE PLAN FOR TOWN CENTER**

A. Revise bylaws and regulations to give the town more flexibility in pursuing the Town Center vision.

B. If a common Town Center water system is planned and installed, consider using it as an opportunity to bury overhead wires in Town Center.

C. Work with property owners, business owners and developers to enable desirable changes in TC.

D. Ensure that any change in the Town Center is in harmony with the overall Town character and Sherborn's New England village heritage.