

## GOALS AND POLICIES ELEMENT

### 5.1.1 INTRODUCTION

The Goals and Policies Element seeks to provide a concise statement for all components of the Comprehensive Plan. It has been developed from public reaction to the technical reports reviewed by the Citizens Advisory Committee (CAC) in 1991 and by the Planning Board with input from town boards, community organizations and citizens in 2003. It is designed to give an overall perspective for the Plan by setting forth an overall goal, together with policies directed at implementation of that goal. *In addition to the overall goal, there are goals and policies for each of the functional areas of the Plan. For ease of understanding, these goals and policies are set forth within each of the Plan Elements following.*

#### Overall Goal Statement

The Town of Foster shall remain essentially a low density residential community recognizing the responsibility, as a steward, to maintain the unique rural identity of historic village centers, small farmsteads, scenic rural roads, valuable wildlife habitats and unobstructed views over fields and woods which provides a satisfying, healthy and supportive environment for residents and visitors of all ages and backgrounds. This identity is compatible with limitations for development imposed by an environmentally sensitive landscape and it provides assets for a sustainable local economy. The Town acknowledges that it has been delegated a responsibility for the protection of the Scituate Reservoir Watershed - a geographic area covering over 50% of Foster which has an affect upon a water supply resource of significant regional concern.

#### Growth Management

Current and future growth and development, and the rate at which it occurs, shall not adversely affect or in any way detract from the unique environmental resources, historic and rural physical and social character of Foster. These assets enhance the quality of life for town residents and are vitally important to the social, economic and environmental well-being of the town which seeks to protect a rural way of life.

#### Policies

- A growth management study was initiated by the town in 2002. It is expected that this study will be completed by Fall of 2003. Additional policies and recommendations that may result from this study will be amended to this Comprehensive Plan.
- Establish an annual growth rate indicator as a monitoring device (number of new house building permits/year) to ensure Town's ability to provide necessary services and facilities for new development.
- Investigate legally defensible incentives and disincentives to achieve a stable growth rate at acceptable levels. Foster will consider adoption of a development timing ordinance which guides not only where

growth may occur, but at what rate growth may occur (number of new house building permits/year/builder) once the growth rate indicator is reached in an equitable system. The development timing ordinance would apply to both land division lots and subdivision lots.

- Require phasing of all large scale development projects including residential, commercial, and light industrial development provided that adequate protection levels are met by review of the entire project and its impacts at the first phase submission.
- Encourage, through land use regulation, small-scale industrial and commercial development, subject to appropriate performance standards, which is in keeping with the rural character of the town and requires limited infrastructure improvements and services not now available.
- Explore changing notification requirements for the review and approval of all new major development such that the entire community may be better informed about such proposals and their impacts to the community. This could be accomplished through newspaper ads and other public outreach programs other than direct mail notification.
- Establish a plan for Route 6 to work with existing businesses and new businesses in keeping with the character of the Town.
- Consider recommendations of the Economic Development Advisory Commission in the evaluation of commercial and industrial development.