

Master Plan Elements Update Scope

Land Use

1. Inventory and analyze existing land uses, development and redevelopment trends, and key characteristics of the built environment.
2. Review existing zoning and assess recent legislation and its potential impact on the Town;
3. Evaluate how the town's existing zoning may affect population, housing, and commercial development in different parts of the Town.
4. Analyze existing land use data (using assessor's parcel data and orthophotos) and existing land use patterns;
5. Analyze the influence of natural features, transportation systems, and other regional factors on the Town's history of growth and change;
6. Map existing conditions, making note of changes that are likely to occur due to redevelopment;
7. Assess of local planning and regulatory capacity.

Transportation and Circulation

1. Assess the unique strengths and weaknesses of the existing transportation system, including policies (where applicable) to reduce auto-dependency.
2. Review information available from the Town, regional planning, and MassDOT, such as trends in traffic volumes, crash data, and planned roadway, pedestrian, and bicycle improvements, and public transportation use.
3. Written assessment of existing transportation conditions, including a summary of existing deficiencies, conflicts, and critical traffic locations;
4. Maps of roadway functional classification, transit, pedestrian and bicycle facilities, as well as existing average daily traffic volumes;
5. Maps of connections to the regional transportation system, including public transportation options;
6. Identification of parking, traffic, pedestrian and bicycle safety, and other issues.

Economic Development

1. Review general economic indicators such as population, comparative education levels, per capita

income, existing labor market and laborshed, unemployment, tax base growth, and real estate

sales trends;

2. Analyze basic and non-basic components of the economy;

3. Conduct an employment base analysis: growth and change in local employment over time,

industry strengths and weaknesses, and trends in Hingham compared with the surrounding

region;

4. Review regional and state economic trends and initiatives;

5. Analyze existing land and building space available for economic development and the best-suited

businesses to these properties considering compatibility with adjacent uses;

6. Review adequacy of existing infrastructure and potential for expansion;

7. Review and assess impact of state and other public and non-profit facilities, institutions, and lands;

8. Review impact of local regulations and policies on various types of economic development;

9. Assess local capacity to carry out economic development.

Climate Change, Sea Level Rise, Resiliency

1. Assess existence and effectiveness of energy conservation plans for municipal and school facilities;

2. Review utilization of energy from renewable sources and reduced utilization of energy provided

from limited resources, such as oil;

3. Conduct a risk assessment for infrastructure and utilities, and projected capacity to provide

service under changing climate conditions;

4. Analyze use of green infrastructure, such as permeable landscaping and pavement, in site design

standards whenever possible to manage stormwater onsite and restore the capacity of land to

absorb stormwater;

5. Review options for incorporating “green” [e.g. LEED™ certified or certification-eligible] new

municipal and school buildings with the goal that all new significant municipal buildings include

these design criteria;

6. Review options for use of green building standards for retrofits in the rehabilitation of existing

municipal and school buildings;

7. Review existence and effectiveness of a “buy local” policy, and extent of public education about

the environmental impacts of local vs. non-local purchases;

8. Review zoning to encourage renewable energy research & development and manufacturing; and
9. Consider other strategies as appropriate.

Community Health

Through interviews, community surveys, consultation with local and regional health professionals

and others, assess the following health indicators and community needs:

1. Active living,
2. Healthy food system,
3. Environmental exposure,
4. Emergency preparedness, and
5. Social cohesion.