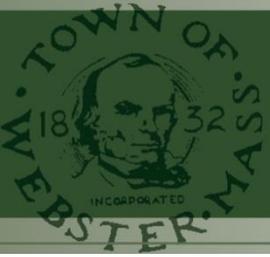


# Town of Webster

## Comprehensive Master Plan 2013

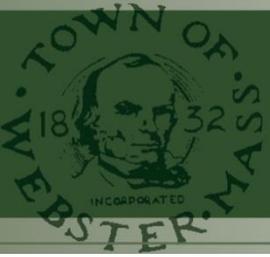
# Steering Committee Meeting

**Wednesday, June 26, 2013**



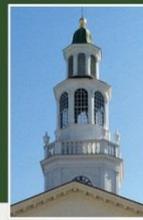
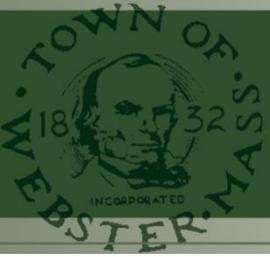
# Agenda

- 1. Debrief on Vision Statement, Logo and Slogan 6:00 – 6:10**
- 2. Land Use Baseline Data 6:10 – 6:20**
- 3. Discuss Goals for Land Use 6:20 – 7:00**
- 4. Natural Resources & Open Space Baseline Data  
7:00 – 7:10**
- 5. Discuss Goals for Natural Resources & Open Space  
7:10 – 7:50**
- 6. Next Steps 7:50 – 8:00**



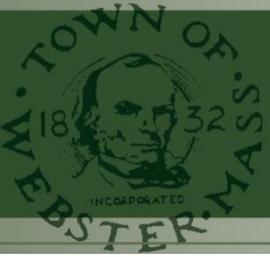
# Vision Statement

Recognized as the home of Lake Chargoggaggoggmanchaugoggchaubunagungamaugg (more commonly known as Webster Lake), Webster is proud of its rich industrial heritage and culturally diverse community. Webster was established by Samuel Slater in the early 1800's along the French River and this history provides both value and opportunity in the use of its natural and recreational resources. Currently, Webster is federally recognized as a hub within the Blackstone River Valley National Heritage, and Quinebaug and Shetucket Rivers Valley National Heritage Corridors, offering many opportunities for recreation and cultural enjoyment. Furthermore, Webster's location makes it accessible to major southern New England cities. Webster's future includes a vibrant downtown, a variety of housing choices, and a business friendly environment. Webster will be a highly desirable place to live and work for current and future generations.



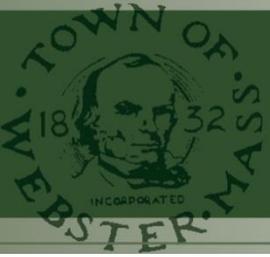
# Logo and Slogan

**Webster works for the future! Join us!**



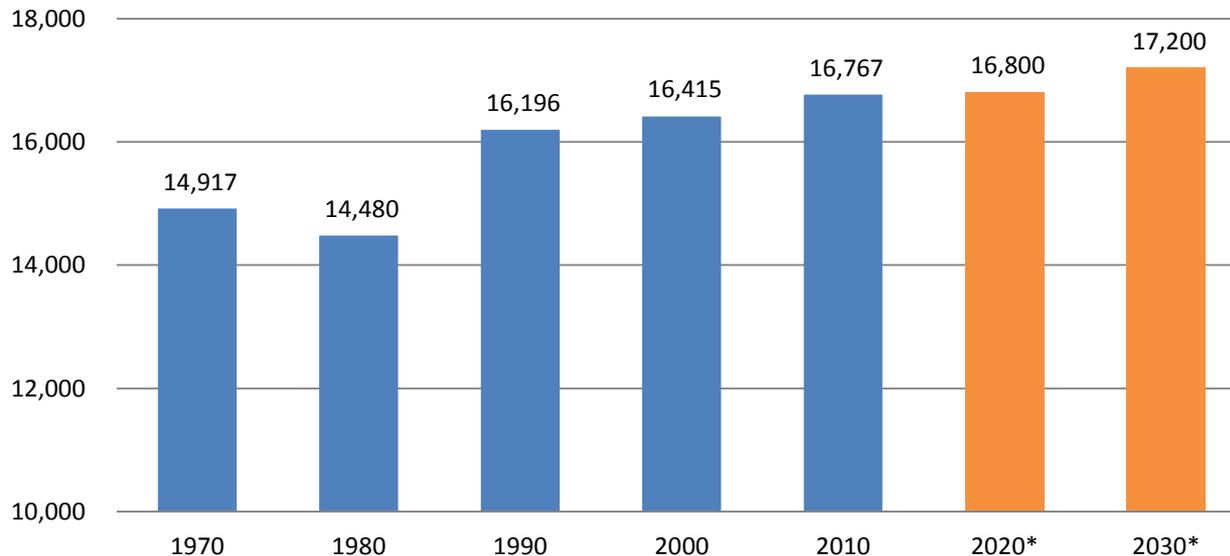
## Land Use Baseline Data

- **Population change**
- **Land use change and pattern**
- **Zoning overview**

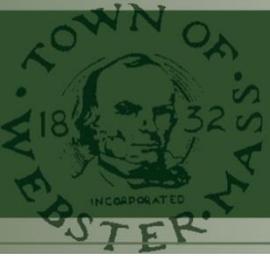


# Land Use Baseline Data – Population Change

Webster Population Change and Projection

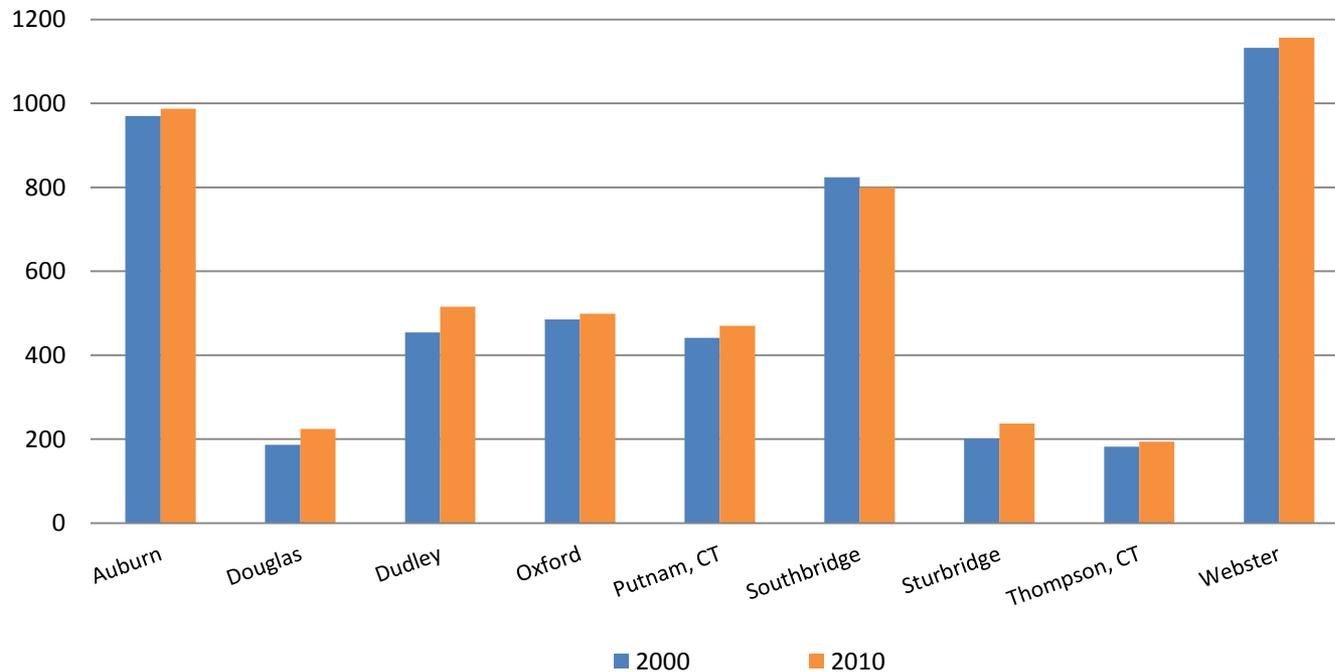


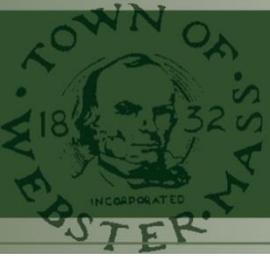
\* CMRPC Population Projection



# Land Use Baseline Data – Population Density

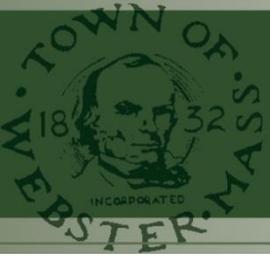
Population Density Regional Comparison (persons/square mile)





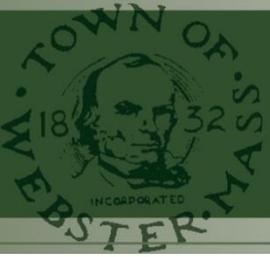
# Land Use Baseline Data – Land Use Change 1971-1999

|  | 1971    |                  | 1985    |                  | 1999    |                  |
|--|---------|------------------|---------|------------------|---------|------------------|
|  | Acres   | Percent of Total | Acres   | Percent of Total | Acres   | Percent of Total |
| <b>Agriculture</b>                         | 173.8   | 1.9%             | 137.3   | 1.5%             | 55.1    | 0.6%             |
| <b>Open Undeveloped Land</b>               | 240.1   | 2.6%             | 217.6   | 2.3%             | 154.5   | 1.7%             |
| <b>Commercial</b>                          | 170.4   | 1.8%             | 187.5   | 2.0%             | 218.1   | 2.3%             |
| <b>Industrial/Transportation/Mining</b>    | 348.7   | 3.7%             | 413.2   | 4.4%             | 500.7   | 5.4%             |
| <b>Higher Density Residential</b>          | 922.0   | 9.9%             | 1,007.5 | 10.8%            | 1,070.9 | 11.5%            |
| <b>Medium Density Residential</b>          | 474.6   | 5.1%             | 584.9   | 6.3%             | 759.1   | 8.1%             |
| <b>Low Density Residential</b>             | 294.7   | 3.2%             | 355.3   | 3.8%             | 517.1   | 5.5%             |
| <b>Urban Open/Institutional/Recreation</b> | 252.6   | 2.7%             | 320.1   | 3.4%             | 333.5   | 3.6%             |
| <b>Natural Land/Undisturbed Vegetation</b> | 5,071.3 | 54.3%            | 4,722.2 | 50.6%            | 4,336.7 | 46.5%            |
| <b>Water</b>                               | 1,383.8 | 14.8%            | 1,386.2 | 14.9%            | 1,386.2 | 14.9%            |
| <b>Total</b>                               | 9,331.9 | 100.0%           | 9,331.9 | 100.0%           | 9,331.9 | 100.0%           |



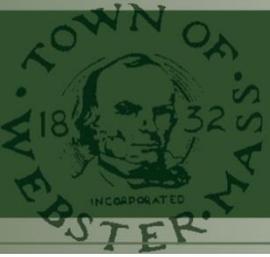
# Land Use Baseline Data – Land Use Change 1971-1999

|                                     | 1971-1985 Change | 1985-1999 Change | 1971-1999 Change |
|-------------------------------------|------------------|------------------|------------------|
| Agriculture                         | -21.0%           | -59.9%           | -68.3%           |
| Open Undeveloped Land               | -9.3%            | -29.0%           | -35.7%           |
| Commercial                          | 10.0%            | 16.3%            | 28.0%            |
| Industrial/Transportation/Mining    | 18.5%            | 21.2%            | 43.6%            |
| Higher Density Residential          | 9.3%             | 6.3%             | 16.1%            |
| Medium Density Residential          | 23.2%            | 29.8%            | 59.9%            |
| Low Density Residential             | 20.6%            | 45.5%            | 75.5%            |
| Urban Open/Institutional/Recreation | 26.7%            | 4.2%             | 32.0%            |
| Natural Land/Undisturbed Vegetation | -6.9%            | -8.2%            | -14.5%           |
| Water                               | 0.2%             | 0.0%             | 0.2%             |



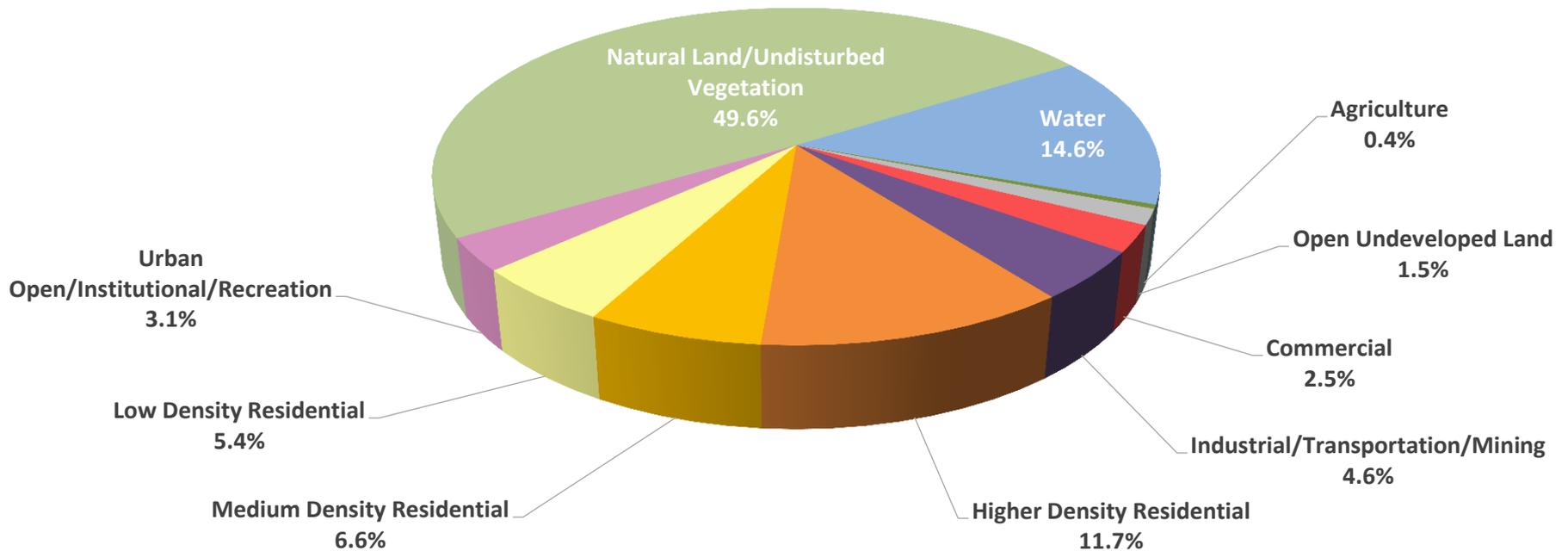
# Land Use Baseline Data – Land Use Change 1971-1999

| Change from Undeveloped to Developed Land |             |             |
|---|-------------|-------------|
| 1971 – 1985                               | 1985 - 1999 | 1971 - 1999 |
| 377.5 Acres                               | 514.6 Acres | 892.1 Acres |



# Land Use Baseline Data – 2005 Land Use Pattern

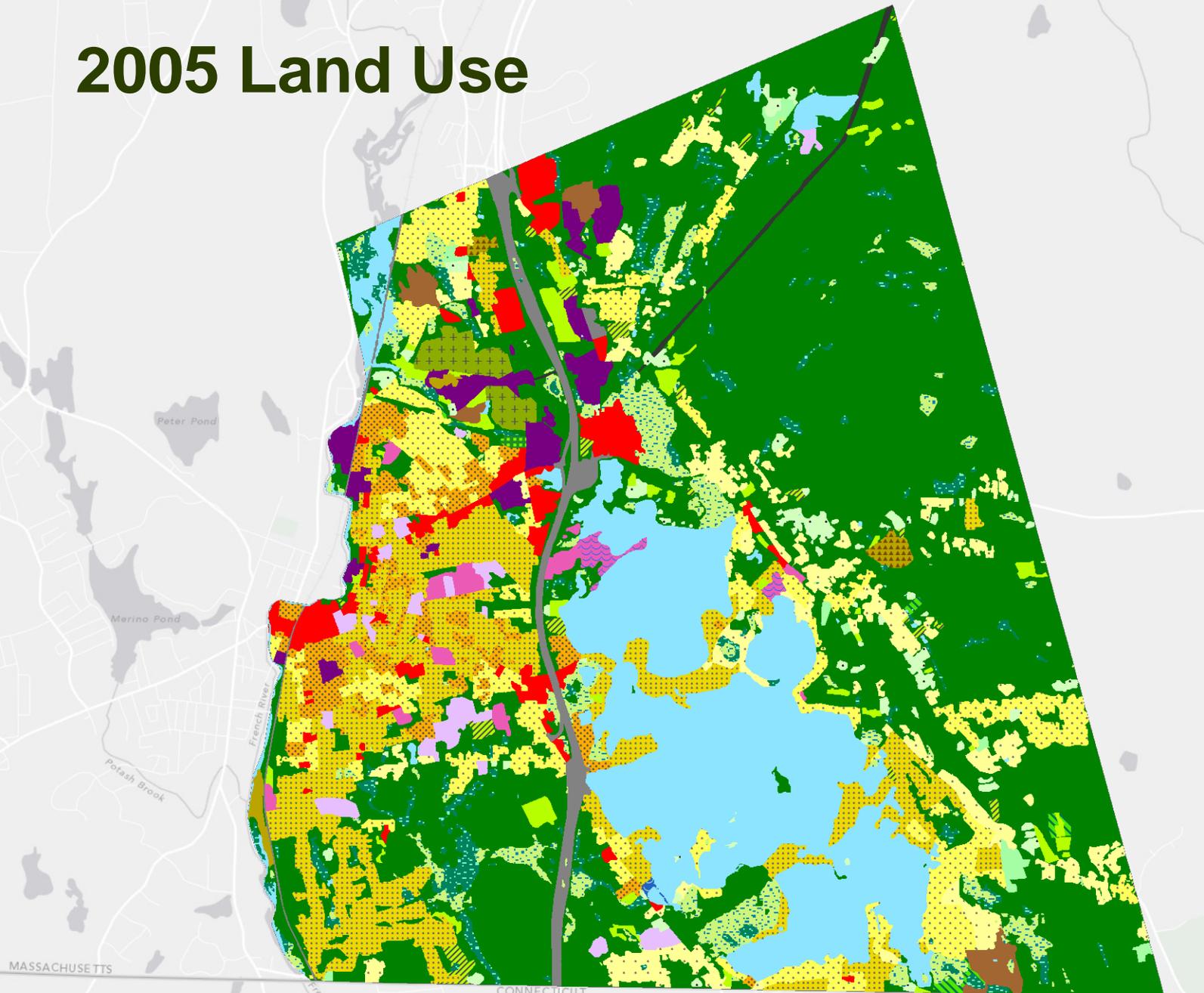
Webster Land Use, 2005



# 2005 Land Use

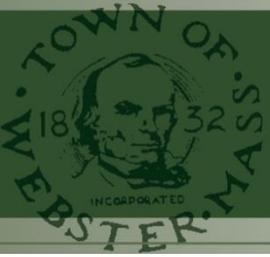
## Legend

- Forest
- Brushland/Successional
- Open Land
- Water
- Forested Wetland
- Non-Forested Wetland
- Salt Water Wetland
- Saltwater Sandy Beach
- Cranberry Bog
- Orchard
- Nursery
- Cropland
- Pasture
- Cemetery
- Golf Course
- Participation Recreation
- Spectator Recreation
- Water-Based Recreation
- Marina
- Multi-Family Residential
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Very Low Density Residential
- Transitional
- Urban Public/Institutional
- Commercial
- Industrial
- Transportation
- Powerline/Utility
- Mining
- Waste Disposal
- Junkyard

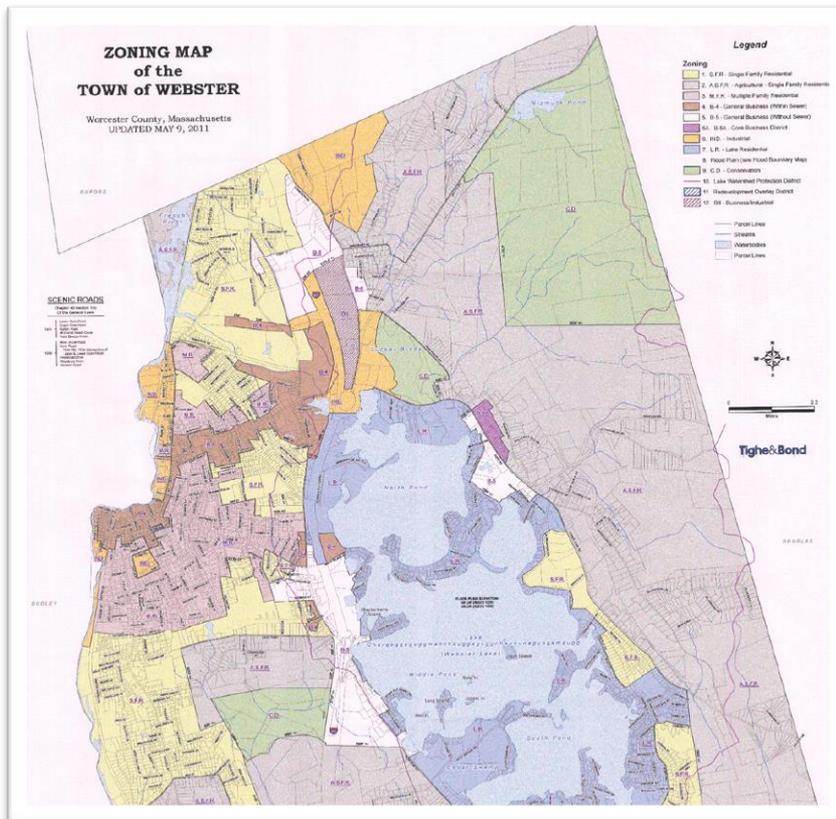


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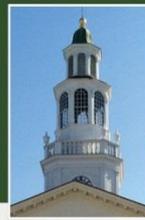
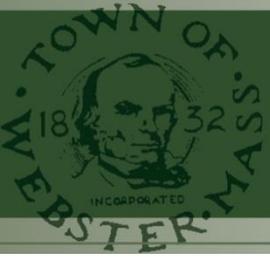
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# Land Use Baseline Data – Zoning



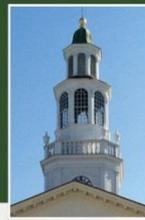
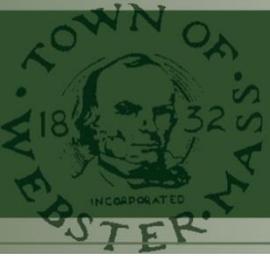
- S.F.R – Single Family Residential
- A.S.F.R. – Agricultural-Single Family Residential
- M.F.R. – Multiple Family Residential
- B-4 – General Business (within sewer)
- B-5 – General Business (without sewer)
- B-5A – Core Business District
- IND. – Industrial
- L.R. – Lake Residential
- C.D. – Conservation
- B/I – Business/Industrial
- Flood Plain
- Lake Watershed Protection District
- Redevelopment Overlay District



# Land Use Baseline Data – Zoning

## Key zoning provisions

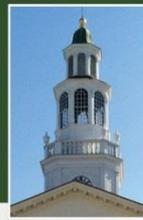
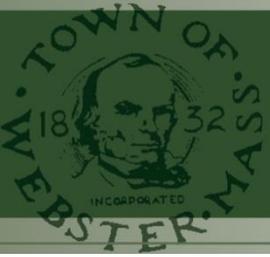
- **Redevelopment Overlay District (ROD)**
  - encourage the redevelopment of existing nonresidential buildings,
  - to preserve the character and historic form of Central Business District
  - create housing within walking distance of goods and services



# Land Use Baseline Data – Zoning

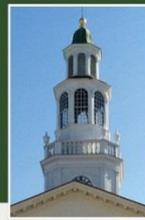
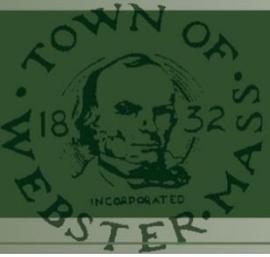
## Key zoning provisions

- **Lake Watershed Protection District**
  - protect, preserve and maintain the existing and potential water resources
- **55 and over communities**
  - meet needs of senior citizens
  - allow flexibility in design
  - preserve open space, unique resources and rural character



# Master Plan Land Use Goals

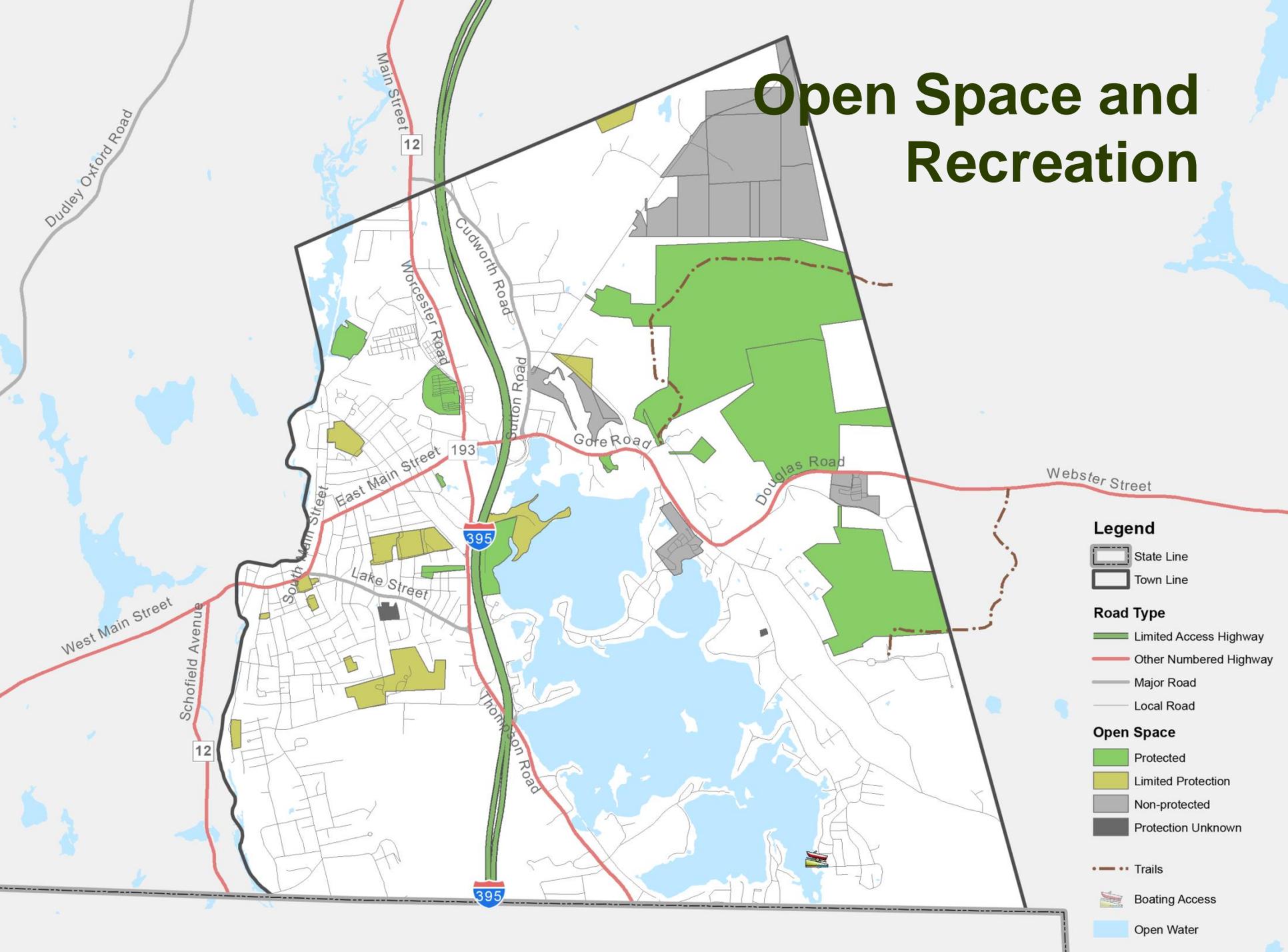
## Committee Discussion



# Open Space & Recreation Baseline Data

- **Town-owned conservation land – 51 acres**
- **State land – 948 acres**
- **1,750 acres (21%) of conservation land with some level of protection**
  - **1,237 acres are permanently protected**
  - **717 acres that are limited protection (i.e. Chpt. 61, 61A and 61B)**

# Open Space and Recreation



### Legend

- State Line
- Town Line

### Road Type

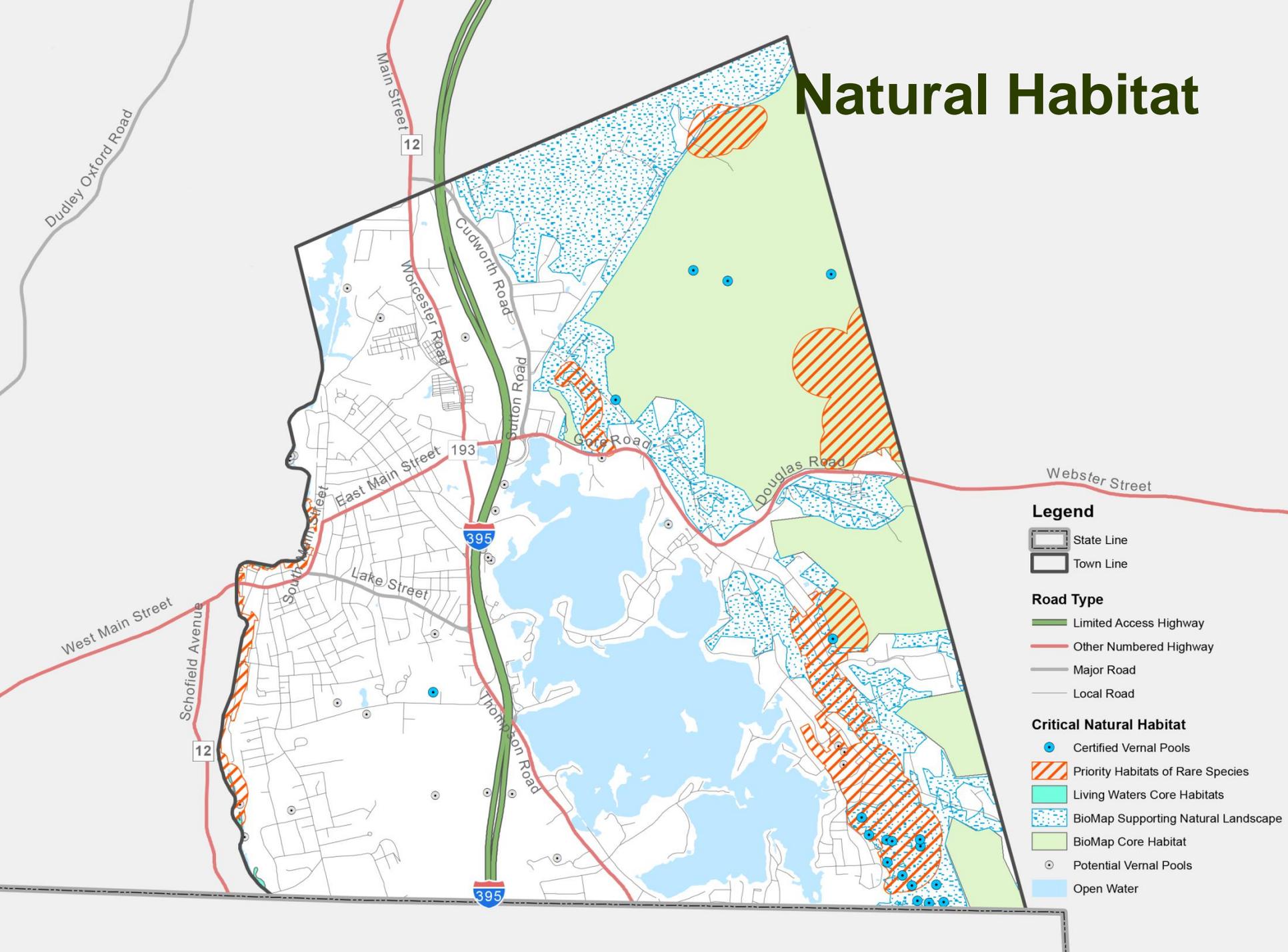
- Limited Access Highway
- Other Numbered Highway
- Major Road
- Local Road

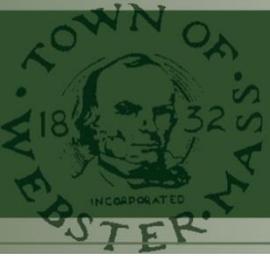
### Open Space

- Protected
- Limited Protection
- Non-protected
- Protection Unknown

- Trails
- Boating Access
- Open Water

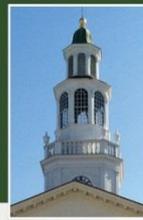
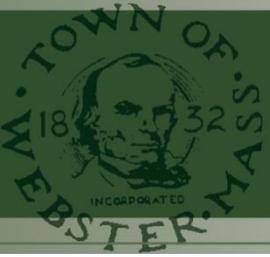
# Natural Habitat





# Open Space & Recreation – Resource Inventory

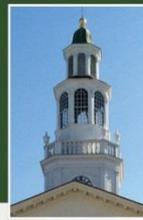
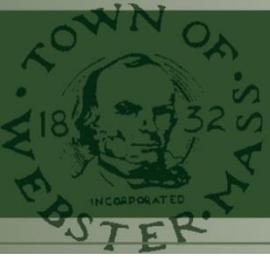
- **Lots of good information in 2009 Open Space Plan**
  - **Environmental resources**
  - **Environmental challenges**
  - **Open space parcels**
- **Update new land acquisitions, improvements to park facilities and programs**
- **Review 7 year action plan and determine what has been accomplished**



## Key items from the May 4<sup>th</sup> Public Forum

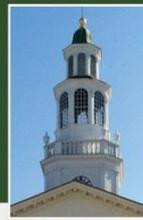
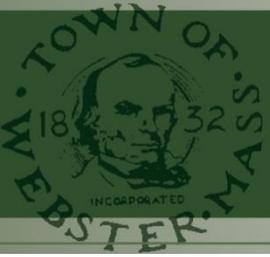
### ***Natural Resources & Open Space:***

- Webster Lake: need additional access to the lake in the form of a walking trail along the shore; allow more recreational uses and town-sponsored events
- French River: positive reactions to the new park; there should be more events like the summer concert series; improve kayak launch there and upstream
- Incompatible uses: major concerns about the paddle boat on the Lake; concerns about commercial development in the watershed of the Lake that would lead to deteriorating water quality and stormwater runoff
- Need for a dog park
- Need a conservation agent and better coordination between departments



# Master Plan Natural Resources & Open Space Goals

## Committee Discussion



# Next Steps