

# Implementation Plan



## 17. IMPLEMENTATION PLAN

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The Implementation Plan is a step-by-step guide for Wayland to follow over the next five years to ensure that the Master Plan recommendations are put into action. Implementing the Master Plan will require a concerted and ongoing effort on the part of the Town's elected and appointed officials. However, the Master Plan—and the public consensus that it represents—is too important for the Town not to carry through with its recommendations. The actions that the Town takes now will have a lasting legacy that affects future generations.

The Implementation Plan is divided into two components. The first part is the Implementation Action Plan, which identifies the group or groups responsible for implementing each Master Plan recommendation as well as the approximate timeline for action. The second component is an evaluation program designed to help the Town measure the success of the Master Plan recommendations (once they have been implemented) compared to the public mandate and the goals that were established early in the Master Plan process.

It should be noted that planning is an iterative process whereby a community continually evaluates and responds to new external and internal circumstances and challenges as well as changes in the goals and desires of its residents. This Master Plan has a planning horizon of approximately 20 years: that is, planning needs are evaluated over the next two decades and recommendations are made based on their projected benefit over the same timeframe. However, the Implementation Plan only has a five-year timeframe in the sense that most of the Master Plan recommendations are targeted to be implemented (or least commenced) within five years. After approximately five years (around 2009), Wayland should revisit the Master Plan to determine whether its goals and general strategies are still appropriate to the Town. A full re-write of the Master Plan will probably not be necessary at this time, but the Town could facilitate a public review of the document, modify the goals and strategies as necessary, and prepare a new Implementation Plan for the subsequent five years. The Town may consider preparing a new Master Plan after 15-20 years (around 2020), at which time conditions in the Town will probably have changed significantly and a new plan may be needed to address the challenges that these conditions present.

### 17.1 Implementation Action Plan

The Implementation Action Plan summarizes all of the Master Plan recommendations in a matrix format that identifies the approximate timeline and the group(s) responsible for implementing each strategy. The recommendations are divided into three categories: 1) regulatory changes, 2) other Town policies and initiatives (except capital projects), and 3) facility and infrastructure projects. Most of the actions in the first two categories cost little or no money to implement because they can be brought about by Town Meeting vote or other action to change local policies. In some cases, the Town may need to devote staff resources or hire an attorney or consultant to assist with this process (e.g., to help prepare zoning changes). Most of the actions in the third category require the expenditure of funds, which may come from the Town, the state, and/or other sources. Preparing cost estimates for these items is generally beyond the scope of the Master Plan, although rough estimates are provided for some items where such information is readily available.

In the "Timeframe" column of the Action Plan matrices, most of the actions are classified as either "Short-Term" (indicating action within 2 years), "Middle-Term" (indicating action within 2-4 years), or "Long-Term"

(indicating action within 4-7 years). A handful of actions that are identified as “Long-Term” require state involvements and/or major capital expenditures and may require more than seven years to implement.

<b>Implementation Plan Land Use and Growth Management</b>			
<b>Item # &amp; Reference</b>	<b>Recommendation</b>	<b>Responsibility</b>	<b>Timeframe</b>
<b>1</b>	Redefine Residential District names	Planning Bd., Town Meeting	Short-Term
<b>2</b> 10.2	Establish a new Conservation Cluster Development options, including incentives for open space protection and affordable housing	Planning Bd., Town Meeting	Short-Term
<b>3</b> 10.5.2	Establish Wayland Business Center zoning district, which allows Planned Redevelopment Projects	Planning Bd., Town Meeting	Short-Term
<b>4</b> 10.3.1	Adopt residential floor-area ratio limits	Planning Bd., Town Meeting	Short-Term
<b>5</b> 10.4.1	Establish Scenic Overlay District to encourage sensitive design on private land along scenic roads	Planning Bd., Town Meeting	Middle-Term
<b>6</b> 10.5.1	Revise the business zoning framework (district delineations, uses, and dimensional requirements) in Wayland Center and Cochituate	Planning Bd., Town Meeting, Economic Development Commission	Middle-Term
<b>7</b> 10.3.3 and 10.4.2	Adopt provisions to allow reduced frontage lots and common driveways	Planning Bd., Town Meeting	Middle-Term
<b>8</b> 10.4.3	Adopt light pollution regulations	Planning Bd., Town Meeting	Middle-Term
<b>9</b> 10.5.3	Establish building size limitations in the Business A and Business B districts	Planning Bd., Town Meeting	Middle-Term

Implementation Plan Housing			
Item # & Reference	Recommendation	Responsibility	Timeframe
1 11.1.2	Adopt Inclusionary Housing Bylaw to guide the creation of affordable units	Planning Bd., Town Meeting, Housing Authority, Housing Partnership	Short-Term
2 10.2	Establish an affordable housing requirement for the Senior and Family Housing Overlay District	Planning Bd., Town Meeting	Short-Term
3 11.1.4	Expand opportunities and revise regulations for creating accessory housing units	Planning Bd., Town Meeting, Housing Partnership	Long-Term
4 11.2.2	Establish Wayland Affordable Housing Fund	Housing Partnership, Town Meeting	Immediate
5 11.2.3	Create affordable housing using LIP and other resources	Housing Partnership	Ongoing
6 11.2.4	Apply for Housing Certification	Planning Dept., Selectmen, Housing Partnership	Immediate
7 11.2.2	Identify and implement affordable housing initiatives utilizing money from the Affordable Housing Fund and Community Preservation Act	Housing Partnership, Community Preservation Committee, Town Meeting	Ongoing
8 11.2.3	Submit Local Housing Program and Housing Plan to DHCD for approval	Housing Partnership, Planning Dept., Selectmen	Immediate
Implementation Plan Economic Development			
Item # & Reference	Recommendation	Responsibility	Timeframe
1 12.3.1	Revise parking requirements	Planning Bd., Town Meeting, Economic Development Commission	Middle-Term
2 10.1	Establish Business Redevelopment Overlay District to allow businesses along busy streets in Cochituate	Planning Bd., Town Meeting, Housing Partnership	Middle-Term
3 12.1.4	Revise zoning regulations for the Limited Commercial District	Planning Bd., Town Meeting, Economic Development Commission	Long-Term
4 12.1.5	Revise zoning regulations for the Planned Business District	Planning Bd., Town Meeting, Economic Development Commission	Long-Term
5 12.3.2	Adopt use definition and regulations for restaurants	Planning Bd., Town Meeting, Economic Development Commission	Long-Term
6 12.3	Establish Economic Development Commission	Selectmen, local business people	Middle-Term

## Implementation Plan Natural and Cultural Resources

Item # & Reference	Recommendation	Responsibility	Timeframe
<b>1</b> 13.1.1 and 13.2	Adopt Stormwater Management Bylaw and guidelines	Conservation Commission, Planning Bd., Town Meeting	Short-Term
<b>2</b> 13.4.3	Adopt Demolition Delay Bylaw	Historical Commission, Town Meeting	Short-Term
<b>3</b> 13.1.2 and 13.2	Adopt erosion control and replanting requirements and environmental site planning guidelines	Conservation Commission, Planning Bd., Town Meeting	Middle-Term
<b>4</b> 13.1.3	Adopt/revise maximum lot coverage limits	Planning Bd., Town Meeting	Short-Term
<b>5</b> 13.3	Certify vernal pools through the efforts of local volunteers	Conservation Commission	Ongoing
<b>6</b> 13.4.2	Various historic preservation initiatives	Historical Commission	Ongoing
<b>7</b> 13.5	Expand the range of cultural arts venues in Wayland	Various groups	Ongoing
<b>8</b> 13.1.3	Initiate septic system management efforts	Board of Health	Middle-Term
<b>9</b> 13.3	Prepare a land management plan for the Town's conservation lands	Conservation Commission	Middle-Term
<b>10</b> 13.4.1	Expand Wayland Center Historic District and possibly establish a historic district in Cochrane	Historic District Commission, Historical Commission, Town Meeting	Long-Term
<b>11</b> 13.4.4	Adopt Historic Preservation Tax Incentives	Historical Commission, Assessors, Town Meeting	Long-Term

### Implementation Plan Open Space and Recreation

Item # & Reference	Recommendation	Responsibility	Timeframe
<b>1</b> 14.1.3	Investigate the possibility of using an open space bond to protect certain remaining unprotected open space parcels	Open Space Committee, Community Preservation Committee, Town Meeting	Immediate
<b>2</b> 14.1	Continue to protect and acquire unprotected open space	Open Space Committee, Town Meeting	Ongoing
<b>3</b> 14.2	Continue to work to expand Wayland's trail network, including the Mass. Central Rail Trail	Open Space Committee, Conservation Commission, Planning Bd., volunteers	Ongoing

### Implementation Plan Public Facilities and Services

Item # & Reference	Recommendation	Responsibility	Timeframe
<b>1</b> 15.2	Establish Public Facilities Planning and Coordinating Committee	Board of Selectmen	Immediate
<b>2</b> 15.4.4 and 15.5.4	Conduct joint study of Highway Dept. and Recreation Dept. space needs and siting options	Highway Dept., Recreation Dept., Town Meeting	Immediate
<b>3</b> 15.1	Consider restricting private irrigation wells	Water Department	Short-Term
<b>4</b> 15.7	Commission a study of the water distribution system to pinpoint sources of unaccounted for water and assess pipe replacement needs	Water Department	Middle-Term
<b>5</b> 15.2	Prepare and adopt Long-Range Capital Facilities Plan	Public Facilities Planning and Coordinating Committee, Board of Selectmen, Finance Committee	Middle-Term
<b>6</b> 15.8	Study the possibility of expanding Town-controlled capacity at the Wayland Center wastewater treatment plant and establishing other public wastewater systems	Wastewater Management District Commission	Middle-Term
<b>7</b> 15.3	Planning and design of high school renovation and expansion	School Committee, Town Meeting	Short-Term
<b>8</b> 15.4.1	Conduct space needs and assessment study of Town Hall	Ad-hoc committee including department heads and Executive Secretary	Middle-Term
<b>9</b> 15.4.3	Begin schematic design for new/expanded Library based on outcome of current study	Library Commissioners, Town Meeting	Middle-Term
<b>10</b> 15.4.3	Conduct needs assessment study for Senior Center	Council on Aging	Middle-Term

Implementation Plan Open Space and Recreation			
Item # & Reference	Recommendation	Responsibility	Timeframe
<b>11</b> 15.8	Evaluate the costs and benefits of connecting business areas in Cochrane to the MWRA sewer system	Selectmen, Wastewater Management District Commission	Middle-Term
<b>12</b> 15.6	Wayland Center public realm improvements	Town Meeting, Planning Dept., Highway Dept.	<b>See Box 15-1</b>
<b>13</b> 15.6	Cochrane public realm improvements	Town Meeting, Planning Dept., Highway Dept.	<b>See Box 15-2</b>
<b>14</b> 15.4.1	Examine the feasibility of expanding Fire Station Two/Arts Center	Fire Department	Middle-Term
<b>15</b> 15.5.5	Begin planning for multi-generational community recreation center	Recreation Dept.	Long-Term
<b>16</b> 15.4.2	Prepare siting and feasibility for North Wayland satellite fire station	Fire Dept.	Long-Term
Implementation Plan Transportation			
Item # & Reference	Recommendation	Responsibility	Timeframe
<b>1</b> 16.2.2	Encourage shared parking and access in new developments	Planning Bd., ZBA	Ongoing
<b>2</b> 16.2.3 and 16.4	Work with regional organizations to reduce regional traffic passing through Wayland and expand public transportation options in Town	Planning Dept., Selectmen	Middle-Term
<b>3</b> 16.1.3	Continue comprehensive roadway management and maintenance program	Highway Dept.	Ongoing
<b>4</b> 16.1.1	Study and possibly build Wayland Center half-ring road	Town Meeting, Planning Dept., Highway Dept.	Long-Term

## 17.2 Evaluation Program

The Evaluation Program is a tool to help the Town measure the status of the Master Plan recommendations in relation to the goals established by the community. The Evaluation Program is also a way for the Town to revisit the Master Plan three, five, or even ten years into the future and take stock of new challenges and opportunities. In this way, the Town can keep the Master Plan current without completely re-writing the document every few years. The following pages can be photocopied and filled out every few years by the Planning Board as a concise summary of the successes and failures toward meeting each of the Master Plan goals.

<b>2004 Wayland Master Plan – Follow-up Evaluation</b>	<b>Date</b> _____
<b>TOPIC: Land Use and Growth Management</b>	
<p><b>PART A)</b> The following Master Plan sub-goals pertain to <b>land use and growth management</b>. Is the Town closer to meeting these goals than it was in 2004? Please comment for each goal.</p> <p>GOAL: Remain a mainly residential community, with some moderately scaled businesses serving primarily the local market.</p> <p>GOAL: Encourage new development to be environmentally and aesthetically compatible with the surrounding neighborhood and the natural environment.</p> <p>GOAL: Encourage new residential development to be consistent with the scale of existing homes in the neighborhood.</p> <p>GOAL: Foster a village-like center in Cochituate in which future development conforms to the existing character of the neighborhood.</p> <p>GOAL: Create a sense of place in Wayland Center by designing and developing a mixed-use area that complements the Town's historic character and appeals primarily to people who live and work in Town.</p>	



2004 Wayland Master Plan – Follow-up Evaluation		Date _____
TOPIC: Land Use and Growth Management		
<b>PART B)</b> The following is a list of the major Master Plan recommendations related to <b>land use and growth management</b> . Please indicate the implementation status of each recommendation. At the end of this table is a space to add in other relevant policies/project/initiatives that were not in the Master Plan but have since been adopted.		
Strategy (Refer to the Implementation Action Plan above)	Status	Comments (If already implemented or started, has the policy/project/initiative has a positive, negative, or neutral impact? If the strategy has been abandoned, why?)
1 Redefine Residential District names	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
2 Establish new Conservation Cluster Development options	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
3 Establish Wayland Business Center zoning district, which allows Planned Redevelopment Projects	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
4 Adopt residential floor-area ratio limits	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
5 Establish Scenic Overlay District to encourage sensitive design on private land along scenic roads	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
6 Revise the business zoning framework in Wayland Center and Cochituate	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
7 Adopt provisions to allow reduced frontage lots and common driveways	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
8 Adopt light pollution regulations	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
9 Establish building size limitations in the Business A and Business B districts	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	

<b>2004 Wayland Master Plan – Follow-up Evaluation</b>	<b>Date</b> _____
<b>TOPIC: Land Use and Growth Management</b>	
<b>PART C)</b> Are there any other factors, internal or external, that have affected the Town's progress toward meeting the <b>land use and growth management</b> goals (e.g., large new developments, state policies or actions, etc.)?	
Positive Factors:          	
Negative Factors or New Challenges:          	

<b>2004 Wayland Master Plan – Follow-up Evaluation</b>	<b>Date</b> _____
<b>TOPIC: Housing</b>	
<p><b>PART A)</b> The following Master Plan sub-goals pertain to <b>housing</b>. Overall, is the Town closer to meeting these goals than it was in 2004? Please comment for each goal.</p> <p>GOAL: Promote a variety of housing options to encourage economic and social diversity.</p> <p>GOAL: Provide housing opportunities for senior citizens, young persons, and non-family households to meet the housing needs of Wayland's demographic mix.</p> <p>GOAL: Direct housing development to environmentally appropriate locations.</p> <p>GOAL: When redevelopment and infill of existing neighborhoods occurs, ensure that such development is consistent with the scale and character of existing development.</p> <p>GOAL: Provide affordable housing opportunities, including the retention and re-use of existing lower-priced buildings and dwellings.</p> <p>GOAL: Take advantage of the unique housing opportunities in and adjacent to Wayland Center and Cochrane.</p>	

2004 Wayland Master Plan – Follow-up Evaluation		Date _____
TOPIC: Housing		
<b>PART B)</b> The following is a list of the major Master Plan recommendations related to <b>housing</b> . Please indicate the implementation status of each recommendation. At the end of this table is a space to add in other relevant policies/project/initiatives that were not in the Master Plan but have since been adopted.		
Strategy (Refer to the Implementation Action Plan above)	Status	Comments (If already implemented or started, has the policy/project/initiative has a positive, negative, or neutral impact? If the strategy has been abandoned, why?)
1 Adopt Inclusionary Housing Bylaw to guide the creation of affordable units	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
2 Establish an affordable housing requirement for the Senior and Family Housing Overlay District	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
3 Expand opportunities and revise regulations for creating accessory housing units	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
4 Establish Wayland Affordable Housing Fund	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
5 Create affordable housing using LIP and other resources	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
6 Apply for Housing Certification	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
7 Identify and implement affordable housing initiatives utilizing money from the Affordable Housing Fund	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
8 Submit Local Housing Program and Housing Plan to DHCD for approval	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	

<b>2004 Wayland Master Plan – Follow-up Evaluation</b>	<b>Date</b> _____
<b>TOPIC: Housing</b>	
<b>PART C)</b> Are there any other factors, internal or external, that have affected the Town's progress toward meeting the <b>housing</b> goals (e.g., large new developments, state policies or actions, etc.)?	
Positive Factors:	
Negative Factors or New Challenges:	

<b>2004 Wayland Master Plan – Follow-up Evaluation</b>	<b>Date</b> _____
<b>TOPIC: Economic Development</b>	
<p><b>PART A)</b> The following Master Plan sub-goals pertain to <b>economic development</b>. Overall, is the Town closer to meeting these goals than it was in 2004? Please comment for each goal.</p> <p>GOAL: Encourage businesses that provide products and services desired and needed primarily by local residents.</p> <p>GOAL: Promote the re-use and redevelopment of existing commercial space rather than large-scale construction of new commercial facilities.</p> <p>GOAL: Discourage high traffic impact businesses in Wayland.</p> <p>GOAL: Improve the overall attractiveness of business districts in order to enhance the Town's physical image, improve the viability of the businesses located there, and maintain sensitivity to the needs of the surrounding areas.</p> <p>GOAL: Encourage evening activities and extended business hours in the Town centers.</p>	

2004 Wayland Master Plan – Follow-up Evaluation		Date _____
TOPIC: Economic Development		
<b>PART B)</b> The following is a list of the major Master Plan recommendations related to <b>economic development</b> . Please indicate the implementation status of each recommendation. At the end of this table is a space to add in other relevant policies/project/initiatives that were not in the Master Plan but have since been adopted.		
Strategy (Refer to the Implementation Action Plan above)	Status	Comments (If already implemented or started, has the policy/project/initiative has a positive, negative, or neutral impact? If the strategy has been abandoned, why?)
1 Revise parking requirements	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
2 Establish Business Redevelopment Overlay District to allow businesses along busy streets in Cochituate	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
3 Revise zoning regulations for the Limited Commercial District	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
4 Revise zoning regulations for the Planned Business District	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
5 Adopt use definition and regulations for restaurants	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
6 Establish Economic Development Commission	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	

<b>2004 Wayland Master Plan – Follow-up Evaluation</b>	<b>Date</b> _____
<b>TOPIC: Economic Development</b>	
<b>PART C)</b> Are there any other factors, internal or external, that have affected the Town's progress toward meeting the <b>economic development</b> goals (e.g., large new developments, state policies or actions, etc.)?	
Positive Factors:	
Negative Factors or New Challenges:	



<b>2004 Wayland Master Plan – Follow-up Evaluation</b>	<b>Date</b> _____
<b>TOPIC: Natural and Cultural Resources</b>	
<p><b>PART A)</b> The following Master Plan sub-goals pertain to <b>natural and cultural resources</b>. Overall, is the Town closer to meeting these goals than it was in 2004? Please comment for each goal.</p> <p>GOAL: Preserve and protect the Town’s water supply. Identify and protect potential water sources for future generations.</p> <p>GOAL: Preserve, protect and maintain natural areas in order to mitigate flooding problems, provide wildlife habitat and corridors, promote environmental education, provide opportunities for passive outdoor recreation, and maintain scenic vistas and a sense of openness.</p> <p>GOAL: Preserve, restore and maintain cultural and historic assets that connect Wayland with its cherished and distinctive history.</p> <p>GOAL: Protect the Town’s semi-rural character and scenic quality.</p>	

2004 Wayland Master Plan – Follow-up Evaluation		Date _____
TOPIC: Natural and Cultural Resources		
<b>PART B)</b> The following is a list of the major Master Plan recommendations related to <b>natural and cultural resources</b> . Please indicate the implementation status of each recommendation. At the end of this table is a space to add in other relevant policies/project/initiatives that were not in the Master Plan but have since been adopted.		
Strategy (Refer to the Implementation Action Plan above)	Status	Comments (If already implemented or started, has the policy/project/initiative has a positive, negative, or neutral impact? If the strategy has been abandoned, why?)
<b>1</b> Adopt stormwater management bylaw and guidelines	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
<b>2</b> Adopt demolition delay bylaw	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
<b>3</b> Adopt erosion control and replanting requirements and environmental site planning guidelines	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
<b>4</b> Adopt/revise maximum lot coverage limits	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
<b>5</b> Certify vernal pools through the efforts of local volunteers	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
<b>6</b> Various historic preservation initiatives	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
<b>7</b> Expand the range of cultural arts venues in Wayland	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
<b>8</b> Initiate septic system management efforts	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
<b>9</b> Prepare a land management plan for the Town's conservation lands	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
<b>10</b> Expand Wayland Center Historic District and possibly establish a historic district in Cochrane	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
<b>11</b> Adopt Historic Preservation Tax Incentives	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	

<b>2004 Wayland Master Plan – Follow-up Evaluation</b>	<b>Date</b> _____
<b>TOPIC: Natural and Cultural Resources</b>	
<b>PART C)</b> Are there any other factors, internal or external, that have affected the Town's progress toward meeting the <b>natural and cultural resources</b> goals (e.g., large new developments, state policies or actions, etc.)?	
Positive Factors:	
Negative Factors or New Challenges:	

<b>2004 Wayland Master Plan – Follow-up Evaluation</b>	<b>Date</b> _____
<b>TOPIC: Open Space and Recreation</b>	
<p><b>PART A)</b> The following Master Plan sub-goals pertain to <b>open space and recreation</b>. Overall, is the Town closer to meeting these goals than it was in 2004? Please comment for each goal.</p> <p>GOAL: Preserve, protect and maintain natural areas including water bodies, wetlands, potential municipal water supplies, wildlife habitat, and farmland.</p> <p>GOAL: Advocate the public benefits and value of open space to Town residents.</p> <p>GOAL: Permanently protect priority undeveloped woodland, farmland, and wildlife habitat.</p> <p>GOAL: Link existing protected open space to provide corridors for trails and wildlife movement.</p> <p>GOAL: Provide passive and active recreational opportunities for residents of all ages.</p>	

<b>2004 Wayland Master Plan – Follow-up Evaluation</b>		<b>Date</b> _____
<b>TOPIC: Open Space and Recreation</b>		
<p><b>PART B)</b> The following is a list of the major Master Plan recommendations related to <b>open space and recreation</b>. Please indicate the implementation status of each recommendation. At the end of this table is a space to add in other relevant policies/project/initiatives that were not in the Master Plan but have since been adopted.</p>		
<b>Strategy</b> (Refer to the Implementation Action Plan above)	<b>Status</b>	<b>Comments</b> (If already implemented or started, has the policy/project/initiative has a positive, negative, or neutral impact? If the strategy has been abandoned, why?)
<b>1</b> Investigate the possibility of creating an open space bond for the protection of remaining unprotected open space	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
<b>2</b> Continue to protect and acquire unprotected open space	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
<b>3</b> Continue to work to expand Wayland's trail network, including the Mass. Central Rail Trail	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	

<b>2004 Wayland Master Plan – Follow-up Evaluation</b>	<b>Date</b> _____
<b>TOPIC: Open Space and Recreation</b>	
<b>PART C)</b> Are there any other factors, internal or external, that have affected the Town's progress toward meeting the <b>open space and recreation</b> goals (e.g., large new developments, state policies or actions, etc.)?	
Positive Factors:	
Negative Factors or New Challenges:	

<b>2004 Wayland Master Plan – Follow-up Evaluation</b>	Date _____
<b>TOPIC: Public Facilities and Services</b>	
<p><b>PART A)</b> The following Master Plan sub-goals pertain to <b>public facilities and services</b>. Overall, is the Town closer to meeting these goals than it was in 2003 <i>[or the date of the last evaluation]</i>? Please comment for each goal.</p> <p>GOAL: Maintain and enhance a high-quality educational system that meets the needs of all students, in order to assist young people in becoming responsible citizens and in pursuing meaningful and productive lives.</p> <p>GOAL: Build and maintain a sound public infrastructure, including roads, public buildings, the water supply system, waste disposal operations, recreational facilities, and other needed facilities.</p> <p>GOAL: Design and utilize environmentally sound and energy-efficient products in new construction and in major renovations of Town facilities in order to enhance environmental quality and improve public health.</p> <p>GOAL: Promote Wayland's financial well-being by balancing the demand for services and infrastructure with the need to retain a tax rate that is affordable to residents in a broad range of financial circumstances.</p> <p>GOAL: Provide local services and general governance in an efficient manner, so as to minimize the tax burden on the Town's property owners.</p> <p>GOAL: Encourage the establishment of additional cultural facilities and activities to promote cohesion and a sense of identity among Wayland's residents.</p>	

2004 Wayland Master Plan – Follow-up Evaluation		Date _____
TOPIC: Public Facilities and Services		
<b>PART B)</b> The following is a list of the major Master Plan recommendations related to <b>public facilities and services</b> . Please indicate the implementation status of each recommendation. At the end of this table is a space to add in other relevant policies/project/initiatives that were not in the Master Plan but have since been adopted.		
Strategy (Refer to the Implementation Action Plan above)	Status	Comments (If already implemented or started, has the policy/project/initiative has a positive, negative, or neutral impact? If the strategy has been abandoned, why?)
1 Establish Public Facilities Planning and Coordinating Committee	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
2 Conduct joint study of Highway Department and Recreation Department space needs and siting options	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
3 Consider restricting private irrigation wells	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
4 Commission a study of the water distribution to pinpoint sources of unaccounted for water	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
5 Prepare and adopt Long-Range Capital Facilities Plan	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
6 Study the possibility of expanding Town-controlled capacity at the Wayland Center wastewater treatment plant and establishing other public wastewater systems	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
7 Planning and design of high school renovation and expansion	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
8 Conduct space needs and assessment study of Town Hall	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
9 Begin schematic design for new/expanded Library based on outcome of current study.	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
10 Conduct needs assessment study of Senior Center	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
11 Evaluate the costs and benefits of connecting parts of Cochrane to the MWRA sewer system	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	



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TOPIC: Public Facilities and Services		
<p><b>PART B)</b> The following is a list of the major Master Plan recommendations related to <b>public facilities and services</b>. Please indicate the implementation status of each recommendation. At the end of this table is a space to add in other relevant policies/project/initiatives that were not in the Master Plan but have since been adopted.</p>		
Strategy (Refer to the Implementation Action Plan above)	Status	Comments (If already implemented or started, has the policy/project/initiative has a positive, negative, or neutral impact? If the strategy has been abandoned, why?)
12 Wayland Center public realm improvements	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
13 Cochituate public realm improvements	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
14 Examine the feasibility of expanding Fire Station Two/Arts Center	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
15 Begin planning for multi-generational community recreation center.	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
16 Prepare siting and feasibility for North Wayland satellite fire station	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	

<b>2004 Wayland Master Plan – Follow-up Evaluation</b> Date _____
<b>TOPIC: Public Facilities and Services</b>
<b>PART C)</b> Are there any other factors, internal or external, that have affected the Town's progress toward meeting the <b>public facilities and services</b> goals (e.g., large new developments, state policies or actions, etc.)?
Positive Factors:
Negative Factors or New Challenges:

<b>2004 Wayland Master Plan – Follow-up Evaluation</b>	<b>Date</b> _____
<b>TOPIC: Transportation</b>	
<p><b>PART A)</b> The following Master Plan sub-goals pertain to <b>transportation</b>. Overall, is the Town closer to meeting these goals than it was in 2003 <i>[or the date of the last evaluation]</i>? Please comment for each goal.</p> <p>GOAL: Protect the rural, scenic, and historic character of Wayland's streets.</p> <p>GOAL: Provide bike paths or lanes, sidewalks, pedestrian crossings, and other infrastructure that will promote walking and bicycling, thereby enhancing public health and safety and making it more enjoyable and efficient to live in, work in, or visit Wayland.</p> <p>GOAL: Do not sacrifice the character of Wayland's roadways, centers, or neighborhoods to accommodate wider roads or additional traffic.</p> <p>GOAL: Promote connectivity of Wayland's streets to improve circulation in the Town.</p> <p>GOAL: Explore options to reduce the speed and if possible volume of traffic on Wayland's neighborhood roads.</p> <p>GOAL: Explore the possibility of expanding public transportation options available to Wayland's residents and workers.</p>	

2004 Wayland Master Plan – Follow-up Evaluation		Date _____
<b>TOPIC: Transportation</b>		
<b>PART B)</b> The following is a list of the major Master Plan recommendations related to <b>transportation</b> . Please indicate the implementation status of each recommendation. At the end of this table is a space to add in other relevant policies/project/initiatives that were not in the Master Plan but have since been adopted.		
Strategy (Refer to the Implementation Action Plan above)	Status	Comments (If already implemented or started, has the policy/project/initiative has a positive, negative, or neutral impact? If the strategy has been abandoned, why?)
<b>1</b> Encourage shared parking and access in new developments	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
<b>2</b> Work with regional organizations to reduce traffic passing through Wayland; expand public transportation options in Town	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
<b>3</b> Continue comprehensive roadway management and maintenance program.	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	
<b>4</b> Study and possibly build Wayland Center ring road	<input type="checkbox"/> Already implemented <input type="checkbox"/> Started; in progress <input type="checkbox"/> Not yet; still on agenda <input type="checkbox"/> Abandoned	

<b>2004 Wayland Master Plan – Follow-up Evaluation</b>	<b>Date</b> _____
<b>TOPIC: Transportation</b>	
<b>PART C)</b> Are there any other factors, internal or external, that have affected the Town's progress toward meeting the <b>transportation</b> goals (e.g., large new developments, state policies or actions, etc.)?	
Positive Factors:	
Negative Factors or New Challenges:	