

## Definitions

**Adaptive Reuse:** The rehabilitation or renovation of existing structures, including historic and obsolete buildings, for any purpose other than the original or most recent use.

**Architectural and Site Design Standards:** Requirements that govern building design and site development practices to achieve results that preserve the integrity of the built and natural environments.

**Bike Lanes and Paths:** Lanes for bicyclists can be provided within rights-of-way and can either share the road with motor vehicles or be separated from vehicle lanes. Bike paths or bike ways, which are shared with pedestrians, are separated paths that may be elevated beside or near a roadway, or may not be associated with a roadway.

**Biodiversity:** The variation of life forms within a given ecosystem or for the entire Earth. Biodiversity is often used as a measure of the health of biological systems.

**Broadband:** High-capacity, high-speed communications networks.

**Brownfield:** An abandoned or underutilized site where expansion or redevelopment is complicated by real or perceived environmental contamination.

**Chapter 43D; State Expedited Permitting:** Adopted in 2006, this program enables Massachusetts cities and towns to designate parcels as Priority Development Sites for which all permit reviews and final decisions shall be completed within 180 days of a determination that an application is complete. Parcels that are zoned for commercial or industrial development and are capable of the development or redevelopment of a building of at least 50,000 square feet gross floor area are eligible. The City Council and the state Interagency Permitting Board must approve these sites. Municipalities that opt to participate in this program may also apply for a technical assistance grant of up to \$150,000 to do the planning and set up the process.

**Chapter 40R/40S:** State legislation that encourages smart growth and provides cash incentives to cities and towns that adopt denser zoning districts that increase housing production. The payments are tied to the number of units and the time they are built. The legislation encourages new development in the town center close to existing infrastructure and services.

**Cluster Development:** A site planning technique that concentrates buildings in specific areas on the site to allow remaining land to be used for recreation, common open space, and or/preservation of environmentally, historically, culturally or otherwise sensitive features and/or structures.

**Creative Economy:** An economy comprised of a collection of enterprises - both commercial and non-profit - that together provide a significant contribution to local and regional economies, and are based on ideas rather than physical capital. A creative economy capitalizes on the synergies between entrepreneurship, education, the arts and quality of life.

**Design Review Board:** An appointed local entity which conducts a comprehensive evaluation of a development and its potential impact on neighboring properties and the community as a whole. Items for review include, but are not necessarily limited to, site and landscape design, architecture, materials, lighting, and signage. Design review is conducted in accordance with a set of adopted criteria and standards.

**Easements:** The right to use property for specific purposes (including but not limited to conservation, maintenance, utilities, or habitat protection) or to gain access (pedestrian or vehicular) to another property. May be considered a less-than-fee simple interest in the property.

**Environmental Criteria/Constraints:** Natural features, resources, or land characteristics that are sensitive to change and may require conservation measures, the application of special development techniques to prevent degradation of the site, limited development, or, in certain instances, may preclude development.

**Mixed (Flexible) Use:** Mixed use involves a combination of uses (e.g. commercial and residential) in the same vicinity, on the same property, or within the same building. Flexible use space (or flex space) indicates that a space can be used for multiple purposes depending on need (e.g. allowing the conversion of office buildings to a mix of office and residential space).

**Formula Based Restriction:** An emerging regulatory tool applicable to incoming businesses which adopt standardized services, methods of operation, decor, uniforms, architecture or other features virtually identical to businesses located in other communities. Through this tool, incoming chain businesses are required to not look or operate like any other branch in the country, thus helping to preserve community character.

**Greenway:** A path or access way, often in a natural setting or along existing railroad right of ways, used for pedestrian and bicycle travel.

**Housing Stock:** The total number of residential units, including mobile homes, available for non-transient occupancy.

**Heritage Resources:** Sites or structures, including roads, ways, and landscape settings, that exemplify the heritage of the town and its neighborhoods.

**Infill Development:** The development of vacant, usually single, parcels of land in an otherwise built-up area. Infill development provides an attractive alternative to new development by reducing loss of critical and resource lands to new development, and by focusing on strengthening older neighborhoods while reducing the cost of extending infrastructure into newly developing areas.

**Low Impact Development:** Stormwater management practices that utilize soils and vegetation to capture, cleanse, and reuse storm water runoff. Site specific examples include rain gardens, porous pavements, and green roofs.

**Natural Carrying Capacity:** A measure of the ability of an area to accommodate growth and development within the limits defined by existing infrastructure and natural resource capabilities to accept inputs and outputs.

**Smart Growth:** Reduced land consumption and the preservation of natural resources through measures such as compact building forms, infill development, and moderation in street and parking standards; pedestrian-friendly design; support for alternative transportation options; preservation and enhancement of cultural and historic features; etc.

**Sprawl:** Low density land use patterns that are automobile dependent, energy and land consumptive, and require a very high ratio of road surface to development.

**Sustainable Development:** Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Key elements include the use of renewable resources and avoiding negative impacts on the natural environment.

**Village:** A clustered settlement that is predominantly residential in nature, with community related services such as post office or church, and often has the following characteristics: location at a crossroads; built at human scale; contains small or narrow lots; pre-twentieth century in origin; and originated around a mill, general store, tavern, family farmstead or other central feature such as a town hall.