

Southampton Master Plan

Southampton, Massachusetts
June, 2013



Prepared by
Southampton Master Plan Committee with assistance from the
Pioneer Valley Planning Commission

The Southampton Master Plan

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* To reduce printing costs, these appendices are available online as .PDF downloads at www.southamptonmasterplan.org and www.town.southampton.ma.us. They are also available on a CD-ROM disk at the Southampton Edwards Public Library, 30 East Street and at the Southampton Town Clerk's Office, 210 College Highway.

A Community Vision

The Town of Southamptom, Massachusetts is a community that honors its history and welcomes the future. In the years to come, Southamptom will maintain its traditional rural small town New England character in patterns of land use and settlement, mix of residential and business uses, agrarian heritage, and conservation of natural resources. Southamptom will adapt and grow to meet new challenges by applying the same Yankee common-sense approach to problem-solving that has served the Town since it was incorporated in 1753.



Southamptom First Congregational Church at the Town Center facing East Street and College Highway.

The people of Southamptom:

- Support economic growth that enhances Southamptom’s character and fairly balances community service capacities and impacts.
- Support new development and redevelopment that are in harmony with natural resources, the environment, community values and likely future needs, and are focused in priority areas identified by the community.
- Are dedicated to preserving open space for agriculture, forests, parks and recreation in accordance with the Open Space and Recreation Plan.
- Want to ensure that important historic features of Southamptom are preserved and maintained.
- Value the conscientious maintenance of common community infrastructure assets, such as roads, trails, town buildings, vehicles, water supply and treatment, the library, schools and other municipal property and facilities.
- Are committed to supporting Southamptom’s children through quality education and educational resources.
- Support quality, value and efficiency in public services.
- Support a variety of housing options that meet Southamptom’s needs.
- Want to ensure that the next generation of residents is able to enjoy a community that is even better than the Southamptom of today.

This master plan has been produced to help achieve this vision of the community for the future.

Summary

A master plan, by its nature, is a snap-shot of community at a point in history. If we could travel back in time to the incorporation of Southampton in 1753 and produce a town master plan for that era, we would find a very different set of needs, goals and strategies from those of Southampton in 2013.

Municipal master planning has been around for only the last century or so. However, a good modern master plan should try to answer the same basic questions that communities have been considering since Colonial times: How do we want our town to grow? What are our most important resources and assets? How do we protect them? How do we create a better community for our children?

This master plan was written to serve several functions:

- 1) Provide detailed historic and current information about land use, housing, natural resources, open space, economic development and other topics that are currently important to Southampton.
- 2) Summarize the vision and goals for future development expressed by residents during the master planning process.
- 3) Clearly state Southampton’s priorities and strategies for moving forward to achieve those goals.

This master plan is a statement of policy and aspirations expressed by the community to help manage growth and change, and to help foster more predictable development. It is not a zoning or regulatory document; it has no legal effect. Rather, it is intended as a resource to help the people of Southampton make decisions about the kinds of regulations and actions they would like to see in the future.

This master plan is the result of significant outreach to the residents and businesses of Southampton, as well as detailed information and support supplied by nearly all town departments, elected boards and volunteer committees. The process was overseen by the members of the Master Plan Committee and involved more than 100 residents through workshops, “Southampton 2030 – Planning for the Future” meetings and a detailed community survey available online and on paper. Draft chapters of the plan were posted publicly online at www.southamptonmasterplan.org throughout the master planning process. The committee carefully considered and incorporated the community’s contributions throughout the development of the master plan. The plan was adopted unanimously by the Planning Board and endorsed unanimously by the Select Board and Town Meeting in 2013.

The major themes of the Southampton Master Plan are:

Chapter 1: Demographics and Housing—Proactively manage the strong demand for housing resulting from Southampton’s desirable residential characteristics to provide a range of housing types that better serves all segments of the housing market.

Chapter 2: Economic Development—Focus economic development on “destination” types of businesses and recreational opportunities. Commercial development should

continue and remain concentrated in designated business zones, and the Industrial District should be relocated to an area with sewer service.

Chapter 3: Historic and Cultural Resources—Preserve important historic features of Southampton.

Chapter 4: Open Space and Natural Resources—Continue to pursue opportunities to preserve open space and natural resources, consistent with the Southampton Open Space and Recreation Plan, and integrate the Southampton Greenway into the town’s existing trail network.

Chapter 5: Mobility—Create more desirable transportation options, especially for walking, bicycling and public transportation. A sidewalk survey found many residents walk for exercise and errands; a preliminary concept for improving walking and biking routes has been developed.

Chapter 6: Public Services and Facilities—Carefully manage and maintain Southampton’s infrastructure. Build a public safety complex to modernize police and fire capabilities.

Chapter 7: Energy—Increase energy conservation and the production of more renewable energy within Southampton to reduce energy costs and burning of fossil fuels.

Chapter 8: Land Use—Consider proposals to implement mixed-use zoning in certain portions of Town where it is appropriate.

Chapter 9: Implementation—Appoint a standing committee to advance the recommendations of this plan and give progress reports to the Select Board.

Figure 1 shows the planning and open space areas of town where future efforts can be focused.

- Concentrate planning resources in four key areas:
 - P-1: Commercial Zone (Southampton-Easthampton Town Line)
 - P-2: Village Center (College Highway at East Street)
 - P-3: College Highway (Pomeroy Meadow Road to Gunn Road)
 - P-4: Lockville (Brickyard Road to Fomer Road)

- Concentrate open space protection efforts in four key areas:
 - OS-1: Glendale Road (agricultural area between Pomeroy Meadow and Loudville Roads)
 - OS-2: Tighe-Carmody Reservoir (natural resource area)
 - OS-3: Middle Road (agricultural area between White Loaf and Pequot Roads)
 - OS-4: Lyman Conservation Area and adjacent parcels along College Highway (open space and recreation areas)

Figure 1: Southampton Master Plan Planning Focus Areas and Open Space Protection Areas

