		Priority	Time to Completion From Start	Magnitude of cost Very Low: 0-50k Low: 50-100k Med: 100-250k High: 250k-500k Major capital item: 500k+	Responsible Parties	Resources	Completion Status/Update
Transportation							
Goal 1:							
Objective A	**Continue to invest in maintenance and improvement of roads and bridges.**						
A.1	Proactively seek federal and state aid funding and other sources of transportation funding for improvements on eligible roadways.	High	3-12 months	Very Low	BOS; Highway;	CMMPO via CMRPC	
A.2	Work with the Central Massachusetts Regional Planning Commission to develop a list of transportation projects to be placed on the Transportation Improvement Program (TIP). At a minimum, this list should include corridor intersection upgrades, safety improvements and intersection re-alignment, especially at the South Sewall Street and Route 140 intersection.	High	5 years	Very Low	CMRPC; BOS; TP; Highway Department	CMMPO via CMRPC	Ongoing; current focus is on Sewall/140
A.3	Develop a Town-wide mechanism for the creation of an off-site infrastructure fund paid for through fees for curb cuts and new developments that would be used to mitigate private development related impacts. This fund would be primarily used to assist in funding off-site improvements at Town owned intersections, roadways and corridors.	Medium	6-12 months	Depends	BOS; Building Department	CMRPC	
Objective B	**Review and implement existing plans for infrastructure improvements for North & South Sewall Street**						
B.1	Have consulting engineer review existing designs; appropriate funding and put the project out to bid.	High	12-24 months	Low	Highway Department; BOS; TP	Town meeting	Bid documents for Shared Streets grant have been issued.
B.2	If and when apartments are completed, conduct updated traffic counts to evaluate if warrants are met for signalization. Embed as a condition in future Comprehensive Permit decisions.	High	12 months	Very Low to Low	ZBA; Highway Department	CMRPC for traffic counts.	We are exploring adding a signal as part of Shared Streets grant for Sewall/140; traffic report for Trailside development showed lower than predicted numbers.
Objective C	**Continue to invest in maintenance, improvement, and construction of sidewalks, crosswalks, and signals**						
C.1	Join the MassDOT Complete Streets program. Adopt a Complete Streets Policy and complete subsequent Complete Streets Prioritization Plans.	Medium/high	3-12 months	Very Low	BOS; Highway Department	CMMPO, CMRPC, DOT	TP has had initial discussions with BOS about Complete Streets; will circle back.
C.2	Evaluate the need to conduct a sidewalks, crosswalks, and signals survey program to identify areas of needed improvement and funding needs.	High	6-12 months	Very Low	Highway Department; Police	CMMPO, CMRPC	
Objective D	**Ensure that sidewalks, crosswalks, and signals are accessible to all of Boylston's residents**						
D.1	Evaluate the need to conduct a sidewalk and Americans with Disabilities Act (ADA) ramp survey program to help determine sidewalk/ramp maintenance funding needs.	High	3-12 months	Evaluation: Very Low Implementation: Varies by opportunity	BOS; Highway Department; ADA Committee	CMMPO, CMRPC, MOD ADA Project Grants	ADA Transition Plan identifying issues/concerns has been completed.
Objective E	**Establish a long-term decision-making framework for transportation investments**						
E.1	Implement a comprehensive Transportation Asset Management System	Medium	6-12 months	Vey Low to Low	BOS, Highway Department	CMMPO, CMRPC	
Goal 2:							
Objective A	**Relieve congestion, reduce speeding, and improve travel efficiency on Route 140, Route 70, Central Street, School Street, Cross Street, Linden Street, and other heavily trafficked areas.**						
A.1	Maintain/improve all signalized traffic control, signage, and pavement markings.	High	6-12 months	Very Low	Highway Department	DOT	
A.2	Selectively trim any overgrown vegetation that is hindering sight lines to vehicles, signs, or traffic signals.	High	3-12 months	Very Low	Highway; Tree Warden	Town Staff: DCR Bureau of Forestry; USDA Forest Service	
A.3	Maintain good pavement surfaces.	Medium	6-12 months	Low	Highway Department	DOT (Chpt. 90);	
A.4	Maintain bridges, culverts, and other roadside drainage structures and facilities.	High	6-12 months	Med	Highway Department	DOT (Chpt. 90); DER Culvert Replacement Municipal Assistance Grant Program; MVP Action Grants;	
A.4	Utilize traffic calming measures (e.g., narrowing travel lanes, increasing sidewalk widths, adding on-street parking, adding landscaping, speed bumps, curb extensions, roadway curves, and other measures). Measures can be piloted through use of jersey barriers, painted curb extensions, planters, and other removable/ low-cost installations.	High	6-12 months	High	Highway Department; TP	Shared Streets and Spaces grants; MDI	
A.5	Increase the number and prominence of speed limit signs as appropriate.	Low	6-12 months	Low	Highway Department; Police	Town Meeting	
Objective B	**Identify crash clusters and problematic areas for opportunities to improve motor vehicle, pedestrian, and bicycle safety**						
B.1	Incorporate additional signage for safety purposes, such as specific yellow diamond warning signs.	Medium	6-12 months	Low	Highway Department; Police	DOT, Complete Streets	
B.2	Assess and implement as warranted the use of reflectorized pavement markings and/or reflectors embedded in road pavement.	Low	6-12 months	Low	Highway Department; Police	DOT, Complete Streets	
B.3	Assess opportunities for "Road Diets" (the narrowing of roadways with high traveling speeds to encourage slower driving).	Medium	6-12 months	High	Highway Department; TP	DOT	
B.4	Utilize traffic calming measures (e.g., narrowing travel lanes, increasing sidewalk widths, adding on-street parking, adding landscaping, speed bumps, curb extensions, roadway curves, and other measures. Measures can be piloted through use of jersey barriers, painted curb extensions, planters, and other removable/ low-cost installations.	High	6-12 months	High	Highway Department; TP	DOT, Complete Streets	
B.5	Reconfigure travel lanes at intersections where appropriate and feasible.	High	12 months	Medium	Highway Department	DOT	
B.6	Enhance bicycle and pedestrian safety where needed.	Medium	6-12 months	Medium	Highway Department; Police	DOT; Complete Streets; America Walks grant program; Safe Routes to Schools program	
B.7	Improve public awareness of the rules of the road for all transportation modes through public education efforts and improved signage.	Low	Ongoing	Very Low	Highway Department; Police	DOT (Chpt. 90)	
B.8	Increase local police traffic monitoring and citation issuance to dissuade infractions by those cited as well as those witnessing the citation issuance.	Low	Ongoing	Low to Medium	Police	Town Staff	
Objective C	**Address capacity issues on Route 140.**						
C.1	Undertake a visioning and long-range planning process for Route 140.	High	12 months	Low	BOS; TP; Highway Department	CMMPO, CMRPC	
C.2	Ensure that bike lanes and sidewalks are included in any Route 140 construction.	High	N/A	Medium	Highway Department	DOT, Complete Streets	
Objective D	**Improve the safety of intersections and road entry points to enhance placemaking efforts.**						
D.1	Review plans and opportunities to promote improvements at the intersection of Route 140 and North and South Sewall Streets in conjunction with other recent anticipated developments in the area and the Boylston Rapid Recovery Plan	High	3-12 months	Low	TP; BOS; Highway Department	EOHED, DOT, Complete Streets	Bid documents for $189k project at Sewall/140 have been issued; awaiting contract award.
D.2	Ensure that newly installed and replaced signs are retroreflective, especially those located at intersections.	Low	3-12 months	Very Low	Highway Department	DOT, Complete Streets	
D.3	Identify opportunities to reduce entry and exit points to the commercial plaza in the NB district -through access management.	Medium	3-12 months	Low	Highway Department; TP; BOS	EOHED, DOT, Complete Streets	
D.4	Review Site Plan criteria to ensure that access management of proposed curb cuts is fully addressed and considered.	High	6-12 months	Low	TP; PB	DOT	
Objective E	**Improve the flow of traffic on Route 140.**						
E.1	Pursue updated Route 140 traffic counts to determine whether they meet the warrant criteria for signals, especially the intersection of South Sewall Street	Medium	6-12 months	Very Low	Highway Department	CMMPO, CMRPC, DOT	Ongoing; CMRPC doing counts
E.2	Repurpose the connection from School Street to Shrewsbury Street into a pocket park or other type of usable space off-limits to vehicles.	Medium	6-12 months	Low	BOS; Highway Department	EOHED, DOT, Complete Streets, DCS/EEA Parkland Acquisitions and Renovations for Communities (PARC) Grant Program	
E.3	Maintain the annual pavement-marking program for upgrading the lane, edge line and centerlines marking along the corridor and intersections	Medium	6-12 months	Low	Highway Department	CMMPO, CMRPC, DOT	
E.4	Use reflectorized pavement markings for better visibility, especially during inclement weather and other reduced-visibility conditions.	Medium	3-12 months	Low	Highway Department	DOT	
E.5	Undertake a traffic monitoring program that consists of traffic data collection at study are intersections and include all vehicles (including trucks), bicycles and pedestrians to determine if prior traffic projections have been realized and further interventions are needed.	Medium	6-12 months	Low	BOS; Highway Department	CMMPO, CMRPC, DOT	Ongoing; CMRPC doing counts
E.6	Install and stripe an exclusive left-turn lane on Route 140 northbound at the South Sewall Street intersection.	High	12 months	Medium	Highway Department	DOT; Shared Streets and Spaces Grant Program	Part of Shared Streets grant
Objective F	**Facilitate safe use of crosswalks, especially at pedestrian vehicle crash clusters and in areas frequented by children.**						
F.1	Ensure that on-street parking spaces do not block the line of sight from crosswalks or for turning vehicles, especially proximate to crosswalks	Low	3-12 months	Low	Highway Department; Police	DOT	
F.2	Review signage at crosswalks and consider solar-powered pedestrian-activated alert flashers (not rectangular rapid flashing beacons).	Medium	6-12 months	Low	Highway Department; Police	DOT, Complete Streets	
F.3	Install textured pavement treatments in crosswalks to better identify and differentiate pedestrian crosswalks from the travel way.	Medium	12-18 months	Low to Medium	Highway Department	Town staff	
F.4	Assess the need for additional crosswalks. Where determined necessary, explore the utility of permanent or temporary raised crosswalks and/or inverse cuts that create a slight change in elevation of the travel way to reduce excessive speeds.	Medium	6-12 months	Low	Highway Department; BOS	DOT, Complete Streets	
F.5	Construct curb extensions ("bump outs") or pavement markings at crosswalk locations on wider sections of roadway. (In some cases, flower planters are used that can be removed for snow plowing.) These extensions shorten the distance of the crosswalk for pedestrians and narrow the travel lanes, which tend to reduce vehicular speeds	Medium	6-12 months	Medium	Highway Department	DOT, Complete Streets	
Objective G	**Improve the safety for vehicle and multi-modal transportation for students of Boylston Elementary School and Tahanto Regional High School.**						
G.1	Initiate a program to make the South Sewall Street corridor, south of Route 140 and at the existing elementary school a more pedestrian friendly corridor.	Medium	6-12 months	Medium	BOS; Highway Department; TP	DOT, Complete Streets	

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G.2	Become a Safe Routes to School partner and develop and distribute Safe Routes to School materials to the school district	High	3-12 months	Very Low	BOS; Highway; TP; Boylston Public Schools	CMRPC, Safe Routes to School program	
Objective H	**Make Boylston's transportation network more resilient.**						
H.1	Identify areas in the transportation network that are prone to natural weather events, such as flooding, icing, solar glare, or extreme heat, and develop strategies to mitigate such effects.	High	3-12 months	Very Low	BOS; Highway Department; TP	CMMPO; CMRPC; MVP Action Grant	Potential future application for MVP action grant for culvert inventory & analysis.
Goal 3: Mitigate negative impacts resulting from the transportation system.							
Objective A	**Ensure the incoming businesses are "good neighbors."**						
A.1	Explore the use of host agreements and/ or commercial development performance standards to address appropriate truck routes, limiting emissions, the use of resources, and noise pollution	Medium	3-12 months	Very Low	BOS; PB	CMRPC, Mass Planners Listserv, MMA	
Objective B	**Encourage widespread use of environmentally friendly transportation practices.**						
B.1	Install no-idling signs in areas where vehicles frequently idle, such as schools, convenience stations, and municipal facilities.	Low	3-6 months	Very Low	DPW; Schools; businesses	DOER Green Communities Program	
B.2	Install electric vehicle charging stations at public buildings and any future commuter ride-sharing lots.	Low/Medium	6-12 months	Very Low to Low	TM; BOS; DPW; BMLD	DOER Green Communities Program; DEP MassEVIP/Workplace charging programs	
Objective C	**Promote and assist commuters engaging in carpooling/ridesharing.**						
C.1	Conduct a survey to evaluate the current carpooling/ridesharing that takes place, as well as additional desire for carpooling/ridesharing.	Low	3-12 months	Very Low	Highway; BOS	CMRPC	
C.2	Evaluate the feasibility of building space for commuter ride-sharing lot near prominent highway entry points, such as near Route 140's entry points to I-290. Explore any partnerships with businesses or organizations that would be willing to collaborate on such efforts	Medium	3-12 months	Very Low	Highway; BOS	CMRPC	
Objective D	**Work towards greening the municipal vehicle fleet and vehicle practices.**						
D.1	Adopt a fuel-efficient vehicle policy for town-owned vehicles so that replacement vehicles are more energy efficient.	Medium	3-12 months	Low	BOS; all relevant town departments	DOER Green Communities Program; DEP MassEVIP/Workplace charging programs	
D.2	Adopt an anti-idling vehicle policy for town-owned vehicles	Medium	3-12 months	Very Low	BOS; all relevant town departments	DOER Green Communities Program; DEP MassEVIP/Workplace charging programs	
D.3	Explore the use of IdleRight and similar technologies for installation in police cruisers and other vehicles that must idle in the course of duty	Medium	3-12 months	Low	Police; BOS	DOER Green Communities Program; DEP MassEVIP/Workplace charging programs	
D.4	Assess and upgrade electrical infrastructure to meet growing need of electric vehicles	Medium	6-12 months	Medium	BOS; BMLD	DOER Green Communities Program; DEP MassEVIP/Workplace charging programs	
D.5	Pursue Green Communities designation	Medium	3-12 months	Very Low	BOS; TA; TP	CMRPC; DOER Green Communities Regional Coordinators	
Goal 4: Provide transportation alternatives to car travel.							
Objective A	**Identify and explore alternative mobility options for Boylston residents.**						
A.1	Explore alternatives to car travel such as ride share, paratransit, and carpool.	Medium	6-12 months	Low	BOS, COA	CMMPO, CMRPC, DOT, WRTA, Council on Aging	
A.2	Consider options for transit for specific populations such as seniors or residents with medical needs that are unable to access essential services.	High	6-12 months	Very Low	Highway, BOS	CMRPC	
Goal 5: Improve the Town's streetscape and sidewalks to allow more pedestrians and bicycle access to businesses							
Objective A	**Identify and close sidewalks gaps in pedestrian access to businesses and amenities.**						
A.1	Identify arterial and collector streets with excess shoulder to determine how excess space could be better utilized.	Medium	6-12 months	Very Low	Highway, BOS	CMRPC, DOT	
A.2	Review and, where needed, revise zoning in appropriate areas to require sidewalks, bike path connectors, bike parking and bike amenities in new developments.	High	6-12 months	Very Low	PB, TP	CMRPC, Complete Streets	
Objective B	**Safely and efficiently connect the Town's neighborhoods and residential areas with businesses and other destinations and amenities.**						
B.1	Create off-road trails in the area west of Route 140 and connect to businesses and other amenities.	Medium	12 months	Medium	Highway, BOS, TP	DOT, Complete Streets, Shared Streets and Spaces Grant Program	
B.2	Explore establishing a bike path from Route 140 along North Sewall Street using paint and removable vertical flex posts. If desired (and allowed by MassDOT) the bike path can extend to Route 70 and connect back to the Route 140 shared-used lane to form a full multi-modal loop.	Medium	12 months	Medium	BOS, Highway, TP	DOT, Complete Streets, Shared Streets and Spaces Grant Program	
B.3	Facilitate improved connectivity between housing near the I-290 interchange and businesses on eastern segment of Route 140.	High	6-12 months	Medium	BOS, Highway, TP	DOT, Complete Streets	
B.4	Prioritize maintenance of sidewalks near public facilities serving populations who do not drive. Ensure that sidewalks near the Library, senior services, schools, and daycares are clear of bushes, trees, and other hazards that could require pedestrians and those with mobility devices or double strollers to walk in roads.	High	Ongoing	Very Low	Hwy	Complete Streets; Safe Routes to School; AARP grants	
Objective C	**Review the recommendations from the 2018 Central Massachusetts Metropolitan Planning Organization (CMMPO) Regional Bicycle Plan and adopt the plan**						
C.1	Ensure that municipal staff are aware of the recommendations set forth in the Regional Bicycle Plan.	High	3-12 months	Very Low	BOS, PB, TP	Town Staff, CMRPC	
C.2	Include bicycle network planning into the Town's planning process, particularly land use development and transportation plans.	Medium	12-18 months	Very Low	PB, TP, BOS, Highway	Town Staff	
Goal 6: Take a proactive approach to emerging transportation technologies, trends, and issues.							
Objective A	**Stay apprised of transportation trends and plan accordingly.**						
A.3	Evaluate possible funding sources needed to accommodate anticipated increase in demand on the electrical grid as a result of home and vehicle electrification	Medium	6-12 months	Very Low	BOS, TP, MLD	CMRPC; DOER Green Communities Program; DEP MassEVIP/Workplace charging programs	
A.4	Work with businesses and other organizations to identify areas of potential collaboration for developing and funding electric vehicle infrastructure	Medium	6-12 months	Very Low	BOS, TP, MLD	CMRPC; DOER Green Communities Program; DEP MassEVIP/Workplace charging programs	
A.5	Anticipate changes in parking requirements resulting from autonomous vehicles. Evaluate the potential infrastructure needed to accommodate such changes	Low	3-12 months	Very Low	PB, TP, MLD	CMRPC, DOT	
A.6	Monitor trends in drone usage for delivery and other services	Low	3-12 months	Very Low	BOS, TA, TP, PB	CMRPC	
Goal 7: Better connect the Town's roads, streets, and sidewalks to be consistent with the Town's small-town and environmental character.							
Objective A	**Improve and expand upon existing recreational trail systems in Boylston, namely by the reservoir.**						
A.1	Connect off-road trails in Boylston with each other where feasible	Medium	6-24 months	Low	BOS; Con Com; PB; TP; DCR; Parks and Recreation	Town Meeting, MassTrails Grant, Land and Water Conservation Fund, CPA	
Objective B	**Through public input, identify areas of roadways particularly in need of aesthetic improvements.**						
B.1	Determine methods, funding, and timeline for visual improvements, such as planting trees or shrubs, plant potters, or other landscaping improvements.	Medium	6-12 months	High	BOS; Highway Department; Parks and Recreation	MDI	
B.2	Focus visual improvement efforts on "gateway" intersections or entry points.	High	6-12 months	High	BOS; Highway Department	CMRPC, DOT, EOHED, Complete Streets, MDI	
B.3	Explore the adoption of a Scenic Roads bylaw	High	3-12 months	Very Low	PB; TP	CMRPC	TP is researching this for possible action by Planning Board.
Objective C	**Improve and expand upon existing recreational trail systems in Boylston, namely by the reservoir.**						
C.1	Explore the possibility of connecting existing trail(s) or creating new trail(s) to connect with the MWRA Wachusett Aqueduct trail in Northborough, the Mass Central Rail Trail in Clinton, Berlin, and West Boylston, or the Mount Pisgah mountain biking facilities in Berlin.	Medium	6-12 months	Med	BOS; Con Com; PB; TP; DCR; Parks and Recreation	Mass Audubon; DCR; CMRPC; MassDOT; MassTrails Grant, Land and Water Conservation Fund, CPA	TP has had conversations with CMRPC about this.
Objective D	**Reduce the impact of roads and traffic on stormwater infrastructure.**						
D.1	Include bioswales, street trees and tree box filters, permeable pavement, and other green infrastructure in roadway improvements to reduce the burden on the stormwater infrastructure.	Medium	Ongoing	Med	BOS; Highway Department; Con Com	DOT, EOEEA, DEP, CMRPC	
Land Use							
Goal 1: Take a proactive approach to traditional and emerging land use issues.							
Objective A	**Encourage sustainable development and sustainable buildings.**						
A.1	Explore benefits and utility of Open Space Residential Design and Cluster Development.	High	12-18 months	Very Low	PB; TP; Con Com; DPW	CMRPC; Massachusetts Smart Growth Alliance; EOEEA Planning Assistance Grant for bylaw development assistance	PB has worked with CMRPC on a LID review; some measures passed in 2025; others to be studied for 2026 ATM.
A.2	Adopt a Low-Impact Development bylaw.	High	6-12 months	very low	PB, TP, ConCom, CMRPC	CMRPC	Town Meeting adopted several LID measures in May 2025.
A.3	As town realizes its development goals, evaluate the need for shared, off-site parking areas to serve commercial nodes.	Low	Long term	Evaluation: Very low; Implementation: Varies by opportunity	BOS; EDC; PB	DOT Shared Streets & Spaces Funding Program	ongoing
A.4	Pass the Massachusetts Stretch Energy Code in support/ as a part of the town's Green Communities designation process.	High	8-12 months	Very Low	BOS; Building Inspector	Department of Energy Resources, Green Communities Division	
Objective B	**Facilitate desired development patterns through alternative and creative zoning options.**						
B.1	Implement a local wetland bylaw to sustain and preserve natural barriers to mitigate flooding.	Medium	3-12 months	Very Low	PB; TP; Con Com	CMRPC; EOEEA	
B.2	Increase limitations on development within the 100-year flood zones.	Medium	3-12 months	Very Low	PB; TP; Highway Department	N/A	
B.3	Identify desirable zoning options for clean energy that meet the requirements of the Massachusetts Green Communities program.	Medium	3-12 months	Very Low	PB; TP	CMRPC	
Objective C	**Provide a clear and efficient permitting process to enables desirable development types and attract new businesses to Boylston.**						
C.1	Consider expanding opportunities for consolidated or combined permitting beyond that which is already permitted in 10.03.07 Subsection 3 of the Zoning Bylaw	Low	6-12 months	Very Low	PB; ZBA; Con Com; TP	CMRPC	

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C.2	Consider expanding online permitting system to include planning, conservation, etc.	Low	6-12 months	Very Low to Low	TA; BOS	Community Compact IT Grants	
Objective D	**Review Sign Bylaw and update as needed.**						
D.1	Ensure that Sign Bylaw meets the First Amendment requirements for protecting various forms of speech.	Low	3-12 months	Very Low	PB; TP	CMRPC	
D.2	Update the Sign Bylaw to include definitions and regulations for electronic message centers.	Medium	3-12 months	Very Low	PB; TP	CMRPC	Adopted at ATM in May 2024
D.3	Update the Sign Bylaw to expand the criteria for signs to be allowed by right, minimizing the need for sign Special Permits.	Medium	3-12 months	Very Low	PB; TP	CMRPC	
D.4	Consider amending the Sign Bylaw to allow projecting signs above the right-of-way in walkable village center settings provided that they meet the vertical clearance required by building code.	Low	3-12 months	Very Low	PB; TP	CMRPC	
Objective E	**Enhance public awareness of planning and land use.**						
E.1	Ensure that the Planning Board budget included resources for technical, ongoing education.	High	Long term	Very Low	FinCom, BOS	Town Budget; staff & volunteer time	Ongoing
E.2	Encourage Board members to participate in the Citizen Planner Training Collaborative (CPTC) and other state and regional training programs.	High	Long term	Very Low	BOS; PB	CPTC	ongoing, 3 PB members attended CPTC in March 2024 and one did in 2025.
E.3	Develop strategies for soliciting interest of the public in planning-related issues.	Low	Long term	Very Low	PB; TP	CPTC	
Goal 2: Encourage development that is in harmony with the community's small-town character and heritage.							
Objective A	**Shape the aesthetics of future development.**						
A. 1	Develop design guidelines or standards that are consistent and complement the existing and desired character of the town and its neighborhoods.	Low	6-12 months	Very Low	PB, TP	CMRPC, EOEEA, Community One Stop	PB may consider this in 2025/26
Objective B	**Preserve and maintain the historic Town Common and the character of the surrounding village/ historic district.**						
B.1	Seek funding to develop preservation design guidelines or standards that promote the use of appropriate design and materials for the district.	Low	6-12 months	Very Low	PB, TP	CMRPC, EOEEA, Community One Stop, MHC	
Goal 3: Concentrate new development around existing infrastructure to preserve natural resources and limit service provision costs.							
Objective A	**Consider innovative zoning that encourages development of Priority Development Areas (PDAs) in a manner that meets the needs of the community.**						
A.1	Use zoning and other measures to encourage a mix of uses along Route 140 and Route 70 to create vibrant areas supporting a variety of business types, patrons, and residences.	Medium	Long term	Very Low to Low	TP; PB; EDC	Community One Stop, Planning Assistance; Rural & Small Town Dev. Fund	
A.2	Long term, assess Morningdale neighborhood for mixed-use development potential. As the area is considered as a secondary area for commercial development, ensure its character, facades, and the impact of increased traffic are accounted for.	Low/Medium	Long term	Very Low	PB; TP; EDC	Community One Stop, Planning Assistance; Rural & Small Town Dev. Fund	
Objective B	**Review general bylaws, policies, and regulations to ensure they reflect active municipal plans.**						
B.1	Review zoning regulations affecting Route 70 for consistency with goals and objectives of this Master Plan and other municipal plans	Medium	6-18 months	Very Low	TP; PB	CMRPC	
Objective C	**Enhance and streamline Subdivision Regulations.**						
C.1	Incorporate Low-Impact Development (LID) standards into subdivision regulations.	Low	3-12 months	Very Low	TP; PB	CMRPC	PB is currently working to incorporate LID measures approved at ATM 2025 into Subdivision Regulations.
C.2	Consider allowing flag lots, which would allow property owners with large area parcels (i.e. greater than 3 acres) but limited frontage to forego unnecessary subdivision requirements.	Medium	3-12 months	Very Low	TP; PB	CMRPC	PB is currently exploring this for possible recommendation for ATM 2026.
Objective D	**Streamline the Site Plan review process.**						
D.1	Consider a tiered approach that differentiates between low-scale, low-intensity uses and more complex uses.	Low	3-12 months	Very Low	TP; PB	CMRPC	Some tweaks passed at ATM in May 2024
D.2	Review the Site Plan review criteria of other communities.	High	3-12 months	Very Low	Con Com; TP; PB	Town staff and volunteers	Ongoing
Goal 4: Preserve and protect the Town's natural landscapes and resources, open spaces, and history in a manner that is fiscally sound.							
Objective A	**Identify priority preservation and conservation areas most in need of protection from development.**						
A.1	Research data in the Open Space and Recreation Plan (OSRP) and seek guidance from the MA DCR to generate a prioritized list of these areas.	High	3-12 months	Very Low	OS Advisory Com; Con Com; TP; PB	Town staff and volunteers, Land Grant Program	
Objective B	**Pursue protective measures to maintain the Town's natural beauty of native New England mixed forest and stone walls.**						
B.1	Explore adoption of a Scenic Roads Bylaw to preserve the scenic, historic, and aesthetic characteristics of the public right-of-way	Low	3-12 months	Very Low	TP; PB;	CMRPC	TP is researching this.
Goal 5: Utilize the Town's large land holdings for their highest and best purpose consistent with the Town's vision.							
A.1	Create a master plan for the Hillside property	Medium/High	8-16 months	Low/ Med	BOS, TP, PB,	National Park Service Outdoor Recreational Grant program; CPA; Mass Cultural Council; USDA Community Facilities Grant Program; ARPA; Architectural Heritage Foundation; Town Meeting	Town has received a grant from the state and has embarked on a Hillside master planning process in April 2025 with assistance from CMRPC.
A.2	Identify vacant or underutilized buildings or parcels that are appropriate for development, redevelopment, or preservation.	Medium/High	8-16 months	Low/ Med	BOS, TP, PB,	Town staff, MassDevelopment	ongoing
A.3	Coordinate with the State on the use and/or disposition of State-owned land	Medium/High	8-16 months	Low/ Med	BOS, TP, TA, PB, Con Com	Massachusetts Land Bank, DLS, EEA, MassDevelopment	
Population and Housing							
Goal 1: Build municipal capacity and advocacy efforts to support affordable housing production.							
Objective A	**Conduct ongoing community outreach and education on housing issues and activities**						
A.1	Schedule an annual meeting/forum on housing open to the public	Medium	Annual	Very Low	BOS; PB; TA; TP	Staff and volunteer time	
Objective B	**Coordinate municipal efforts to manage housing growth, initiatives, and funding opportunities**						
B.1	Consider hiring a dedicated Affordable Housing Coordinator	Low	3-12 months	Low	BOS; TA	CPA; Allocation of Town funds; CMRPC	
B.2	Provide opportunities for community leaders to revive the Boylston Affordable Housing Committee to guide affordable housing initiatives in town	High	3-12 months	Very Low	BOS; TA	Staff and volunteer time	AHC revived in 2023
B.3	Maintain an active Board of Trustees for the Municipal Affordable Housing Trust Fund	High	3-12 months	Very Low	AHT; BOS	Staff and volunteer time; MHP	Done
Objective C	**Actively seek out and apply for funding and technical assistance to implement the HPP Action Plan**						
C.1	Promote adoption of Community Preservation Act (CPA) as a source of funding to support housing planning.	High	6-18 months	Very Low	BOS; HDC; Con Com	Community Preservation Coalition; MHP	Adopted in 2022
C.2	Maintain designation as a Housing Choice Community	Medium	Every 5 years	Very Low	TP; PB	Staff and volunteer time; DHCD	Current designation expired in 2025; new application submitted.
Goal 3: Ensure new housing development design and location prioritizes preservation of open space, utilizes Smart Growth principles, and preserves town character.							
Objective A	**Expand housing options by prioritizing denser, mixed-use, pedestrian-oriented housing development.**						
A.1	Prepare design guidelines or standards for new multi-family housing developments to encourage developers to create new housing that is consistent with and compliments the community's character.	Medium	6-12 months	Very Low	PB; BOS; TP	CMRPC; EOEEA PAG and Community One Stop; Local examples	
Objective B	**Reduce regulatory constraints in zoning bylaws, policies, and regulations that may be impeding the development of affordable housing.**						
B.1	Modify the Town's Inclusionary Zoing Bylaw to mandate residential developments set aside a minimum of 15% of total number of dwelling units as affordable for very low -, low-, or moderate- income residents	Medium	6-18 months	Very Low	PB; BOS; TP	Staff and volunteer time; CMRPC	Modifications passed by ATM in May 2024.
B.2	Consider modifying the existing Accessory Dwelling Unit (ADU) bylaw to allow for more flexibility and offer greater opportunities for development	Low	6-18 months	Very Low	TP; PB	Staff and volunteer time; CMRPC	Modifications passed by ATM in May 2024.
Objective C	**Encourage the development of smaller lot residential zoning in appropriate locations.**						
C.1	Reevauate rsidential lot sizes to determine potential for reducing minimum areas requirments.	Medium	6-18 months	Low	PB; BOS; TP; Assessor	Staff and volunteer time; engineering consultant	
C.2	Explore adoption of a Cottage Housing Bylaw	Medium	6-18 months	Very Low	PB; BOS; TP	CMRPC; MHP; DHCD; Local examples	PB is studying this for a possible proposal at ATM 2026.
Goal 4: Encourage greater diversity, inclusivity, and distribution of housing types to meet the needs of families and individuals of all income levels, abilities, and ages, particularly seniors and young families.							
Objective A	**Allow for easier development of multi-family dwellings in additional locations.**						
A.1	Explore adoption of a Workforce Housing Special Tax Assessment (WH-STA) Area in which developers can be offered a property tax incentive to build housing affordable to low-to middle-income residents	Low	6-18 months	Very Low	PB; BOS; TP; Assessor	CMRPC or other planning consultant; DHCD	
Objective B	**Build the supply of rental and ownership housing in the Town of Boylston that is available to and affordable to low- and moderate-income households.**						
B.1	Continue to work with, solicit interest from, and partner with "friendly 40B" developers and other private developers interested in building affordable housing.	Medium	Ongoing	Very Low	BOS; PB; TP	MassDevelopment; MassHousing	
B.2	Develop an action plan to help seniors and families who are getting priced out of the local housing and rental market stay in the community. Explore additional methods to help those on fixed or lower incomes afford increasing property tax valuations (i.e., more volunteer opportunities in exchange for property tax waivers) and ways to create smaller, more cost-effective and affordable houses.	High	Ongoing	Very Low/ Low	BOS; TA; COA	MassHousing; DHCD; CMRPC; MHP; CHAPA	
Goal 5: Strive to meet the affordable housing thresholds established by M.G.L. Chapter 40B.							
Objective A	**Pursue affordable housing production strategies laid out in the Housing Production Plan.**						
A.1	Commit to producing at least the minimum number of affordable units per year sufficient to meet DHCD "Safe Harbor" requirements.	High	Ongoing	Very Low	TP; PB; ADA Committee	N/A	
A.2	Advocate for a higher inclusion of accessible units in proposed affordable housing developments	High	Ongoing	Very Low	TP; PB; ADA Committee	Staff and volunteer time	Inclusionary requirement went from 10% to 15%; passed ATM May 2024
A.3	Create an inventory of Town-owned land suitable for new housing development.	Medium	2-4 months	Very Low	TP; PB; ADA Committee	Staff and volunteer time	Ongoing

		Priority	Time to Completion From Start	Magnitude of cost Very Low: 0-50k Low: 50-100k Med: 100-250k High: 250k-500k Major capital item: 500k+	Responsible Parties	Resources	Completion Status/Update
A.4	Host roundtable discussions in which developers are invited to speak with municipal boards, committees, staff, and residents about potential housing developments and associated challenges or concerns.	Medium	Annual	Very Low	PB; BOS; TA; TP; ZBA	Staff and volunteer time; Housing developers	
A.5	Pursue appropriate zoning and policy changes to encourage more affordable housing development.	Medium	6-12 months	Very Low	PB; BOS; TA; TP; ZBA	CMRPC, MHP	Ongoing
A.6	Explore the creation of a buy-down program whereby the Town uses funds to buy-down market rate homes, deed restrict them as affordable in perpetuity, and sell them to income-qualified, first-time homebuyers at below-market prices.	Medium	6-18 months	Low	AHT; BOS	MHP; CPA; Local examples	
A.7	Create a down-payment/closing cost assistance program whereby the Town provides grants to income-eligible, first-time homebuyers willing to purchase affordable units listed on the Subsidized Housing Inventory	Low	6-18 months	Low	Affordable Housing Trust Fund	MHP; CPA; AHTF; Local examples	
A.8	Investigate a partnership with local rental property owners, offering incentives in exchange for deed restricting certain units as affordable	Medium	6-18 months	Low	AHT; BOS	MHP; DHCD; CHAPA; MassHousing	
Open Space, Recreation, and Natural Resources							
Goal 1: Be proactive about continuing to enhance and preserve Boylston's town character and feel as a small New England town.							
Objective A	**Promote and build awareness of Boylston's open space and small-town charm as a way of inspiring community pride.**						
A.1	Post information about all trails and outdoor opportunities on the Town website.	Low	3-6 Months	Very Low	Parks and Recreation Commission	Mass Audubon;	ConComm has some data; private landowners should be reached out to
A.2	Explore business and economic development opportunities related to Boylston's natural resources	High	Ongoing	Very Low	BOS; EDC; TP	EDC	
A.3	Partner with New England Botanic Garden at Tower Hill and Summer Star Wildlife Sanctuary on strategies to protect and preserve open space	Low	3-6 Months	Very Low	Open Space Advisory Committee; TP; BOS	New England Botanic Garden at Tower Hill, Summer Star Wildlife Sanctuary	MVP forest health assessment grant applied for in 2025.
Objective B	**Promote coordination among the various Town boards, committees, and commissions responsible for open space and recreational facilities.**						
B.1	Create a permanent standing Open Space Advisory Committee	Medium	3-6 months	Very Low	BOS	Staff and volunteer time	
B.2	Track progress on the goals of the Open Space and Recreation Plan and report annually to Town boards and committees	High	12-36 months	Very Low	Open Space Advisory Committee	Volunteer Time	
B.3	Ensure all municipal staff commissions, committees, and boards understand their role in the implementation of the goals in this Master Plan and the OSRP	High	12 Months	Very Low	BOS; PB; TP	Staff and volunteer time	ongoing
Objective C	**Actively involve local businesses, organizations, and schools in beautifying Boylston through cleanup days and streetscape improvements.**						
C.1	Support the semi-annual "Keep Boylston Beautiful" initiative	Low	3-12 months	Very Low	BOS; Parks and Recreation	Staff and volunteer time	
Goal 2: Preserve and protect Boylston's open spaces, including water bodies, woodlands, farms, and parks.							
Objective A	**Develop criteria for open space acquisition**						
A.1	Identify and create a priority list for land acquisition and preservation consisting of properties most important to protect for their wildlife and habitat resources	High	3-6 months	Very Low	Con Com; TP; OSAC	Staff and volunteer time	
Objective B	**Protect and provide access to priority parcels through the purchase of land, acceptance of donated land, or implementation of conservation restrictions.**						
B.1	Inform landowners about land preservation and conservation opportunities (i.e. Conservation Restriction Review Program).	Low	3-6 months	Very Low	Con Com; PB; BOS; TP	Staff and volunteer time	
B.2	Permanently conserve land at the former Camp Harrington.	High	3-12 months	Medium	BOS; Parks and Recreation Commission; TP	PARC and LAND Grant Programs	Property acquired with PARC grant
Objective C	**Permanently protect appropriate and desired Town-owned property from future development.**						
C.1	Work to protect open space at Hillside	High	Ongoing	Low	Con Com; BOS	Massachusetts Preservation Projects Fund; PARC and LAND Grant Programs	Hillside Masterplan underway in 2025
C.2	Assess the need for and utility of a municipal land trust	Medium	3-12 months	Very Low	BOS; TA; TP	Staff and volunteer time; Local land trusts	
C.3	Identify town-owned property that could be preserved in service income-generating active or passive recreation (e.g., a small camp or community hall/arts center/park suitable for rentals).	High	3-12 months	Very Low	BOS; TA; TP; Assessor; OSRPC	Town staff or volunteers	Hillside Masterplan underway in 2025
Objective D	**Further educate property owners of the Chapter 61 Program to conserve lands and encourage them to participate.**						
D.1	Post educational materials about the Chapter 61 Program on the Town website and promote these materials on social media platforms	Medium	3-12 months	Very Low	Con Com; TA	Staff and volunteer time	
Objective E	**Create a funding strategy for open space acquisition and management.**						
E.1	Research and apply for available State and Federal funding tools as a way to acquire new open space	Medium	3-12 months	Very Low	BOS; TA; TP	PARC and LAND Grant Programs; MassTrails; Conservation Partnership Grant Program	Ongoing
E.2	Update and revise the Open Space and Recreation Plan to reflect the town's changing needs and remain qualified for State program funding for the acquisition and protection of open space and recreational facilities.	Low	36-48 months	Very Low	Con Com; BOS	CMRPC; Staff and volunteer time	2026?
Objective F	**Continue to collaborate with other communities from a regional perspective on opportunities for increased open space connection and wildlife preservation.**						
F.1	Work with regional land trusts, neighboring towns, and other agencies to prioritize remaining desirable properties for watershed protection, habitat preservation, and trail networks.	High	12-24 months	Very Low	BOS; TA; TP; Con Com	Sudbury Valley Trustees; New England Forestry Foundation; Greater Worcester Land Trust; New England Botanic Garden at Tower Hill; Summer Star Wildlife Sanctuary; Local Conservation Commissions	
Goal 3: Maintain, add, and enhance recreational facilities and programs as needed.							
Objective A	**Determine the needs for additional recreational facilities**						
A.1	Create an organizational chart and communication plan to clarify ownership of recreational lands, costs of use, and responsibility for maintenance.	Medium	3-12 months	Very Low	BOS; Parks and Recreation Commission; OSRPC; Highway Department	Town Staff	
A.2	Periodically assess and evaluate recreational needs, resources, and conditions of existing fields and facilities.	Low	Ongoing	Very Low	BOS; Parks and Recreation Commission; OSRPC; Highway Department	Town Staff	
A.3	On the Town website, add the addresses and access information for recreational areas and facilities so they can be easily located.	Low	1 month	Very Low	Parks and Recreation Commission	Town Staff	
Objective B	**Develop a plan for improving and updating existing indoor and outdoor facilities.**						
B.1	Relocate the Parks & Recreation Commission Office to a more accessible location for community members	Low	2-5 years	Low	Parks and Recreation Commission	Town meeting[8]	Office moving to Town Hall in 2025
B.2	Complete construction of Center Court Playground.	Low/Medium	12-36 months	Low	Parks and Recreation Commission	Town Meeting, Land and Water Conservation Fund, CPA	Done?
B.3	Rebuild Morningdale Manor Playing Fields.	Low/Medium	12-36 months	Major Capital Item	Parks and Recreation Commission	Town Meeting, Land and Water Conservation Fund, CPA	
B.4	Rebuild the Morningdale Manor Playground. Assess siting alternatives to make the playground less isolated, and include a path accessible by strollers.	Low/Medium	8-12 months	Low/Med	Parks and Recreation Commission	Town Meeting, Land and Water Conservation Fund, CPA	
B.5	Improve Hillside Gym bathrooms, including accessibility compliance with ADA regulations.	Low/Medium	12-36 months	Major Capital Item	Building Inspector; Highway Department; Parks and Recreation Commission	MOD	
B.6	Improve the accessibility and safety of Hillside Playground by installing a stroller and ADA-friendly path from the parking lot to the playground / field, and add railings on the stairs. Add tree shade to prevent surface materials from getting too hot so the playground is usable during summer months.	Low/Medium	8-12 months	Low/Medium	Parks and Recreation Commission	Town Meeting, Land and Water Conservation Fund, CPA	Railing has been added
(B.7)	Improve safety and access at Center Playground by installing a stroller path and fencing in or moving the toddlers play equipment further from the road.	Low/Medium	8-12 months	Low/Medium	Parks and Recreation Commission	Town Meeting, Land and Water Conservation Fund, CPA	
Objective C	**Establish sustainable funding sources, partnerships, and volunteer networks to make ongoing improvements.**						
C.1	Explore adoption of the Community Preservation Act for financing historic preservation, open space, and recreation projects.	Medium	6 months	Very Low	BOS, TA	Community Preservation Coalition	Done

		Priority	Time to Completion From Start	Magnitude of cost Very Low: 0-50k Low: 50-100k Med: 100-250k High: 250k-500k Major capital item: 500k+	Responsible Parties	Resources	Completion Status/Update
C.2	Explore prospective funding sources including State/Federal grants, partnerships with non-profit organizations, and other opportunities as they arise	Medium	Ongoing	Very Low	Town staff and volunteers	CMRPC, WCC	Ongoing
C.3	Recruit volunteer groups to help with the maintenance, upgrade, and clean-up of facilities (such as the Boy Scouts, etc.). Create and regularly update a list of maintenance and improvement projects that could be undertaken by volunteer groups	Low	Ongoing	Very Low	Parks and Recreation Commission	Boy/Girl scouts, Students	
Objective D	**Enhance access to existing facilities and promote such areas in specific neighborhoods.**						
D.1	In accordance with the ADA Access Self-Evaluation in the OSRP, take steps to make Town-owned recreation areas and facilities more accessible to all patrons	Low	12-36 months	High	Parks and Recreation Commission; Highway Department	MOD; ADA Project Grants	
Objective E	**Explore the possibility of linking existing natural resources, open space, and recreation facilities with a contiguous network of greenways and foot trail corridors.**						
E.1	Identify rights-of-way and public easements that can be linked to existing trail systems	Medium	6-12 months	Very Low	Parks and Recreation Commission; Highway Department; BOS; TP	Open Space and Recreation Plan	Ongoing: Hillside Masterplan?
E.2	Seek funding and technical assistance through the DCR's Greenways & Trails Program	Medium	Ongoing	Very Low	Parks and Recreation Commission; Highway Department; BOS; TP	Mass Audubon; DCR	
Objective F	**Provide cultural and recreation opportunities and support for seniors**						
F.1	Regularly review Council on Aging (COA) services such as van operations and programming to ensure service levels are in-line with changing demographics	High	Ongoing	Very Low	COA; BOS; TA; Mass Audubon; DCR; TM	Town staff and committees	
F.2	Explore opportunities to coordinate with nearby towns that also have COA services or senior centers	Medium	12-24 months	Very Low	COA; BOS; TA	Nearby communities; CMRPC Regional Services	
F.3	Create a senior taskforce and host an annual meeting	Medium	12-18 months	Very Low	BOS; COA	Town Staff and Volunteers	
Goal 4: Regulate and guide development to be consistent with town character, and to protect open space and natural resources.							
Objective A	**Boards and commissions should meet on a regular basis to discuss preservation activities and development proposals.**						
A.1	Host a task force meeting annually with all boards and commissions to review status of OSRP action items.	High	3-12 months	Very Low	TP; Con Com; OSRPC	Town staff and committees	
Objective B	**Ensure that development regulations create development that has the least impact on the environment.**						
B.1	Consider bylaws to promote dark night skies and a healthy level of noise.	Medium	12-24 months	Very Low	PB; TP	MassPlanners Listserv	Ongoing; state & local regs exist
Objective C	**Work with developers to maximize the preservation of open space areas and protection of environmentally sensitive areas.**						
C.1	Investigate creating incentives for developers to create recreation areas, open land, and wildlife corridors	High	12-24 months	Very Low	PB; TP	MassPlanners Listserv	PB is looking at this for potential proposal to ATM 2026.
C.2	Explore zoning changes such as Open Space Residential Design, Cluster Development, and other bylaws to require conservation of open space with new subdivisions	High	6-12 months	Very Low	PB; TP	CMRPC; Massachusetts Smart Growth Alliance; MassPlanners Listserv	PB is looking at this for potential proposal to ATM 2026.
Objective D	**Promote both redevelopment and reuse of existing properties that are being underutilized to help minimize the amount of new construction.**						
D.1	Create an inventory of potential properties for future development	High	6-12 months	Very Low	Con Com; TP; OSRPC	Town staff and committees	TP has an informal list
Goal 5: Protect natural resource areas from environmental degradation, disturbances, and over-development.							
Objective A	**Utilize zoning, regulatory, and legislative resources to enhance natural resource conservation efforts**						
A.1	Pursue adoption of conservation-related bylaws and policies, particularly zoning incentives for preserving open space and natural resources.	High	12-24 months	Very Low	PB; TP	CMRPC; Con Com; Massachusetts Smart Growth Alliance	PB is reasearching; some LID measures approved at ATM 2025
A.2	Explore establishing a No Disturb Zone around wetland resource areas to a defined distance	Low/Medium	18-24 months	Low	Con Com; BOS	DCS/EEA Local Acquisitions for Natural Diversity (LAND) Grant Program; DCS/EEA Parkland Acquisitions and Renovations for Communities (PARC) Grant Program; DCS/EEA Massachusetts Land and Water Conservation Fund Grant Program	Boylston does not have a local bylaw, but CC already uses state regs for No Disturb Zones, so not clear if this is needed
Objective B	**Collaborate with local, regional, and state conservation organizations on natural resource management**						
B.1	Foster partnerships with local land trusts and non-profit organizations to identify and acquire important unprotected natural resource areas for permanent protection	Low/Medium	2-5 years	Very Low	Con Com; BOS; PB; TP; Town Meeting	Sudbury Valley Trustees; GWLT; Summer Star; NEBGTH; PARC Program; local foundations;	Ongoing
B.2	Pursue increased dialogue and collaboration with Massachusetts Department of Conservation and Recreation in support of town access to DCR property.	Medium	6-12 months	Very Low	BOS; TA; TP	DCR	Ongoing; land is already open to hiking & fishing, etc.
Objective C	**Address the quality of all Boylston water resources**						
C.1	Provide adequate protection for all Boylston ponds.	High	Ongoing	Medium	Con Com	DER; DCR	
C.2	Develop a written Lake Phosphorous Control Plan and fully implement all control measures	High	18-24 months	Very Low to Low	Con Com; BOS	DER; DCR	Work underwau for Newton Pond; One Stop application for 2025?
C.3	Reduce the threshold by which a project would be reviewed locally and obtain a stormwater management permit.	Medium	12-18 months	Very Low	Con Com; BOS	DER; DCR	B. has a 1-acre threshold of land disturbance, so most SFH not affected
C.4	Identify changes to roadway width, parking, and other requirements in zoning and subdivision bylaws that reduce impervious cover.	Medium	6-12 months	Very Low	PB; TP	CMRPC	Some LID measures passed at ATM 2025
C.5	Develop a rain barrel program	Low	6-12 months	Very Low	Con Com; BOS	DEP; The Great American Rail Barrel Company	
C.6	Develop a stormwater utility or enterprise fund and incentivize private sites to take their own actions through a credit system	Low	18-36 months	Low	Con Com; BOS	Statewide Stormwater Coalition; MS4 Municipal Assistance Grants	
C.7	Implement an organic waste and leaf litter collection program. Gather and remove all landscaping wastes and leaf litter from impervious roadways and parking lots at least once per week Sept 1 to Dec 1 of each year.	Low	18-24 months	Low	Highway; BOS	DEP	
Goal 6: Improve public awareness of Boylston's natural resources.							
Objective A	**Inform the public about the importance of natural resource protection.**						
A.1	Utilize town resources such as newsletters, utility bill inserts, and digital platforms such as the town website and social media to educate the public about the benefits of natural resource protection and available programs such as Chapter 61.	Medium	6-12 months	Very Low	Con Comm; TA	Staff and volunteer time	
Objective B	**Expand opportunities for community service and involvement in natural resource conservation.**						
B.1	Develop a landscape and maintenance plan for town property.	Low	12-24 months	Very Low	BOS; Highway Department	Town Staff	
Objective C	**Increase accessibility to the town's forests, water bodies, and open spaces.**						
C.1	Communicate the community benefits of trail easements to landowners.	Low	3-12 months	Very Low	BOS; Con Com; PB	Greater Worcester Land Trust, New England Botanic Garden at Tower Hill, Sudbury Valley Trustees, NEMBA, AMC, Audubon, Summer Star Wildlife Sanctuary	
Goal 7: Improve natural resource management strategies to make Boylston more resilient.							
Objective A	**Encourage development and management practices that minimize destructive impacts on valuable natural resources.**						
A.1	Incorporate guidance for the implementation of Low Impact Development (LID) techniques in appropriate by-laws and regulations	High	3-12 months	Very Low	PB; TP	CMRPC	Ongoing; some measures approved at ATM 2025.
Objective B	**Implement goals, objectives, and action items listed in the Open Space and Recreation Plan**						
B.1	Establish and maintain an active Open Space Advisory Committee tasked with overseeing implementation of the OSRP	High	3-12 months	Very Low	BOS; TA	Town volunteers	
Objective C	**Evaluate and anticipate the impact of climate change on natural resources and water bodies, and pursue appropriate mitigation policies and plans**						
C.1	Pursue certification as a Municipal Vulnerability Preparedness (MVP) community to develop an action-oriented resiliency plan and qualify for grant funding.	High	3-12 months	Very Low	BOS; Highway Department; TA; TP	CMRPC	Designation pendng
Cultural and Historic Resources							
Goal 1: Preserve and maintain Town-owned historic assets.							
Objective A	**Continue to evaluate, prioritize, and fund maintenance and preservation of historic assets using timely and proactive measures**						
A.1	Continue routine maintenance activities and funding for Town-owned historic properties	High	Ongoing	Low to Medium	BOS; TA	Pres Mass; MHC; CPA	Ongoing; trees are a concern
A.2	Create a plan and fund restoration of the Old Burial Ground	High	6-12 months	Low to Medium	BOS; TA; TM	Pres Mass; MHC; CPA	Some gravestone cleanup ongoing; grants being explored as part of 250th anniversary of Revoultion & veterans
A.3	Create a plan and fund restoration of the slate roof on Sawyer Memorial Library	High	24-36 months	Medium to High	BOS; TA; TM	Pres Mass; MHC; CPA	
A.4	Create a Master Plan for the Hillside property.	Medium	6-12 months	Low to Medium	BOS; TA; TP; PB	One Stop, EEA	Grant received from state; planning process underway as of April 2025.
Objective B	**Encourage fluid communication and collaboration among local preservation groups**						
B.1	Continue to integrate and encourage participation of private and public preservation organizations	High	Ongoing	Very Low	HDC; HC; TA; TP	Town staff, committees, and organizations	BHS & BHSM are workng on some research; possble collab with Tower Hill; tours for BES students; Find a Grave with Cemetery Comm.; flags on veterans' graves; collab with Summer Star Ball property research
Goal 2: Encourage preservation of privately-owned historic assets.							

		Priority	Time to Completion From Start	Magnitude of cost Very Low: 0-50k Low: 50-100k Med: 100-250k High: 250k-500k Major capital item: 500k+	Responsible Parties	Resources	Completion Status/Update
Objective A	**Educate property owners on the benefits of Preservation Restrictions (PR) while encouraging them to pursue this protective measure**						
A.1	Develop literature outlining the parameters of Preservation Restrictions and the environmental benefits of conserving resources with preservation of existing structures; then utilize the town website and social media platforms to share the information.	High	Ongoing	Very Low	HDC; HC	Town Staff; Pres Mass; MHC	
Goal 3: Utilize protective regulatory and planning tools in key areas of town to enhance the community's rich heritage.							
Objective A	**Ensure protection of historically significant structures**						
A.1	Explore adoption of a Demolition Delay Ordinance or Bylaw to protect historic and architecturally significant buildings from demolition.	Low	12-18 months	Very Low	BOS; HDC; HC; PB	Pres Mass	
A.2	Educate the public about the benefits of Local Historic Districts and continue to identify any historic buildings or areas that could be designated	Medium	Ongoing	Very Low	HDC; HC	Pres Mass; MHC	
A.3	Educate Town leaders on the significance of historic preservation and ways to address preservation issues.	Medium	Ongoing	Very Low	HDC; HC	Pres Mass; MHC	
Goal 4: Ensure there are adequate cultural opportunities for Boylston residents and visitors.							
Objective A	**Enhance public access to historic resources and information**						
A.1	Continue to maintain and update a publicly accessible, comprehensive inventory of the town's historic resources including the historic artifacts, properties, structures, districts, burial grounds, and any other notable features of Boylston's history	Medium	Ongoing	Very Low	HDC; HC	Pres Mass; MHC	Veterans's graves have been ID'd; portraits at Town Hall
A.2	Continue to maintain the digitized historical records relevant to Boylston and continue providing online access to them	Medium	Ongoing	Very Low	HDC; HC	Pres Mass; MHC	Tahanto students are disitizing documents and photos with BHS & BHSM
A.3	Continue to encourage community research in order to fill in gaps of Boylston's history, such as identifying unknown people in photographs.	Low	Ongoing	Very Low	HDC; HC	Town volunteers	
Objective B	**Expand community outreach initiatives related to the town's cultural and historical resources.**						
B.1	Continue to sponsor activities such as guided community tours, self-guided walking tours, history days, farmer's markets, concerts, community theater, etc. in order to attract visitors and build appreciation for local history and culture	Medium	Ongoing	Very Low to Low	HDC; HC	Pres Mass; MHC; Mass Cultural Council	There is a self-guidend tour for Town Center buildings
B.2	Incorporate a "How to Get Involved" section into the Boylston Town website that details volunteer opportunities and contact information	Low	12-24 months	Very Low	BOS; TA; TC	Town Staff	
Objective C	**Promote the community's local identity and foster a sense of place.**						
C.1	Utilize new wayfinding signage, enhanced gateway features, and other beautification or place-making projects.	Low	24-36 months	Low to Medium	Highway Department; TP	Community One Stop	
C.2	Boost the Town's presence on social media networks to communicate local news, events, and updates to residents	Medium	Ongoing	Very Low	BOS; TA	Town staff and volunteers	
Town Facilities and Services							
Goal 1: Maintain high-quality municipal facilities, services, and staffing consistent with the needs of the Town's population across different demographics.							
Objective A	**Ensure that facilities are well-maintained and functioning optimally.**						
A.4	Pursue Green Communities designation to access funding for energy efficiency projects at municipal and school buildings	High	8-12 months	Very Low	BOS; Schools; Various town depts.	CMRPC Green Energy Technical Assistance program; Department of Energy Resources, Green Communities division	
Objective B	**Provide desirable new services and facilities.**						
B.1	Take steps to advance construction of a new Public Safety Building to house the Police and Fire Departments	High	12-36 Months	Major Capital Item	TA; BD	HMGP, PDM Grant Programs	
B.2	Consider a new building for the Municipal Light Department or improve storage facility to house larger equipment that exceeds current space capacity	High	12-36 Months	Major Capital Item	MLD	Light Dep Funds	
B.3	Identify new spaces to hold senior programming, with an eye to position seniors near other activities in town. Look towards collaborating with other facilities to maximize resources	Medium	6-24 months	Low	COA; Parks and Recreation Commission; Library	State formula grant money, Town meeting appropriations, state/local grants	
B.4	Continue to explore opportunities for shared (inter-municipal) services and staff, including police and fire services	Medium	18-24 months	Very Low to Medium	Dept. Heads; BOS	CMRPC	New IMA for Building Inspector in 2024
B.5	Ensure that online permitting is comprehensive and functioning optimally	High	6-12 months	Very Low	BD	Building Dep. Budget, State funding	Yes; for building permits only
B.6	Establish a remote or hybrid meeting space for public meetings	High	3-12 months	Very Low	Facilities Maintenance Department; WBAC	CMRPC	State has renewed provisions for remote meetings through 202x…
B.7	Research and explore opportunities to increase internet access and a competitive cable television contract	Medium	12-18 months	Very Low	Boylston Cable Advisory Committee; BOS	State funding, MBI planning process via CMRPC	No internet at Historic Town Hall
Goal 2: Maintain fiscal sustainability.							
Objective A	**Maintain long-term funding mechanisms to provide for future public facility needs**						
A.1	As a component of capital planning, develop a long-term maintenance program to provide resources for maintenance and repairs.	High	Ongoing	Varies	TA, SB, CP, FinCom	Town Meeting	
A.2	Expand the use of the Capital Improvement Program to incorporate Hazard Mitigation in the program planning	Low	6-12 months	Very Low	Relevant Town Departments; Fin Com; MLD; Tree Warden; Water Dep	Town staff and volunteers	
Objective B	**Continue professionalizing town government to match the town demands more day-to-day services and proactive strategies.**						
B.1	Address structural understaffing so that town employees can meet the expectations of residents and have sustainable workloads.	High	Ongoing	Med/High	BOS; TA; FinCom	Town Meeting	
B.2	Continue applying for grants to upgrade municipal technology.	Medium	Ongoing	Very Low	TA	Community Compact IT grant program; Municipal Fiber Grant Program; MA Office of Municipal and School Technology	
B.3	Continue to bring town hall services online.	Low	6-12 months	Very Low/ Low	TA	Community Compact IT grant program; MA Office of Municipal and School Technology	
B.4	Create and maintain inventory of the technological items (computers, radios, work cell phones) that are in most need for replacement across town services.	Low	6-8 months	Very Low	TA	Town staff support	
B.5	Expand online permitting to incorporate all municipal applications and permitting processes.	Medium	12-18 months	Very Low	TA	Community Compact IT grant program; MA Office of Municipal and School Technology	
B.6	Explore permit tracking software to support staff procedural and enforcement duties.	Medium	6-12 months	Very Low/ Low	TA	Community Compact IT grant program; MA Office of Municipal and School Technology	
B.7	Create a communications plan that establishes standards, strategies, and accountability for interdepartmental and town to resident communications.	High	4-6 months	Very Low	TA, Dpt. Heads	N/A	
B.8	Explore creation of a communications coordinator position or technological alternatives to a coordinator, such as communications software.	High	6-12 months	Very Low/ Low	TA	MMA, MassPlanners Listserv	
B.9	Identify creative and equitable ways to educate residents about issues, resources and opportunities for service on municipal boards, committees and commissions.	High	Ongoing	Very Low	TA, SB, Dept. Heads, Boards and Committees	Cable access, local media	
B.10	Consider establishing student liaison positions on committees.	High	3-6 months	Very Low	TA, SB, Dept. Heads, Boards and Committees	School Department	
B.11	Create a mechanism for residents to provide feedback on municipal services and issues (e.g., an email address/phone line, a box at town hall, or a periodic community meeting where residents can voice issues.	Medium/High	3-6 months	Very Low	TA, SB	Town staff support	
Objective C	**Continue optimizing fiscal procedures within the town, broaden the tax base and proactively seek funding sources.**						
C.1	Continue to support and cultivate new business development.	High	Ongoing	Very Low	SB, TA, DIC, Permitting Staff	Chamber, MA Small Business Development Center at Clark University, Small Business Administration loans	
C.2	Continue to engage with business types that provide local sales tax or hosting revenue.	Medium/High	Ongoing	Very Low	SB, TA	Chamber	
C.3	Continue to pursue department enterprise revenue.	Medium/High	Ongoing	Very Low	SB, TA, HWY, Various Departments	Other communities as examples	
C.4	Explore more cost-effective health insurance benefits for employees and retirees.	Medium/High	6-12 months	Very Low	TA, SB, TACCNT	MMA	
C.5	Continue to reduce the percentage of property taxes that go uncollected.	Medium/High	Ongoing	Very Low	TA, SB, TACCNT	N/A	
Objective D	**Control balance between school and non-school expenses through communication and cooperative actions.**						
D.1	Regularly review the long-term planning guides in the school departments budget book and support the critical needs through capital planning.	High	Ongoing	Varies	TA, SB, CP, FinCom	N/A	

		Priority	Time to Completion From Start	Magnitude of cost Very Low: 0-50k Low: 50-100k Med: 100-250k High: 250k-500k Major capital item: 500k+	Responsible Parties	Resources	Completion Status/Update
Goal 3: Provide recreational and cultural opportunities that enhance the quality of life in Boylston.							
Objective A	**Provide robust cultural opportunities and supports for seniors**						
A.1	Regularly review COA services such as van operations and programming to ensure service levels are in line with changing demographics	Medium	Ongoing	Low to Medium	Fin Com; BOS; COA	TMA	
A.2	Expand program offerings for seniors as the aging population grows.	High	Ongoing	Low to Medium	COA; BOS	AARP grants; MA Healthy Aging Collaborative grants; MA Councils on Aging Grants	
A.3	Pursue creation of a dedicated senior center.	High	24-36 months	Major Capital Item	BOS; COA; TA	ARPA; AARP grants; MA Healthy Aging Collaborative grants; MA Councils on Aging Grants	
Objective B	**Continue working to preserve land for fields and other recreational and open space use**						
B.1	Apply for LAND, PARC, and MassTrails grants to fund priority Open Space and Natural Resources projects included in this plan.	High	Ongoing	Very Low	ConCom, ParkCom	PARC Grant, LAND Grant, MassTrails Grant, CPA, CMRPC DLTA or LPA for technical assistance.	Did for Harrington & School Street property.
Goal 4: Improve the sustainability and resilience of Town operations.							
Objective A	**Make Town operations more resilient to natural and other hazards**						
A.1	Implement the recommendations of the Town's Hazard Mitigation Plan and update the Plan on a 5-year cycle.	High	Ongoing	In progress	BOS; TA	FEMA, MEMA	Town is currently working with CMRPC on redesignation & an updated plan
A.2	Work to score in the Community Rating System (CRS) under the Nation Flood Insurance Program (NFIP) to enable its residents to obtain lower flood insurance rates.	Medium	12-36 months	Very Low	BOS; Relevant Town Departments	FEMA	
A.3	Educate residents about the National Flood Insurance Program	Low	6-12 months	Low	TA; TP	FEMA	New FIRMs adopted at ATM 2025.
Objective B	**Work to improve the energy efficiency of municipal and school facilities**						
B.1	Pursue Green Communities designation to access grant funding for energy efficiency	High	8-12 months	Very Low	BOS; TA; TP	DOER; CMRPC	
Goal 5: Deliver infrastructure that meets existing and future Town needs.							
Objective A	**Ensure an adequate water supply for existing and future needs**						
A.1	Increase capacity of the existing water supply and distribution system to support additional development, including development along Route 140	High	12-36 months	Major Capital Item	BOS; BWD	USDA; MassWorks (infrastructure study; State Revolving Loan Fund	
A.2	In Zone I, regularly, and when feasible, eliminate any non-water supply activities	Low	Ongoing	Very Low	BOS; BWD; TP; Con Com	DEP, DER, DCR	
A.3	Continue informing residents on ways they can help protect drinking water sources, such as practicing good septic system maintenance, limiting the use of pesticides and fertilizers, and preventing cross-connection/ backflow	Medium	Ongoing	Very Low	BOS; BWD; BOH	https://www.mass.gov/info-details/water-resources-grants-financial-assistance#drinking-water-supply-protection-grant-program-	
A.4	Work with emergency response teams to ensure that they are aware of the stormwater drainage in the Boylston Water District's Zone II.	Medium	3-6 months	Very Low	BOS; BWD; FD; PD	DEP, DER, DCR	
A.5	Cooperate with emergency teams in response to spills or accidents within the Water District.	Medium	Ongoing	Very Low	BOS; BWD; FD; PD	DEP, DER, DCR	
Objective B	**Maintain safe and adequate roadway infrastructure.**						
B.1	Continue to conduct road repairs repaving and annual paving as funds allow	Medium	Annually	High	Highway Department; BOS	DOT (Chpt. 90)	
B.2	Explore erosion control alternatives.	Low	6-12 months	Very Low	Highway Department; Con Com	Town Staff	
B.3	Explore new funding opportunities to support ongoing road maintenance needs.	High	6-12 months	Very Low	Highway Department; BOS	Town Staff; CMRPC	
B.4	Maintain tree trimming program across the town to protect utility wires.	Medium	Ongoing	Low to Medium	Highway Department; MLD	Town Budget	
B.5	Maintain vegetative debris program, trimming brush and growth away from roads and clearing growth impact flow away from infrastructure.	Medium	Ongoing	Low	Highway; MLD; BWD	Town Budget	
B.6	Continue properly cleaning and maintaining all stormwater structures and basins	Medium	Ongoing	Medium	Highway Department	DER Culvert Replacement Municipal Assistance Grant Program; MVP Action Grants	
Objective C	**Implement emergency preparedness, coordination, and response strategies.**						
C.1	Continue to participate in National Flood Insurance Program (NFIP) (or other) training offered by the State and/or FEMA that addresses flood hazard planning and management	Medium	Ongoing	Very Low	BOS	MEMA; FEMA	
C.2	Keep Evacuation Plan up to date.	High	6-12 months	Very Low	BOS; TA; FD; PD	Town staff	
C.3	Maintain fire access roads in isolated areas	Medium	Ongoing	Low	FD	Town Staff	
C.4	Continue regional training and drills for emergency response in case of disaster.	Low	Ongoing	Very Low	FD; PD	CMHSC	
C.5	Maintain certification of officials in the Unified Incident Command program	Low	Ongoing	Very Low	BOS; TA; FD; PD	CMHSC; MEMA	
C.6	Maintain shelter and emergency resources, ensuring accurate and up to date inventory is maintained and rotation of expiring resources replaced	Medium/High	Ongoing	Low	BOS; TA; FD; PD	CMHSC; MEMA	
Objective D	**Ensure adequate sewer capacity for existing and future needs.**						
D.1	As demand, technology, and funding sources evolve, regularly assess feasibility of wastewater disposal options	Medium	Ongoing	Low	BOS	Town Boards and Committees	
D.2	Continue to assess the need for sewerage system for the town in critical areas to correct adverse environmental conditions, protect water supply resources, and encourage economic development.	High	Ongoing	Low	BOS; WSD	Town Boards and Committees	
D.3	Explore opportunities for private sewer that could be shared by multiple businesses in the commercial areas	High	6-12 months	Medium	BOS; TA; TP	Businesses	
Objective E	**Expand stormwater management practices**						
E.1	Hire a part or full-time Conservation / Stormwater Agent to meet the additional needs presented by mandated federal and state stormwater regulations.	Medium/High	Ongoing	Low	BOS; TA; Con Com; Stormwater Committee	Other nearby communities; Community Compact Efficiency and Regionalization grant for shared services; CMRPC Regional Services for technical assistance	
E.2	Continue informing residents about programs for residents on storm drain clearance and other best practices.	Medium	Ongoing	Very low	Highway Department; Stormwater Committee	DEP	
E.3	Develop a prioritized inventory of problem culverts for use in seeking external financial support.	High	3-6 months	Low to Medium	Highway Department	DER Culvert Replacement Municipal Assistance Grant Program; MVP Action Grants	
Objective F	**Ensure adequate electrical distribution capacity for existing and future needs.**						
F.1	Continue efforts to lower carbon emitting generation in energy portfolio.	Medium	Ongoing	Medium	BOS; BMLD; WSD	EPA; DOER	
F.2	Continue to provide residential Home Energy Loss Prevention Services (HELPS) to its customers.	Medium	Ongoing	Low	BD	EPA; DOER	
F.3	Explore opportunities for municipal solar on town-owned land	Medium/High	6-12 months	Major Capital Item	BOS; BMLD	DOER	
F.4	Explore opportunities for resident solar including how to streamline and/or eliminate unnecessary constraints.	Medium	6-12 months	Medium	BMLD	DOER	
Objective G	**Maintain quality school facilities and services consistent with the school systems changing needs**						
G.1	Continue to track, model, and monitor enrollment trends	Medium	Ongoing	Low to Medium	BBRSD	MA School Building Authority; BBRSD	
G.2	Plan for increased enrollment at BES and BMS, potentially peaking in 2027.	High	Ongoing	Major Capital Item	BBRSD	BBRSD	
G.3	Create a school facilities and services plan that addresses potential changes in class sizes, need for more classroom spaces, adequacy of common spaces (e.g., cafeteria, nurses office), and student scheduling	Medium/High	6-12 months	Low to Medium	BBRSD	MA School Building Authority	
Economic Development							
Goal 1: Maintain high-quality municipal facilities, services, and staffing consistent with the needs of the Town's population across different demographics.							
Objective A	**Expand capacity to support and facilitate business development.**						
A.1	Develop an action plan for future economic development committee that encourages collaboration with the Planning Board through joint strategic planning workshops, joint deliverables, and a structured approach to future collaboration and interaction	High	12-18 months	Very Low	BOS; TA; TP	Community One Stop for Growth, Community Compact, CMRPC	
Objective B	**Ensure the local permitting process is a straightforward and fluid process**						
B.1	Update and unify all physical permits	Medium	12-36 Months	Low	TP; BD, PB	Town staff	Done; ongoing
B.2	Explore opportunities to combine permitting to expedite workflow, reduce the time needed to process and consider applications, reduce the number of required hearings, and decrease the impact in materials and cost to the developer and the town of making and considering multiple applications.	Medium	6-24 months	Very Low	TP; PB; ZBA; Con Com	Community One Stop for Growth, Community Compact, CMRPC	
B.3	Implement better permit tracking and clarity in zoning enforcement	High	6-12 months	Very Low	BD; TP, PB	Town staff	Ongoing
B.4	Research and assess the utility of various permit tracking software for enhancing issuance and enforcement of permits	Low	Ongoing	Very Low	BD; TP; Con Com,	Town staff	
B.5	Ensure that permit application forms are appropriately thorough	High	3-6 months	Very Low	BD; TP, PB	Town staff	TP updated PB & ZBA forms in 2023
B.6	Identify strategies to enhance communication between town departments involved in the development process	Medium	Ongoing	Very Low	TP; TA,	Town staff	Ongoing
B.7	Create a Permitting Guidebook to clarify the permitting process for developers and prospective business-owners	Medium	6-12 months	Very Low	TP; BD; PB; Con Com	Community One Stop for Growth, CMRPC via DLTA	
B.8	Designate a single point of contact to shepherd developers and prospective business owners through the permitting process	High	3-6 months	Very Low	BOS; TA; TP, PB	Town staff	
Objective C	**Coordinate and mobilize the local business community to enhance the relationship between the Town and business-owners.**						
C.1	Convene frequent meetings with the local business community to discuss challenges and desired resources	Medium	3-12 months	Very Low	BOS; TA; TP; EDC	WCC	

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C.2	Foster development of a local business or merchants association; alternatively, appoint business owners to Business Roundtable that meets regularly and includes municipal leadership	High	3-12 months	Very Low	BOS; TA; TP; EDC	WCC	
C.3	Create a business outreach strategy that formalizes outreach pipelines between the Economic Development Committee and businesses (e.g., a regular EDC event that invites business owners to participate, regular communications such as a newsletter, or guest speakers from businesses at EDC meetings).	Medium	3-12 months	Very Low	BOS; TA; TP; EDC	WCC	
C.4	Explore subregional and multi-town opportunities for collaborative marketing and economic development.	Low	3-12 months	Very Low	BOS; TA; TP	WCC	
Objective D	**Enhance municipal resources to strengthen economic development in town**						
D.1	Formalize allowable uses for windfall tax revenue and work with the Finance committee to define prudent use and establish a mechanism for resident input.	Low	12-24 months	Very Low	BOS; TA; TP	Town staff	
D.2	Pilot a part-time Economic Development Coordinator position using grant funds.	Medium	12-24 months	Very Low	BOS; TA; TP	Community Compact Efficiency and Regionalization grant; CMRPC for Technical Assistance	
D.3	Complete an Economic Development Strategic Plan to guide the efforts of the future EDC and municipal staff.	High	12-24 months	Low	BOS; TA; TP	Community One Stop for Growth; Community Compact; CMRPC	
D.4	Collaborate with regional entities and other local towns to leverage economies of scale and tap into external resources	Low	Ongoing	Very Low	BOS; TA; TP	CMRPC Regional Services	
Goal 2: Take a proactive and responsive approach to economic development that supports existing businesses and encourages new ones.							
Objective A	**Support new and existing home-based occupations.**						
A.1	Ensure that local zoning bylaws enable home-based occupations of appropriate type and scale.	High	6-18 months	Very Low	PB; TP; BOS	Town Staff; CMRPC via LPA	
A.2	Ensure that zoning is supportive of work-from-home and home offices.	High	6-18 months	Very Low	PB; TP; BOS	Town Staff	
A.3	Create an inventory of home-based businesses to help establish connectivity and network	High	3-6 months	Very Low	TA; TP; Town Clerk	Town Staff	Ongoing
A.4	Promote vacant commercial spaces to home-based occupations that may be in search of a new workspace	Medium	Ongoing	Very Low	TP	Town Staff	
A.5	Encourage development of new small office space with business resources (e.g., co-working spaces) to provide commercial space for existing home occupations.	Low	Ongoing	Very Low	PB; TP; BOS	Developers	
Objective B	**Improve the ease of doing business in Boylston**						
B.1	Implement standing Round Table Review/ Pre-Development Conference, providing potential developers and business-owners informal opportunities to meet with all permitting staff at any point in the development process.	High	12-18 months	Very Low	TP; TA	Town Staff	Meets as needed
B.2	Create a Vacancy Registry process to facilitate constructive dialogue between commercial property owners with vacant properties and town staff.	Low	12-18 months	Very Low	BOS; TA; TP	CMRPC via LPA or DLTA	
Goal 3: Pursue an economic development strategy that evaluates the cumulative impacts of individual projects.							
A.1	Monitor issues surrounding the implementation of 5G.	Low	Ongoing	Very Low	PB; TP; TA	CMRPC ; MMA	
A.2	Assess the impact of warehouses and distribution facilities from a regional perspective.	Medium	Ongoing	Very Low	PB; BOS; TP; TA	Developer impact assessment fees	
Goal 4: Ensure business development that maintains Boylston's small-town character.							
Objective A	**Allow for a mix of new land uses that are appropriate to both the needs of the community and the scale of surrounding neighborhoods**						
A.1	Conduct a comprehensive zoning diagnostic to ensure zoning is consistent with the goals of the Master Plan and other strategic plans	High	6-12 months	Very Low	PB; TP	EOEEA Planning Assistance Grants; Community Compact; Staff and volunteer time; Planning consultant	
A.2	Review zoning for ways to make it more development friendly and consistent with the economic development priorities highlighted by residents throughout the master planning process. Revise to encourage desirable development types and patterns.	Medium to High	6-12 months	Very Low	PB; TP	EOEEA Planning Assistance Grants; Community Compact; Staff and volunteer time; Planning consultant	
A.3	Employ Smart Growth design principles in commercial areas	Medium to High	Ongoing	Varies	PB; TP; Hwy	EOEEA Planning Assistance Grants; Community Compact; Staff and volunteer time; Planning consultant	
A.4	Review the Commercial (C) and Village Business (VB) Districts for utility; as appropriate, rezone remaining C and VB parcels to residential	Medium	6-24 months	Very Low	PB; TP	Staff and volunteer time; Planning consultant	
A.5	Review Site Plan Review Criteria to ensure it is sufficiently robust to protect the town from undesirable development; identify uses for which Special Permit can be replaced with Site Plan Review	High	6-24 months	Very Low	PB; TP	Staff and volunteer time; Planning consultant; CMRPC via DLTA	
A.6	Review frontage setbacks for business properties to facilitate a vibrant, walkable town center or commercial area.	Medium	6-24 months	Very Low	PB; TP	Staff and volunteer time; Planning consultant; CMRPC via LPA	
Goal 5: Improve the visual aesthetics of businesses along Route 140 to better reflect the small-town and natural/agricultural character that residents desire.							
Objective A	**Define the Route 140 corridor as a distinct and unified location.**						
A.1	Implement the pedestrian and placemaking recommendations identified in the Town of Boylston Local Rapid Recovery Plan	High	24-36 months	Major Capital Item	TP; Highway Department; BOS; TA	Community One Stop for Growth; CPA; Mass Cultural Council; MassDevelopment; Town budget allocation	Shared Streets grant bid documents have been issued.
Objective B	**Facilitate connectivity between Morningdale neighborhood and nearby areas of Boylston.**						
B.1	Develop and install new wayfinding signage that showcase the Route 140 corridor's businesses, landmarks, parking, and other features	Medium	12-24 months	Medium	TP; Highway Department; BOS; TA	Community One Stop for Growth; CPA; Mass Cultural Council; MassDevelopment; Town budget allocation	
B.2	Partner with local organizations to undertake placemaking upgrades such as benches, sidewalks, bike paths, signage, planters, or lighting.	Medium	12-36 months	Low to Medium	TP; Highway Department; BOS; TA	Community One Stop for Growth; CPA; Mass Cultural Council; MassDevelopment; Town budget allocation	
B.3	Conduct a traffic/parking study for Route 140	Low	12-18 months	Medium	BOS; TA	Community One Stop for Growth; CMRPC for Technical Assistance	
B.4	Create and fund a façade improvement program for Route 140	Medium	12-24 months	Low to Medium	BOS; TA; TP	Community One Stop for Growth; CPA; Mass Cultural Council; MassDevelopment; Town budget allocation	
Goal 6: Grow and diversify the tax base to promote a fiscally-sound future.							
Objective A	**Promote existing Boylston businesses.**						
A.1	Create awareness among municipal staff and other town leaders about the economic goals established in this Master Plan to ensure a common vision and coordinated approach	High	6 months	Very Low	TA; TP; BOS; PB	MPIC	
A.2	Leverage new and existing communication and outreach methods to promote local businesses (e.g., at the beginning of each Board of Selectmen or Planning Board meeting, provide 3-5 minutes for a business-owner to highlight their business).	High	Ongoing	Very Low	BOS; TA; TP	Boards and Committees; Town Staff; Cable Access	
A.3	Partner with neighboring communities to create a local shopping and dining guide to stimulate visitation to target areas and increase economic activity for local businesses.	Medium	12-18 months	Very Low	BOS; TA; TP; EDC	WCC	
A.4	Establish programs that incentive visitors to patronize multiple businesses in a trip (e.g., a business passport with associated raffle drawings, gift cards to local businesses as giveaways, or creating a rewards program for shoppers)	Low	12-18 months	Very Low	Various businesses	EDC	
Objective B	**Attract and retain small, consumer-oriented, and local businesses for Boylston residents and visitors to enjoy**						
B.1	Encourage outdoor dining by supporting the necessary permitting and working with businesses to create outdoor dining options	High	6-12 months	Very Low	PB; BOS; TP; BOH	MA RRP Outdoor Dining and Retail Toolkit: https://www.mass.gov/doc/outdoor-dining-retail-toolkit/download	Done; ongoing
B.2	Create Business Attraction Brochure or marketing materials geared toward either developers or retail/restaurant businesses. This could help recruit additional businesses to the Route 140.	Medium	12-24 months	Very Low	BOS; TA; TP	Community One Stop for Growth	
Objective C	**Attract new commercial and industrial development to help stabilize residential tax burden**						
C.1	Utilize tax incentives to incentive commercial and light industrial business development	Low	Ongoing	High	BOS; TA; TP	Town Meeting	
C.2	Review zoning bylaws to ensure that desirable non-residential uses are clearly defined and not unnecessarily restrictive.	High	6-12 months	Very Low	TP; PB	Staff and volunteer time; CMRPC	
Goal 7: Improve local utilization of Boylston's natural spaces.							
Objective A	**Explore strategies that leverage Boylston's natural resources into additional economic activity.**						
A.1	Enhance access to the Reservoir by improving direct and indirect connections between major thoroughfares and the access points to roads and trails near the Reservoir.	Low	1-3 years	Low/Med	BOS; TA; PB; Con Com, OSRPC,	National Park Service Outdoor Recreational Grant program; MassTrails Grant; Land and Water Conservation Fund; CPA; PARC and LAND grants; DCR	
A.2	Support the Tri-Town Landscape Protection Project's efforts to create a network of connected natural landscapes (habitats, working landscapes, and recreation areas) and link this network to the White Mountain National Forest in New Hampshire.	Medium	Ongoing	Very Low	PB, BOS, ConCom	Sudbury Valley Trustees, DCR	
A.3	Promote smaller passive recreation areas alongside the Town's prominent outdoor assets to brand Boylston as an outdoor destination.	Low	Ongoing	Very Low	BOS, EDC	WCC	
A.4	Promote natural resources alongside traditional businesses to appeal to visitors from multiple angles and create multiple reasons to visit town.	Low	Ongoing	Very Low	BOS, EDC	WCC	
A.5	Consider working with the school department or Boy Scouts to have youth create a self-guided Instagram tour that combine several types of natural and business sites. Offer discounts to people who complete the tour and meet its eligibility (posting) requirements.	Low	4-8 months	Very Low	BOS, EDC, Con Com, OSRPC, Schools	Students, Boy Scouts, town staff and committee members	
A.6	At trail heads, parks, and other outdoor facilities, post materials that include a suggested donation for maintenance and improvements, along with easy payment options facilitated by a QR code visitors can scan to make their preferred form of type of electronic payment donation.	Low	3-6 months	Vey Low	Con Com, OSRPC, BOS,	Students, Boy Scouts, town staff and committee members	

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Goal 8: Encourage small, consumer-oriented, and boutique businesses for Boylston residents and visitors to enjoy.							
A.1	Provide and facilitate access to incentives and opportunities for small-scale businesses and other desirable enterprises	Low/Medium	Ongoing	Very Low	BOS, TA,	Chamber, MA Small Business Development Center at Clark University, Small Business Administration loans; MOBD; MassDevelopment	
A.2	Engage the Commonwealth and State Representatives about direct support to small businesses.	Medium	Ongoing	Very Low	TA	CMRPC; MOBD	
A.3	Review zoning and permitting requirements for food trucks.	Low/Medium	3-6 months	Very Low	BOH	CMRPC via LPA or DLTA; MassPlanners Listserv.	
A.4	Encourage food truck operations by providing potential food truck owners with a comprehensive toolkit that outlines all permitting requirements to streamline application process.	Low/Medium	6-12 months	Very Low	BOH	CMRPC via LPA or DLTA; MassPlanners Listserv.	
A.5	Provide a single application that condenses all required permitting and licensing documentation to meet outdoor dining needs. Include a checklist of each necessary requirement, a list of any separate permits that may need to be obtained, any additional design guidelines, instructions concerning alcohol sales and services, and a list of key dates and timeline for the review and approval process. The single application should also be differentiated by seating type, location, and/or space ownership.	Low/Medium	6-12 months	Very Low	PB; TP	CMRPC via LPA or DLTA; MassPlanners Listserv.	
A.6	Adopt a pop-up retail ordinance that allows and streamlines temporary uses in order to fill vacant spaces.	Low/Medium	6-12 months	Very Low	PB; TP	CMRPC via LPA or DLTA; MassPlanners Listserv.	
Goal 9: Improve the Town's streetscape and sidewalks to support businesses							
Objective A	**Improve the Town's streetscape and sidewalks to allow and promote more pedestrian and bicycle access to businesses.**						
A.1	Implement a Complete Streets Prioritization Plan	High	12-24 months	Low	BOS; TA; TP; Highway	MassDOT; CMRPC	
A.2	Connect the Town's neighborhoods with its business districts.	Medium	12-24 months	Very Low	BOS; Highway Department	Complete Streets; America Walks Grant Program; AARP grant	
A.3	Create bicycle infrastructure (bike lanes on key streets and bike racks in strategic locations) to encourage cycling.	Low	6-36 months	Very Low to High	BOS; Highway Department	Complete Streets; Shared Streets and Spaces Program	
A.4	Identify strategies to manage the traffic through the community on Routes 140 and 70.	High	12-24 months	Very Low	BOS; TA; TP; Highway Department; PD	Massworks or Community One Stop parking/ traffic study	
A.5	Explore state and national infrastructure funding to resolve traffic flow and road conditions	Medium	Ongoing	Very Low	BOS; TA; TP; Highway Department	Massworks; ARPA; State Revolving Loan Fund	

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