

Memorandum

To George Meservey, Director of Planning & Community Development
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Subject **Town of Orleans, MA
Water Quality and Wastewater Planning
Task Number 1.b – Downtown Planning
Technical Memorandum on Downtown Future Growth Scenarios, Strategies to
Limit Growth, Draft Regulations to Obtain Zero Interest Financing, and
Implications for Wastewater Loading Impacts and Other Community Impacts in
the Downtown – Outline**

Project Number 60476644

From Thomas Parece, P.E., AECOM Project Manager

Date March 11, 2016

1. Background

- a. Purpose of Downtown Future Growth Scenarios, Strategies to Limit Growth, Draft Regulations to Obtain Zero Interest Financing, and Implications for Wastewater Loading Impacts and Other Community Impacts in the Downtown assessment.

2. Introduction

- a. Introduce contents of this Technical Memorandum:
 - (1) Development of a range of future build-out scenarios that would occur with implementation of the Orleans Comprehensive Plan:
 - (a) Identify scenarios and assumptions; and
 - (b) Present results.
 - (2) Discussion of wastewater flows and loads associated with the future build-out scenarios;
 - (3) Discussion of coordination of growth in a manner consistent with the Orleans Comprehensive Plan; and
 - (4) Presentation of draft regulations to obtain SRF zero interest financing.

3. Future Build-out Scenarios

- a. Review build-out approach / methodology
 - (1) Utilized same underlying approach and assumptions as used for Scenario 0 (Town Center Study Area Updated Build-out) as a starting point;
 - (2) Development of future build-out scenarios and assumptions based on input received from Downtown Planning Workshops, consideration of market demand conditions, and coordination with the Town; and
 - (3) Developed one scenario that is based on planning horizon of 2050.
- b. Present results of future build-out scenarios (study area-wide and by sub-watershed).
 - (1) Scenario 1 – Full Buildout Under Current Zoning without Wastewater Limitation;
 - (2) Scenario 2 – Growth Scenario to Reflect Vision to Increase Residential Density in the Town Center; and
 - (3) Scenario 3 – 2050 Planning Horizon:
 - Scenario Option 3a: Historic Growth Rate; and
 - Scenario Option 3b: Revised Growth Rate based on Consideration of Vision, Market Conditions, and Provision of Sewer.
- c. Reference February 26, 2016 Planning Board memorandum regarding downtown growth and development, and identification of Scenario Option 3b as best reflecting the future needs of the Town.

4. Wastewater Flows and Loads Associated with Future Build-out Scenarios

- a. Present wastewater flow and loads results for the future build-out scenarios.
- b. Define nitrogen loading parameters for each scenario.

5. Coordination of Future Growth with the Orleans Comprehensive Plan

- a. Discuss strategies to control growth in a manner consistent with the Orleans Comprehensive Plan.
- b. Confirm other improvements needed to support the preferred scenario (parking, etc.).
- c. Identify recommended zoning and regulatory changes needed to achieve strategies and objectives.

6. MassDEP SRF Zero Percent Financing

- a. Provide background on MassDEP's SRF program and zero percent financing requirements.
- b. Present draft regulations to obtain zero percent financing.

7. Next Steps

- a. Prepare Technical Memorandum on Implications for Wastewater Loading Impacts and Other Community Impacts in the Downtown.
- b. Prepare Technical Memorandum on Management of Future Downtown Wastewater Flows and Biosolids.