

GOAL - To preserve the natural landscape to protect resources, enhance aesthetics and provide recreational opportunities

Among the things that make Greenwich so attractive are its numerous open spaces and unspoiled natural features - public parks, beaches, wooded areas, massive rocks, lakes, rivers, fields, and scenic views.

Environmental Issues are organized around Water and Land Resources

ACTION STRATEGIES

The Action Strategies to protect the Environment are:

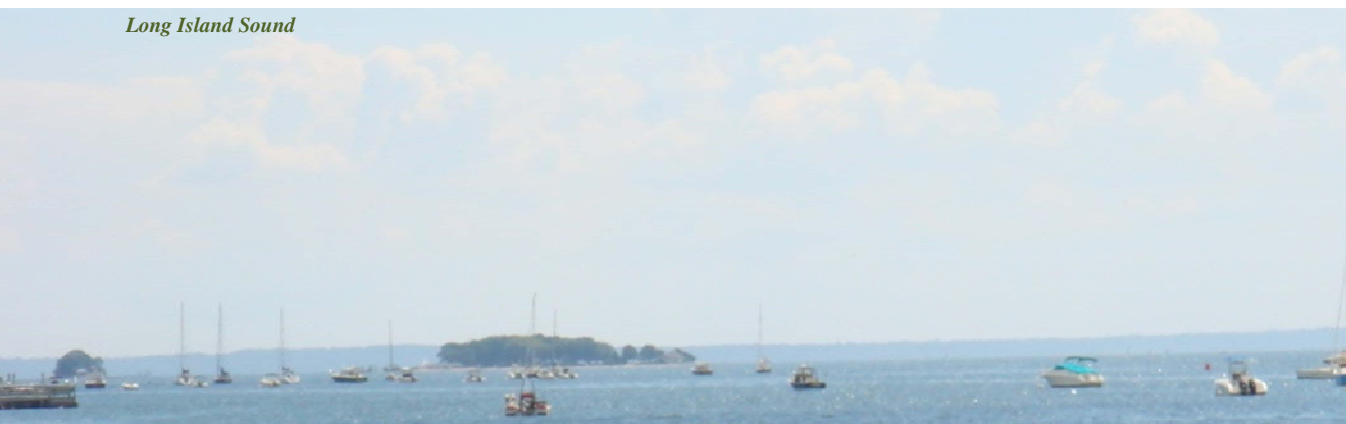
WATER RESOURCES

- Address Flooding and Stormwater Management,
- Protect Surface and Ground Water Quality and Maintain an Adequate Water Supply.
- Provide Waterway Management,
- Coordinate Waterfront Development,
- Improve Coastal Water Quality, and
- Create Additional Coastal Public Access.

LAND RESOURCES

- Preserve Existing Topography,
- Protect Natural Resources,
- Plant Trees, Shrubs and Vegetation, and
- Update and Implement the 2002 Open Space Plan.

Long Island Sound



WATER RESOURCES

Address Flooding and Stormwater Management

In recent years major flooding has occurred in Town. Floods have caused major damage to residential properties and structures. The Town is very concerned about flooding and drainage and is developing stormwater master plans to address this problem in various areas and watersheds of Town in a cost-effective manner.

Increased flooding has occurred because of two factors: development in the flood plains and zones, and increased impervious surfaces with new development. Impervious surfaces, such as roofs, driveways, roads and tennis courts, are surfaces where water cannot penetrate into the ground, thus impacting pipe capacity and the rate of runoff.

Much of the development in Greenwich, perhaps more than half, occurred without provisions for runoff mitigation. For decades, however, the Engineering Division of the Department of Public Works (DPW) has required mitigation of runoff in new subdivisions, commercial and institutional developments, and residences that come under its purview.

P&Z, and to a lesser degree, the Inland Wetland and Watercourses Agency (IWWCA) refer applications that come before them to Engineering. However, the amount of impervious area continues to grow because most new residences do not come before either P&Z or IWWCA for review.

Generally retention or detention of a 25-year storm is required in the upper two-thirds of Town, while in the lower one-third retention of the first one inch of runoff (first flush) is required with all more severe runoffs bypassed downstream before flooding from upstream reaches the site. This procedure results in trapping the vast majority of pavement contaminants (washed off in the first flush) and overheated roof runoff before it has a chance to enter the Town's streams or Long Island Sound.

Currently the Town is requiring all projects submitted to the Building Department for permits to provide mitigation of increased runoff with certifications by professional engineers.

There is also a need to look at flooding and drainage on a watershed basis. Greenwich has six watersheds, some of which extend into other towns and states. They include the Byram River, Horseneck Brook, Brothers Brook, Strickland Brook, Mianus River and Binney Brook. Therefore it will require the cooperation of other municipalities and state and Federal governments.

The Byram Watershed Council and the Mianus River Watershed Council are working on Stormwater Management Plans that span multiple jurisdictions.

The second type of stormwater drainage and flooding issue is neighborhood-oriented flooding. This type may be due to undersized piping within an area, increased development in flood zones or low lying areas and/or lack of detention systems on individual properties. The Town is developing schematic designs and cost estimates for each of the neighborhood flooding areas. This creates a basis for including the work in the Capital Improvement Plan (CIP).

Coastal flooding is also an increasingly important issue, as concerns about global warming and sea level rise draw additional attention to this topic. Areas within the Old Greenwich coastal zone are particularly affected.

In addition, Greenwich needs to update the Building Zone Regulations, and the Engineering Drainage Manual. We should perform additional site inspections. Greenwich should require that the post-development hydrology of a property reduce the pre-development site hydrology through the use of low impact development design techniques and Best Management Practices (BMPs).

This increased importance of stormwater has placed a strain on financial and staff resources. The Department of Public Works (DPW) is taking steps to address these issues. The next challenge will be to find funds to make the needed improvements to the infrastructure that will be cost-effective on a long-term basis.

There are many departments with autonomous authorities and regulatory powers that are involved with stormwater management, drainage and flooding issues. These include the Flood and Erosion Control Board (FECB), Inland Wetlands and Watercourses Agency, Department of Public Works, Planning and Zoning Commission, Board of Appeals and Conservation Commission.

The FECB is authorized by the Town Charter (Article 4) to plan, lay out, acquire, construct, repair, maintain, supervise and manage a flood or erosion control system. It has extensive powers to acquire property for use in flood and erosion control and may enter into agreements with the Federal and state governments for improving navigation and protecting properties against damage.

For the Town to better manage and find solutions to the flooding problems, the Board of Selectmen or the First Selectman and the FECB should coordinate efforts among all agencies involved with this problem.

The new Federal National Pollutant Discharge Elimination System (NPDES) and Connecticut DEP Phase II Stormwater General Permit requirements and regulations require Greenwich to address water quality in the public stormwater management system. Greenwich's land-use departments have been involved in annual updates under this program to show the progress the Town is making toward addressing stormwater management

The Federal government has created reward programs for communities that work to mitigate flood hazards. This program, the Community Rating System (CRS), provides reductions in insurance premiums for property owners in communities that incorporate additional Federal guidelines into their floodplain planning and management programs. The FECB should evaluate the program requirements and decide whether to become a CRS community.

ACTIONS

- 1.1 The First Selectman and the Flood & Erosion Control Board should coordinate all Town agencies' efforts to develop plans addressing flooding in various parts the Town.
- 1.2 Per NPDES requirements develop comprehensive stormwater management plans, policies and solutions to address flooding in the six watershed areas.
- 1.3 Work with the Army Corps of Engineers to address flood-prone areas such as the Route 1 Bridge, Byram River and Pemberwick.
- 1.4 To reduce and manage runoff, establish regulations to limit impervious lot coverage and reduce site hydrology for all new construction on residential properties.
- 1.5 Update flood regulations to ensure redevelopment in flood and coastal zones meets Federal Emergency Management Agency (FEMA) standards without variances.
- 1.6 Evaluate whether the Town should participate in the Community Rating System program.
- 1.7 Evaluate stormwater funding options to pay for needed stormwater improvements.

Protect Surface and Ground Water Quality and Maintain an Adequate Water Supply.

Water Quality

Protecting water quality is the top action strategy for protecting environmental health in Greenwich. Surface and groundwater resources provide potable water, contribute to biological diversity, and add to the overall quality of life for residents.

Water resources can be adversely impacted by site disturbance related to new construction and by other land-use and land alteration activities.

All Town agencies, with P&Z as the lead agency, should continue to protect water resources through local regulations. Failing or inadequate septic systems are also factors that harm water quality. The Department of Health has issued recommendations regarding frequency of older septic system clean-out.

Water quality can be affected by pollution resulting from development that can harm ecosystems and fisheries for both inland and coastal waters.

Greenwich is managing land-use activities in drinking water supply areas and working to identify threats to water resources. Low density residential zoning and creation of open space have been the main tools to protect water resources, especially for those relying on wells.

As in many Connecticut communities, urban stormwater runoff is currently the most significant source of contamination of coastal and inland water resources. Stormwater runoff picks up sediment, automobile emissions and debris, pesticides, and other pollutants.

Development increases impervious surfaces, which impacts water quality as well. P&Z should evaluate the impact of impervious surfaces and institute regulations to restrict the amount of new impervious surface on residential properties.

Although much attention is focused on stormwater runoff pollution the Town also needs to maintain its commitment to clean water supply and to continue to properly manage the Grass Island Wastewater Pollution Control Facility and associated sewer lines.

This Plan recommends that the Greenwich Conservation Commission continue to coordinate the protection of open space in watersheds. Open space set-asides in new development and open space acquisition (possibly with the assistance of grant programs) are tools that will protect water resources. Town land-use agencies should continue to use this approach to protect surface and ground water quality.

Water Supply

Greenwich, along with many communities in New England, has faced a drought advisory at various times during the past ten years. While Greenwich normally receives 48-50 inches of rainfall annually, small changes in precipitation, along with additional impervious coverage, can reduce the recharge of aquifers. This Plan recommends that the Conservation Commission continue to update the Town's Drought Ordinance in accordance with State statute.

Greenwich relies on both surface and groundwater for its drinking water. Approximately 60 percent of Greenwich residents are served by the public water supply. The remainder of Town is served by private wells.

Aquarion Water Company, a privately-owned public water supplier, owns and manages the "Greenwich System" which is a regional water supply servicing the communities of Greenwich, Rye, Rye Brook, Port Chester and parts of Stamford. The Mianus River complex is the main source of supply for the Bargh, Rockwood, and Putnam Reservoirs.

Much of this watershed is located in Westchester County and Stamford and the Town works across municipal and state boundaries on source-water protection efforts. Water is also contributed from smaller portions of Horseneck Brook, Brothers Brook and the Byram Watershed. Additionally, portions of Greenwich also drain into the Kensico Reservoir, a public drinking water supply for New York City.

The availability of an adequate water supply is critical to supporting the types of growth that have occurred and will occur. There are concerns about the future availability of water, especially for properties served by wells. Groundwater recharge areas (which supply

water to wells) are dependent upon large open tracts of land and large lot zoning.

Concerns raised during this planning process involve the availability of groundwater, the alteration of the water table, impacts from irrigation and impacts from the amount and size of residential development. The Conservation Commission should review and implement land-use policies based on concerns raised in the 2004 U.S. Geological Survey (USGS) Water Study.

According to fire officials water for fire protection is an issue only in areas where public water and dry hydrants are not located. The lack of public water in these areas limits the Fire Department's ability to respond to fires. The Department has initiated a plan to expand cisterns and dry hydrants in the northern part of Greenwich to address this issue.

ACTIONS

- 1.8 Continue to acquire open space where appropriate to protect water resource areas in order to assure continued supply of surface and ground water.
- 1.9 Develop plans to protect water quality in Town watersheds using low impact and best management practices.
- 1.10 Evaluate potential sources of water contamination to determine if water quality can be restored before it enters waterbodies.
- 1.11 Continue to update the Drought Management Plan and Ordinance to reflect current conditions in accordance with State statutes.
- 1.12 Implement Department of Health recommendations for septic system maintenance and require submission of septic clean-out receipts to the Department.
- 1.13 Continue rigorous separation of development activities from regulated wetlands and water-courses.
- 1.14 Review and implement land-use policies based on concerns raised in the USGS Water Study.

Provide Waterway Management

As part of a study completed in March 2008, the Board of Parks and Recreation identified important issues relating to the management of waterways and adjacent waterfronts. Most of the issues concern activities that take place seaward of Greenwich's land-use authority.

The best opportunity for Greenwich to manage water areas and uses is through the development and adoption of a Harbor Management Plan pursuant to the State Harbor Management Act. The First Selectman has just appointed a Coastal Resources Advisory Committee and a new Harbor Master who will work to develop this Plan and consider the creation of a Harbor Management Commission.

The establishment of a Harbor Management Plan can serve effectively as an advocacy tool for Greenwich with the U.S. Army Corps of Engineers (ACOE) for maintenance dredging projects. Greenwich Point, Cos Cob Harbor and the Byram River all need to be dredged and funds should be secured to implement a schedule for such dredging.

The navigable portion of the Byram River is a very active marine environment, with Greenwich and Port Chester competing for dock space. The river channel is managed by a variety of Federal, state and local agencies. This has created challenges when problems are identified. The Harbor Master needs to work with these agencies to develop and coordinate an approach to addressing issues related to the use of the River.

The First Selectman and the Department of Parks and Recreation Coastal Resources Advisory Committee are working on plans for dredging the harbors and developing water management policies.

There is an existing dredging program, but additional dredging will be required in the short and long-term. Alternative public, private and foundation sources of funds are needed. The Town should work with the ACOE, and representatives in Hartford and Washington to secure funding for dredging navigable waterways and channels.

The management of private docks on inland waterways has also been identified as an issue on the Mianus Pond. The IWWCA has jurisdiction over docks on inland waters and requires permits from their agency for existing and new docks.

ACTIONS

- 1.15 The Coastal Resources Advisory Committee and /or the Harbor Management Commission will conduct a harbor management analysis to develop a Harbor Management Plan.
- 1.16 The Board of Selectmen should consider establishing a Harbor Management Commission.
- 1.17 Work with the ACOE and the States of New York and Connecticut to identify and clarify riparian rights along both the Port Chester and Greenwich riverfronts.
- 1.18 The Coastal Resources Advisory Committee shall develop plans and seek public and private funds to dredge Cos Cob Harbor, Byram River and Greenwich Point that reflect individual conditions.

Coordinate Waterfront Development

Greenwich's commercial waterfront areas are largely within the Waterfront Business (WB) Zone. The requirements in this zone are consistent with State coastal management objectives and water-dependent developments are given primary consideration.

Careful planning has already resulted in significant water dependent and water-related developments including public access along River Road, Mianus River, Steamboat Road and the Byram River waterfronts.

Waterfront business areas in Greenwich and the waterfronts they occupy are each different. Greenwich may benefit from having more than one waterfront business zone to address these areas.

P&Z has developed an overall plan for the Byram waterfront and should consider using this plan to develop a specific Byram WB zone along South Water Street for appropriate uses along the waterfront.

ACTIONS

- 1.19 Continue to protect water-dependent and water-related land-use activities.
- 1.20 Consider modifying the WB zoning designation into three areas: River Road, Steamboat Road and Byram.

Improve Coastal Water Quality

Greenwich must address coastal water quality to protect coastal resources. Coastal water quality has been a particular concern for recreational use and shell fishing. The Shellfish Commission seeks to maintain the quality and quantity of shellfish beds. Every effort should be made to encourage the continuation of the shellfishing industry.

The Town should continue efforts to improve coastal water quality by limiting impervious surfaces, providing water quality education, upgrading stormwater systems, and developing plans to address pollution at its source. Restoration of damaged or eliminated tidal wetlands will improve water quality and will reduce polluted effluent going into Long Island Sound.

There are about 30 marinas and yacht clubs in Greenwich, all of which can affect coastal water quality unless operated carefully. The Connecticut Department of Environmental Protection's (DEP) Clean Marina Program is a voluntary program that encourages coastal marina operators to minimize pollution.

At present there is only one marina, Beacon Point, that is working with the DEP to become a Certified Clean Marina. This plan recommends that the Coastal Resources Advisory Committee and the Conservation Commission work with and encourage other marinas and yacht clubs to seek the Clean Marina certification.

ACTIONS

- 1.21 Encourage all marinas to seek and obtain the Clean Marina certification.
- 1.22 Continue to provide water quality education programs.
- 1.23 Evaluate Tidal Wetlands on Town properties and restore them as needed.
- 1.24 Shellfish Commission should maintain the quality and quantity of the shellfish beds and encourage the continuation of the shellfishing industry.
- 1.25 Work with the Connecticut Departments of Transportation and Environmental Protection to address the I-95 and other State roads storm water discharge into coastal waters, particularly along Strickland and River roads.

Create Additional Coastal Public Access

Public access to the coast is an important issue, as most of Connecticut's shoreline is in private ownership but is vital to Greenwich residents. Greenwich has several public access areas, such as Greenwich Point Park, boat launches, and the ferry service to offshore islands that provide a variety of recreational opportunities.

Greenwich also has five Town-owned public boating facilities. Maintenance of, and improvements to, these facilities could be addressed by creating a revolving fund for boating activities similar to the Golf Fund which is administered by the Department of Parks and Recreation. Because the Town-owned boating facilities are public, the potential for additional public access is worth exploring.

The *Waterfront Access Planning and Design Study* (2004) and the *Byram Comprehensive Plan* (2008) contain an up-to-date inventory of Town-owned waterfront properties and note that several of these offer opportunities to increase waterfront access.

Greenwich Board of Parks and Recreation, in consultation with the State of Connecticut, should investigate the identified site under the I-95 Bridge at River Road for potential development as a public boat ramp/access area and/or other water-dependent uses. Development of any docks along this area of State property would be managed and controlled by the State of Connecticut.

The *Waterfront Access Planning and Design Study* identifies several Town-owned waterfront parcels within the Byram River WB zoning district with high potential for reuse as pocket parks as keystones of a linear riverfront walkway and park system to encourage community connections to the waterfront.

These include a Department of Public Works (DPW) storage yard and a combination Public Works storage yard/municipal parking lot. These two sites have been earmarked as public access and public pocket park areas if relocation of DPW trucks and materials from the sewer pump station site is funded.

ACTIONS

- 1.26 Evaluate and fund the relocation of Town maintenance facilities from waterfront sites.
- 1.27 Adopt the public access design standards in the *Waterfront Access Planning and Design Study*.
- 1.28 Continue to expand opportunities for water-dependent land-use activities and public access points along coastal areas.

LAND RESOURCES

Preserve Existing Topography

The natural topography of Greenwich contributes to community character and is an important natural resource. When the natural topography is altered by 50 percent or more when regrading, excavating and filling, and when trees are removed, natural drainage patterns are changed. Such regrading of properties can dramatically increase drainage and flooding problems on an area-wide or neighborhood basis. It is highly recommended that such regrading require a special permit.

Neighboring properties experience flooding from regrading, tree clearing and increased impervious surfaces. The impacts from erosion may be invisible to most residents but, if not adequately controlled, sediment washes into waterbodies, as well as onto adjoining properties.

The Building Zone Regulations should be updated to require soil and erosion, grading, and drainage plans for development where clearing exceeds ¼ acre instead of ½ acre as currently stated. The Excavation and Fill Ordinance now requires a permit from DPW for 500 cubic yards or more. It is recommended that this should be reduced to 200 cubic yards on a cumulative basis. The land-use agencies should review the existing regulations which have resulted in the extensive manipulation of the existing topography by fill or other means to meet grade plane requirements.

Erosion also happens when development occurs on slopes of more than 25 percent. These slopes and nearby wetlands should be protected and left in their natural state.

ACTIONS

- 1.29 Adopt regulations to require a special permit for applications involving regrading of more than 50 percent of the property.
- 1.30 Consider regulations to prevent significant grade alterations, provide standards for construction on slopes of over 25 percent and limit the height of retaining walls.
- 1.31 Consider requiring all excavation activities to provide a Soil Erosion and Sedimentation Control Plan, and Grading and Drainage plans. Provide increased inspections to certify compliance.
- 1.32 Update the Excavation and Fill Ordinance for RTM approval.
- 1.33 Land-use agencies should review the extensive manipulation of existing topography by the use of grade plane walls.

Protect Natural and Biologic Resources

Protecting natural resources is important because it preserves environmental functions, maintains biodiversity and prevents environmental damage. An important part of protecting natural resources involves having a full appreciation of their location, the quality, quantity and trends related to the resources. It is apparent that Greenwich is lacking critical information on environmental items.

There is a need to coordinate and update the comprehensive inventory of natural resources for public education and awareness, for land-use decisions by Town public and private groups and agencies, and for development of management.

This inventory will enable the Town to set environmental priorities and adjust them over time as necessary. It will provide data that is needed to determine whether or not Greenwich's environment and natural resources are thriving and can be utilized in the future to understand how the environment is changing.

Invasive species are recognized as one of the most serious environmental threats because of the dangers they can cause to the ecology, urban forest and the economy. Invasive species can multiply aggressively, replacing or depleting native wildlife food sources. This can lead to erosion and property damage.

When toxic, invasive species can threaten human health and safety. As Greenwich continues to develop, pressure on wildlife will increase as habitat areas are lost to development. Greenwich is best served when a balance can be found that protects native species. The land-use agencies should enforce compliance with State law regarding invasive species and encourage the use of native species during site development process.

Natural Diversity Areas represent Natural Diversity Database (NDDDB) information from the Connecticut Department of Environmental Protection.

ACTIONS

- 1.34 Coordinate and update the comprehensive inventory and assessment of natural resources and publish this document for public and private agencies to utilize when making land-use decisions.
- 1.35 Encourage the use of native plant species in compliance with State law.
- 1.36 Provide for continued habitat and wildlife management on Town-owned properties.

Protect and Plant Trees, Shrubs and Vegetation

Trees provide a broad range of invaluable benefits to individuals and the environment and enhance community character. While the Town has taken steps to protect public trees, trees on private property are sometimes clear-cut when development occurs.

The land-use agencies need to take steps to prevent inappropriate tree removal, such as clear cutting for development. Preservation and enhancement of the Town's urban forest is the desired goal.

The first step is to update the Historic and Significant Tree Study and then create an inventory of tree coverage using aerial photography and the Greenwich Geographic Information System (GIS) map program.

Over time Greenwich needs to update this information to determine where changes in coverage have occurred, and to determine if the change was authorized. This information should be included in the Natural Resources Inventory.

The Tree Warden should expand the existing program and seek funding to plant many trees on public property and rights-of-way over the next 10 years. When there is new development or substantial renovation proposed that may affect trees within the public right-of-way or on town-owned property, the Tree Warden should provide comments and review the proposal prior to the issuance of any permits.

New trees should be planted on each property whenever new development occurs. The Town's subdivision and site plan recommendations need to be updated to preserve mature trees on sites. Developers should be required to retain more than two trees on the property.

Other opportunities to plant trees include the development of the "Commemorative Tree" program, which the newly-formed Greenwich Tree Conservancy initiated in cooperation with the Town. The Conservancy's mission is to preserve and enhance trees and forests in Greenwich and to plant more trees on public properties.

The Town, through the Conservation Commission and the Town Tree Warden, has proposed a Tree Ordinance to protect trees on Town property and in public rights-of-way through the Board of Selectmen and the RTM. However, to expand this tree ordinance protection to private properties may require State legislative action.

ACTIONS

- 1.37 Update the Historic and Significant Tree Study.
- 1.38 Enact a tree ordinance for public properties and consider accepting conservation easements for areas with mature or specimen trees on private properties.
- 1.39 Work with State legislators to develop new legislation, if needed, allowing towns and cities to create regulations to protect trees on private property.
- 1.40 Encourage the use of conservation easements for areas with mature or specimen trees.
- 1.41 Conduct an inventory of tree coverage, to allow for analysis of cleared areas.
- 1.42 Plant a large number of trees on public property in the next ten years.
- 1.43 Revise the subdivision regulations to require that more than two trees be left on the property if they are greater than 12 inches in diameter at breast height.

Update and Implement the 2002 Open Space Plan

The 2002 Open Space Plan helped bring a stronger focus to water quality and water supply issues than the previous plan by acknowledging the important role that open space plays in watershed management.

The Conservation Commission plans to review and update the 2002 Open Space Plan and develop goals and targets for increasing deed-restricted open space in Greenwich. The Conservation Commission should consider a target of 15 percent open space as a tentative goal subject to the findings of the updated Plan. At present in Greenwich about 13 percent of the land area (4,090 acres) is either deed-restricted or managed open space.

Town-owned land is not automatically permanent open space because, while it is public land, not all such land is so dedicated or deed-restricted. Nor is it necessarily classified for active or passive recreational uses only. Unless there is some restriction on the land, future development could occur.

Because Greenwich has already recognized the importance of open space, many of the tools needed are already in place, and may require only fine-tuning by adjusting the land-use regulations.

Greenwich's land-use regulations have played an important role in the preservation of open space. Tools such as requiring a 15 percent open space passive use set-aside as part of subdivisions and the Residential Conservation Zones (which require at least 40 percent open space) allow for protection of large tracts of land as part of new development.

Greenwich could provide additional regulatory flexibility for developed lots to create additional open space possibly by allowing dedicated open space to be given to the Town on another parcel in the same ownership which is more environmentally important.

The Town should also work with private property owners and the non-profit land conservation organizations to encourage tax incentives for donations of land in perpetuity for conservation and open space.

There are many non-profit organizations in Greenwich which play an important role in acquiring and preserving open spaces. The Greenwich Land Trust, The Nature Conservancy, the Audubon, the Greenwich Riding and Trails Association, the Boys and Girls Club and the Boy Scouts all have significant properties which have preserved large areas.

There is a need to create a dedicated fund which would be a depository for financial contributions for the acquisition of open space and recreational lands.

Since 1998 a total of 235 acres has been deed-restricted as passive open space through subdivision approvals. An additional 181 acres of open space easements have also been established. Some of these properties are not included in the 2002 Open Space Map. This Map should be updated to include all open space when the 2002 Open Space Plan is updated.

Greenwich should consider a strategy that would convert managed lands (e.g. golf courses) into protected open space. All of the golf clubs in Town are listed under Public Act 490 (P.A. 490) as open space and are shown on the 2002 Open Space Plan, although they are not permanently deed-restricted as such. There are a number of tools that might be effective, such as Purchase Development Rights (PDR).

An owner who wants to keep his land undeveloped without being taxed on its potential development may seek local designation under P.A. 490 as farm, forest, or open space. At present there are approximately 14 properties listed under the P.A. 490 farm category, and every effort should be made to encourage the preservation and maintenance of working farms. Twenty-eight properties are listed as P.A. 490 Forest Lands which help maintain tree coverage.

For property to be assessed as open space under this Act, it must first be defined or shown on the Town's Open Space Map, which is adopted by P&Z and approved by RTM. Then the property owner must apply to the Assessor under this P.A. 490 classification and assessment.

Grass Island has portions that are deed-restricted as open space area and designated as a "Managed Conservation Area." The Grass Island Master Plan was adopted by P&Z and RTM in the 1990's and it should continue to be implemented.

This Plan of Conservation and Development recommends that site-specific management plans for all Town-owned properties continue to be developed. Management Plans for Binney, Bruce, and Byram parks and the Montgomery Pinetum are currently being developed. The Conservation Commission and the Department of Parks and Recreation should work together to complete this task.

ACTIONS	
1.44	Review land-use regulations to consider allowing dedication of off-site open space as part of any development.
1.45	Review and revise regulations to encourage residential conservation zoning to increase open space.
1.46	Continue developing management plans for Town-owned lands.
1.47	Update the inventory and database of open space, including easements, and the 2002 Open Space Plan and Map.
1.48	Evaluate opportunities to create greenbelt connections through open space set-asides of subdivisions and private and public agencies purchases of available lands.
1.49	Explore creating an open space fund to accept donations of private lands and financial contributions.
1.50	Encourage the preservation of existing working farms.
1.51	Implement the 1990 Grass Island Master Plan.