ARTICLE 1
Submitted by: Board of Selectmen

Explanations
The Hancock Village Master Development Plan, incorporated into the Hancock Village Overlay District By-law, will establish and define the redevelopment plan for all of Hancock Village. All development within the Development Areas as well as the conversions, both of which are identified on the Hancock Village Master Development Plan, will be subject to review by appropriate Town staff as well as the Hancock Village Conformance Review Committee (HVCRC) consistent with specified guidelines. All contemplated Additions are subject to specific size and aggregate amount limitations in the HVOD By-Law, and will also be individually reviewed by the Planning Board for conformance with design guidelines established in the by-law. Future construction of buildings, accessory structures, roadways or parking areas in all of Hancock Village must conform to the Master Development Plan.

The Town believes that the Hancock Village Master Plan represents significant progress towards the objectives related to planning, conservation, historic preservation, open space and impact mitigation that motivated the imposition of the Neighborhood Conservation District. The need to maintain the oversight authority of the NCDC for Hancock Village is reduced, but the Selectmen have heard a number of well-reasoned arguments from the public counseling against completely repealing it. Therefore, the Selectmen propose that the Hancock Village NCD be restructured to allow for it to focus solely on potential development whose scope or location has been determined not to be in keeping with the redevelopment goals of the Town.

All other provisions of Section 5.10 relative to Neighborhood Conservation Districts of the General By-laws shall remain in full force and effect.

Therefore, we request that Town Meeting vote to amend Section 5.10.3(d)(1) of the General By-laws relating to the creation of the Hancock Village Neighborhood Conservation District.