

Pepperell Mixed Use Overlay District Working Group

Description and Preliminary Schedule of Working Group Meetings and Public Workshops February 16, 2022

Working Group Meeting #1 (February 16, 2022):

This will start with a tour of the study area, followed by a hybrid Working Group meeting at Town Hall. We will work to identify key issues and opportunities facing the Main Street Corridor and Railroad Square. We will discuss the community's vision for the corridor and identify goals for revitalizing the area and enhancing economic growth, housing diversity, recreational opportunities and quality of life. We will also discuss community involvement and plans for the Design Charrette.

Public Design Charrette (Friday-Saturday, March 11-12, 2022):

This will start with a **Friday Evening Listening Workshop**, beginning with a walking/driving tour of the study area followed by a light supper and open house with maps and information on display. After supper the consultants will facilitate a listening session to verify issues and opportunities and draft a vision statement for the future of the corridor. On Saturday Morning we will gather again for a **Design Workshop**. This will begin with an introduction to current trends in economic development and downtown revitalization, with an inspiring presentation of success stories from other communities. Then we will break into small groups to brainstorm ideas for improving the downtown and explore specific design alternatives for Main Street and Railroad Square.

Working Group Meeting #2 (Wednesday, April 6, 2022):

The group will review the results of the design charrette and clarify issues and opportunities for each focus area (with a particular focus on potential for mixed use). This will include a draft concept plan illustrating opportunities for streetscape improvements, redevelopment of vacant or underutilized properties, open space connections, etc. We will refine an overall vision statement and determine the boundaries of an expanded Mixed Use District. Finally we will discuss zoning alternatives and agree on an approach.

Working Group Meeting #3 (Wednesday, May 25, 2022):

The group will review revised Main Street/Railroad Ave corridor concept plans and draft MUOD bylaw and design standards/guidelines. We will discuss the implementation process and plan for a Public Forum to present

Public Forum on Vision and Draft Mixed Use Zoning (Tuesday, June 21, 2022):

After the working group completes its review and recommendations, the project team will present the Town's vision for the Main Street/Railroad Square project area and drafts of the MUOD and design standards/guidelines at a public forum.