

TOWN OF PALMER

2011 COMMUNITY DEVELOPMENT STRATEGY

Introduction

Palmer's 2010 Community Development Strategy has been modified to reflect the priorities expressed by community members and public officials during the Community Development Strategy forum held on October 14, 2010.

The Town of Palmer encourages citizen involvement in all of its planning efforts. Palmer officials reach out the community at large and potential stakeholders in particular and provide the opportunity for these stakeholders to participate in the planning process thus shaping the development of the community in which they live and/or work. Regular forums are held where planning options are discussed and potential projects identified that are important to the residents and the Town. Every effort is made to inform the citizens of these forums, outreach is accomplished through press releases, meeting postings, e-mail notifications, Cable TV postings, ConnectCTY messages, and web page postings.

Community Plans

In 1989 the Palmer Water District hired Tighe & Bond to develop a Master Plan (PWDMP). A thorough analysis of the water system demands, water supply sources and distribution system was undertaken. A list of needs was developed and then a systematic prioritized list of projects with projected costs was created. From this prioritized list of projects a 5-year capital plan was developed. In 1989 the Master Plan was presented to the voters of Palmer Water District #1 who then voted to adopt it. Identified projects yet to be completed include: install a high pressure system to service E. Palmer Park Dr; clean and cement line all 12" and 16" mains in the system; replace specific lines throughout the District; install a pressure reducing valve at Squire St. and at Thorndike St.; interconnect the existing main on Rt 20 with Cherry St and with Blanchard St.; abandon the existing main between Fenton St. and Allen St. and complete the loop from Breckenridge St. to Ware St. The projects contained in this plan are all consistent with the Sustainable Development Principle; Concentrate Development and Mix Uses because they involve the rehabilitation or improvement to existing infrastructure.

In 1996 the Town of Palmer undertook a broad based effort to construct a Community Action Statement (CAS). The development of this plan began with neighborhood meetings in each of the villages to solicit input from the citizens. Round table public meetings were then held with the stakeholders of each area being evaluated. The CAS provides a comprehensive needs list of the community, discusses the factors that contributed to these needs, and then provides recommendations for addressing the identified needs. Upon completion of the CAS the final document was presented to the public at a Board of Selectmen Meeting where it was adopted. Identified projects yet to be completed include: creation of a Capital Improvement Plan; rehabilitating the Administration Building; find additional sources of revenue; hire a part time Director for the Palmer Redevelopment Authority; develop a shade tree/town beautification program; develop an affordable housing policy; develop a human services council; develop a youth center; hire a Social Service Coordinator; hire a Recreation Director; create a shelter for victims of domestic violence; construct a new facility for Park Department; update the Master Plan; establish a police commission; develop new safety programs; and construct a new highway garage. Projects yet to be completed that are consistent with the Sustainable Development Principle of Concentrate Development and Mix uses include: develop revitalization plans for all downtown areas; develop industrial/manufacturing/business revitalization plans; provide a housing rehabilitation program; provide lead abatement programs; develop an open space fund; develop a management plan for conservation areas; develop hiking/biking trails; upgrade public playgrounds; upgrade athletic fields; improve internal roads; construct curb cuts; upgrade/replace substandard sanitary sewer mains; extend

sewer service to areas of failing septic systems; and improve the water delivery system. These projects are consistent because they will revitalize town centers and neighborhoods, or conserve land.

In 1998 the Palmer Conservation Commission undertook a community based effort to create an Open Space and Recreation Plan (OSRP). A community mail survey was conducted to allow residents to identify areas of open space and types of recreation that were important to them. A series of public meetings were then held allowing for further public input into the plan. The final OSRP was presented at a Board of Selectmen meeting where it was adopted. The plan discusses the community setting, provides an environmental inventory and analysis, sets community goals and provides an analysis of needs. Projects contained in the report yet to be completed include: Develop Bondsville Greenbelt for picnic area, purchase property for Lily Pond access, protect Emery St. Wetlands, reclaim landfill, seek stewardship of Kingbrook, complete Chase Memorial Park, conserve McMaster Road property, develop trails on King's Mountain, develop Ware River Trail, Conserve Pattaquatic District Land, develop a rail to trail program, conserve Chicopee River land, seek stewardship of Ware River Historic Site, promote environmental education in schools, identify land for future acquisition, protect vanishing farmlands, and protect water shed areas. These projects are consistent with the Sustainable Development Principle of Concentrate Development and Mix Uses because they support the revitalization of neighborhoods by promoting land conservation.

In 2002 several planning efforts were undertaken and included broad based community input through a mail survey and series of public meetings. The Pioneer Valley Planning Commission prepared a Regional Housing Plan (RHP), an E.O. 418 Vision Statement (VS), and Palmer's Community Development Plan (CDP). The Regional Housing Plan discusses demographic indicators, housing indicators and analyzes school capacity, water service, sewer service, roads, building permit growth and housing. The RHP then summarizes Palmer's housing needs, recommends an implementation plan and identifies action steps to accomplish the implementation plan. The VS, a summary of findings from the community survey conducted, identified 14 themes to guide Palmer's future planning and development efforts. These themes are: Focus economic development on re-use and redevelopment of older vacant and underutilized industrial and commercial structures and sites; use railroad history as an asset to attract visitors; provide adequate housing opportunities for all residents; provide services in the most efficient way while maintaining or improving the quality of life for residents; structure local government to best serve the interest of the community as a whole; take full advantage of the Mass Pike exit; expand cultural, entertainment, restaurant and shopping opportunities; improve infrastructure; improve information infrastructure; regulate development to allow flexibility by developer and landowner while maintaining high levels of design and performance excellence; protect open spaces and naturally-sensitive areas; improve transportation network; strengthen and maintain character of villages, develop neighborhood parks, recreational programs and cultural features. These themes were the basis for the development of the CDP. The CDP was developed based upon community input gathered at meetings held for each of the elements; open space; housing; economic development; and transportation. The plan includes a list of goals and objectives in each study area. Unmet goals contained in the plan include: protect water resources; protect open space; preserve natural state of open space for conservation purposes; preserve sensitive conservation areas and agricultural lands; assess conversion bylaw; adopt an affordable housing zoning bylaw; develop affordable housing on town owned land; update cluster zoning regulations to allow "By-right" open space preservation developments, promote co-housing; provide financing for affordable housing; adopt a phased growth by-law; fund a housing rehabilitation program; allow planned unit developments; protect ridgelines and hillsides; create a transfer of development rights program; fund a rental rehab program; explore Rt 32 commercial corridor; capitalize on railroad history; develop turnpike site; implement a design review/architectural overlay; pursue strategies for infill development; adaptively re-use older buildings; initiate brownfield

redevelopment programs; upgrade sewer and water service; create a Rt 20 overlay district; hire a part time economic development coordinator; improve cell-phone and high speed internet access; create a community park; adopt a transfer of development rights program; explore a regional commercial and industrial property tax sharing program; create a comprehensive economic development plan; improve pavement markings; monitor traffic volumes; upgrade existing sidewalks; perform an in-depth traffic study of Rt 32; perform a detailed corridor study for Rt 20; examine making High St one way; monitor crash data for Rt 32; study market potential of existing railroad infrastructure; install bicycle racks in community; develop park and ride lots; develop multi-use trail along Ware River; develop regional trails and greenways. Many of the projects identified in these documents are consistent with the Sustainable Development Principle of Concentrate Development and Mix Uses because they support the revitalization of town centers and neighborhoods by promoting land conservation, protecting natural resources, integrating uses, encourage the reuse and rehabilitation of existing sites-infrastructure-structures and aim toward creating pedestrian friendly neighborhoods that mix commercial-civic-cultural-educational-recreational activities with open space and homes.

In 2009 the Bondsville Water District undertook a Water Supply and Distribution System Study (BWS). The study examined the existing supply and distribution system, calculated existing flow rates and concluded with a prioritized list of projects the District should undertake. The Study was presented to the public at a Commissioner's meeting where it was accepted. Identified needs include: a complete water audit; a leak detection survey, a capital efficiency plan, a booster pump station near Griffin and High Streets, a study to determine efficiencies created by interconnections with the Thorndike and Three Rivers Water Districts; finding an additional supply source; install a new 8" main on High Street; install 8" mains on Crest and Hill Streets; install a 12" main on Fuller Road and Rt 181. These projects are consistent with the Sustainable Development Principle of Concentrate Development and Mix Uses because they support the revitalization of neighborhoods and encourage the rehabilitation of existing infrastructure.

Target Area Strategy

The Town of Palmer has chosen to target the Village of Bondsville for an overall beautification program. The village of Bondsville is part of Census Tract 8102 so the boundaries of this census tract were used to define the target area. Bondsville was chosen because it has not benefited from any community based improvement efforts in the last 20 years. Over the years the village center of Bondsville has suffered from significant fires that have resulted in an overall demise of the village commercial district. Most recently the Diocese has announced that the only church in the village is scheduled to close at the beginning of 2010. This closure will result in the loss of the last area residents can gather indoors for religious, cultural and community experiences. It is believed this closure will cause further decline of the village center. Bondsville's Main Street is also State Route 181 which is a common route for motorists from the MassPike to colleges in Amherst and Bondsville borders the Town of Belchertown, making it a significant gateway to Palmer.

Using the planning documents prepared for the Town of Palmer over the last 20 years Palmer has constructed a Strategy for addressing the needs of the Bondsville Target Area. The unmet needs identified in these documents have been discussed at four (4) public forums. At each of these forums the relevance of the needs and the identification of additional needs have been discussed. Through this public participation process common themes have developed and are the basis for the overall Bondsville Beautification Strategy. These common themes are: Recreational Opportunities need to be expanded; Housing stock needs to be maintained and improved; the Domestic Violence issue needs to be dealt with; jobs need to be created; infrastructure needs to be improved; and a new Police Department needs to be constructed.

The Palmer Industrial Park and an old warehouse are the only industrial sites in the village of Bondsville. The commercial base of the village is limited to a convenience store, tattoo parlor, seasonal restaurant, and a bar. Other than the industrial park and warehouse there is no other land zoned industrial, there are some opportunities for commercial expansion along Main Street. Palmer's Economic Development Committee will educate the owners of these properties relative to Palmer's participation in the Ware River Valley Economic Target Area enabling these property owners to take advantage of incentives if they expand or rent to a business creating jobs. Palmer will host a forum at which representatives of the Quaboag Valley Community Development Corporation, Quaboag Valley Business Assistance Corporation, Quaboag Hills Chamber of Commerce Bondsvilles Chamber of Commerce, and Palmer Economic Development Committee will discuss with residents, business owners and commercial/industrial land owners the services they offer. The Town of Palmer will work toward developing a village revitalization plan for the Village of Bondsville. Meetings will be held with residents to help them define their vision of the beautified Bondsville. Palmer will first rehabilitate one of the worst looking sites on Main Street, Endelson Playground. Palmer can't expect private property owners to rehabilitate and maintain their properties if the Town is not willing to do the same. These efforts will help the Town address needs identified in its CAS and CPD including: implementing a revitalization plan for the village centers, develop and implement a shade tree/town beautification program, create a design review process for the village centers, develop a strategy for infill development, and develop a plan to adapt and re-use older buildings.

While addressing the need to create jobs Palmer will promote and encourage projects which are consistent with the Commonwealth's Sustainable Development Principles. Infill development and revitalization of village centers will promote Concentrated and Mixed Use Development through: the rehabilitation and redevelopment of existing structures and infrastructure; new construction that contributes to the village center, producing multi-family housing, and utilizing existing infrastructure. Revitalization plans for village centers, will promote advanced equity by involving a concerted public participation effort involving community members, residents, and key stakeholders while ensuring social equity and improving neighborhoods. Revitalization plans will ensure efficient decisions by making regulatory and permitting processes clear, transparent, cost-effective, and oriented to encourage smart growth and regional equity. Infill development and brownfield redevelopment will protect land and ecosystems by involving environmental clean up, and by eliminating or reducing neighborhood blight. Infill development and village revitalization plans will expand housing opportunities by increasing the number of rental units available, increasing the number of homeownership units, and expanding the number of housing options for residents with special needs and disabilities. Infill development and village revitalization plans will increase transportation choices by creating housing, shopping opportunities, and jobs that are walkable to public transportation, and reduce the dependence on private automobiles. Job and business opportunities will be increased within the community by creating and retaining permanent jobs, and locating jobs near housing and transportation. Palmer's efforts will support the promotion of clean energy by encouraging projects which comply with EPA's Energy Star guidelines, promoting the use of renewable energy sources, and promoting the use of recycled materials.

For many years Palmer has lacked sufficient financial resources to address its infrastructure needs. Today, Palmer and the Bondsville Water District find themselves in a position where budgets are having difficulty maintaining the existing infrastructure, with no ability to expand or improve what infrastructure exists to promote economic development or housing opportunities. The Town of Palmer will continue to Work with the Bondsville Water District and Target Area residents to develop projects that will increase fire flow rates in areas with low pressure, particularly in the village center district.

Palmer will continue to work with the Bondsville Water District in completing their \$12 million 15 year capitalization plan by assisting in the development of projects and securing necessary funds to undertake the developed projects. A systematic approach will be developed whereby existing infrastructure in need of upgrading/replacement will be dealt with first then expansion of the delivery system will be looked at. The Community Development Project Manager will work with the DPW to create a prioritized list of roads, sidewalks, sanitary sewer mains, and storm drains in need of repair/replacement. The Town of Palmer will promote and encourage projects which are consistent with the Commonwealth's Sustainable Development Principles. The repair and rehabilitation of water and sewer infrastructure will ensure that natural resources are used wisely. Improving and expanding sidewalks will ensure that more neighborhood projects are walkable to public transportation, reducing dependency on private automobiles thus increasing transportation choices.

Like Palmer's infrastructure, municipal facilities and services have suffered from the same lack of financial resources. The Palmer Domestic Violence Task Force Coordinator is developing methods for direct contact with Domestic Violence Victims. This contact is providing valuable insight into the needs of the residents in terms of social services. As unmet needs are identified Palmer will work to devise programs to meet them. Rehabilitating Palmer's playgrounds has been identified as a need and desire of the residents. Endelson Playground in Bondsville is no exception. Palmer will develop a project to rehabilitate the Endelson Playground. Residents of Palmer have identified the need for more recreational opportunities especially for teenagers. Palmer will continue to look for opportunities to increase recreational opportunities throughout the Town, as identified in the OSRP and CDP. Palmer will work with residents of the target area to develop a plan for utilizing the bank of the Swift River for hiking trails and canoe access, development of a trail along the abandoned rail line, and develop access to the Lily Pond.

Palmer needs to ensure there is an adequate supply of housing for all residents. Palmer will work with the residents of the target area to further develop and implement the Palmer Housing Improvement Program, will explore the feasibility of adopting an affordable housing policy, will continue to be a Local Rehabilitation Agency for MassHousing Programs, and will explore the feasibility of adopting by-laws to encourage mixed use development particularly within the downtown village area of Bondsville.

While striving to attain its improved housing opportunity goals the Town of Palmer will promote and encourage projects which are consistent with the Commonwealth's Sustainable Development Principles. Promoting projects which increase housing within the village downtown areas will support mixed use projects, produce multi-family housing, and utilize existing infrastructure. All projects undertaken to attain the goal of improved housing opportunities will increase rental and/or homeownership units available to residents, may increase the number of housing options for special need and/or disabled populations, and many will expand affordability terms. Projects undertaken within village downtown areas will also expand transportation choice by being walkable to public transportation thus reducing the dependence upon private automobiles. The Palmer Housing Improvement Program is consistent with the principle of Concentrate Development and Mix Uses through the rehabilitation of existing structures.

Timeline for accomplishing Goals

Year One:

- ✓ Build a network of residents and stakeholders who are willing to actively and fully participate in the process.
- ✓ Continue education initiatives
- ✓ Explore feasibility of Adopting by-laws

- ✓ Provide opportunities for public involvement in process.
- ✓ Begin rehabilitation of Endelson playground.
- ✓ Develop projects based upon identified needs
- ✓ Upgrade the infrastructure serving Crest and Hill Street to show the residents the Town and Water District are committed to this effort.
- ✓ Continue to fund existing Social Service programs and develop new programs
- ✓ Rehabilitate at least five (5) substandard housing units.

Year Two:

- ✓ Continue education initiatives
- ✓ Adopt by-laws determined to be feasible
- ✓ Provide opportunities for community involvement
- ✓ Complete Rehabilitation of Endelson Playground
- ✓ Undertake at least one (1) infrastructure project
- ✓ Undertake at least one (1) recreational project
- ✓ Undertake at least one (1) beautification project
- ✓ Continue to fund existing Social Service programs and develop new programs
- ✓ Further develop projects to meet identified needs
- ✓ Rehabilitate at least five (5) substandard housing units

Year Three:

- ✓ Continue education initiatives
- ✓ Provide opportunities for community involvement
- ✓ Undertake at least one (1) infrastructure project
- ✓ Undertake at least one (1) recreational project
- ✓ Undertake at least one (1) beautification project
- ✓ Continue to fund existing Social Service programs and develop new programs
- ✓ Further develop projects to meet identified needs
- ✓ Rehabilitate at least five (5) substandard housing units
- ✓

Year Four:

- ✓ Continue education initiatives
- ✓ Provide opportunities for community involvement
- ✓ Undertake at least one (1) infrastructure project
- ✓ Undertake at least one (1) recreational project
- ✓ Undertake at least one (1) beautification project
- ✓ Continue to fund existing Social Service programs and develop new programs
- ✓ Further develop projects to meet identified needs
- ✓ Rehabilitate at least five (5) substandard housing units

Year Five:

- ✓ Continue education initiatives
- ✓ Provide opportunities for community involvement
- ✓ Undertake at least one (1) infrastructure project
- ✓ Undertake at least one (1) recreational project
- ✓ Undertake at least one (1) beautification project
- ✓ Continue to fund existing Social Service programs and develop new programs
- ✓ Further develop projects to meet identified needs
- ✓ Rehabilitate at least five (5) substandard housing units

**TOWN OF PALMER - PRIORITIZED LIST OF PROJECTS
BONDSVILLE TARGET AREA
AS OF OCTOBER 14, 2010**

1. Rehabilitate Endelson Playground as identified in the CAS. TIME FRAME: 2010–2013.
FUNDING: CDBG
2. Rehabilitate the infrastructure that serves Crest and Hill Streets and Stewart Court as identified in the BWS. TIME FRAME: 2010-2011 FUNDING: CDBG, Bondsville Water District, Municipal in-kind
3. Rehabilitate a minimum of 5 housing units each year in the Target Area as identified in the CAS, CDP. TIME FRAME: 2010-2015 FUNDING: CDBG, USDA, MassHousing, Weatherization, Private
4. Install a booster pump near the intersection of High Street and Griffin Street to improve pressure on Griffin, Stewart, Crest and Hill Streets as identified in the BWS. TIME FRAME: 2012
FUNDING: CDBG, Bondsville Water District
5. Install an 8” Main on High Street to improve fire flow on Stewart St. as identified in the BWS. TIME FRAME: 2011 FUNDING: CDBG, Bondsville Water District.
6. Fund the Palmer Domestic Violence Task Force and identify new social service needs as identified in the CAS. TIME FRAME: 2010-2015 FUNDING: CDBG
7. Rehabilitate infrastructure serving one neighborhood each year for 4 years as identified in the CAS, BWS. TIME FRAME: 2011-2015 FUNDING: CDBG, Bondsville Water District, Municipal in-kind
8. Continue participating in the Ware River Valley ETA in order to provide financial incentives to business already located in the Target Area or wishing to relocate to the Target Area as identified in the CAS. TIME FRAME: 2010-2015 FUNDING: Municipal
9. Continue to support the QVBAC Revolving Loan Fund which provides funding opportunities to small businesses who can not secure funding from traditional sources as identified in the CAS. Ensure that Target Area based businesses are aware of the program. TIME FRAME: 2010-2015 FUNDING: EDF, USDA banks
10. Continue to support the business training programs offered by the QVBAC. Ensure that Target Area businesses are aware of the programs, as identified in the CAS. TIME FRAME: 2010-2015 FUNDING: EDF, DET banks
11. Develop and adopt an Affordable Housing Policy as identified in the CAS, CDP. TIME FRAME: 2010-2011 FUNDING: Municipal
12. Finalize the Bondsville Village Beautification Plan as identified in the CAS, CDP. TIME FRAME: 2010 FUNDING: Municipal and in-kind
13. Develop hiking/biking trails along Swift River and abandoned rail line in Target Area as identified in the CAS, OSRP, CDP. TIME FRAME: 2013-2015 FUNDING: Open Space Fund, in-kind services
14. Develop Bondsville Greenbelt for picnicking as identified in OSRP, CPD. TIME FRAME: 2013-2015 FUNDING: Open Space Funds, municipal in kind services, private
15. Develop access to the Lily Pond as identified in OSRP, CDP. TIME FRAME: 2015 FUNDING: Open Space funds, municipal in kind services, private
16. Protect the Emery Street wetlands as identified in OSRP, CDP. TIME FRAME: 2015 FUNDING: Open Space funds, municipal in kind services, private

Community Development Strategy Forum Outreach

Strategy BCC Distribution List

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adavey@townofpalmer.com

From: adavey@townofpalmer.com
Sent: Thursday, October 07, 2010 1:49 PM
To: '(duda@partrex.com)'; '(lukecool@verizon.net)'; '(mmagiera@the-spa.com)'; '(pburnswoc@yahoo.com)'; '(rduguayjr@earthlink.net)'; '(zrg345@yahoo.com)'; 'barbara.barry@comcast.net'; 'lmremill@comcast.net'
Subject: Public Forum - Palmer's Community Development Strategy
Attachments: strategy.doc

Dear Town Council Members

I will be conducting a Public Forum on Thursday, October 14, 2010 at 7:00pm at the Bondsville Fire & Water Complex, 3174 Main Street Bondsville to discuss Palmer's Community Development Strategy.

The Community Development Strategy serves to summarize various planning documents used by the community, and to outline a plan of action intended to accomplish specific community development goals that will have an impact on the community. The Strategy can reference various planning documents approved by a locally elected or appointed body, or by Town Meeting, but is important that the Strategy reflect a comprehensive, integrated approach to Palmer's community development priorities. The Strategy must also discuss how Palmer will plan for and implement projects that are consistent with the Commonwealth's Sustainable Development Principles.

The Department of Housing and Community Development (DHCD) supports municipal efforts to engage in community-based planning, conduct needs assessments, and identify strategies for addressing those needs. DHCD seeks to fund projects identified through meaningful, public community-based planning and priority setting processes. Therefore projects in a CDBG application must be consistent with community efforts to identify needs and engage in strategic planning for addressing those needs. This helps to ensure that local needs have been identified and priorities determined in a comprehensive manner, and public resources are directed toward projects that address needs the community has identified as high priority.

Each activity included in a CDBG application must relate to and be reflected in the Strategy. The Strategy must explain how the community expects to address the priorities with CDBG and non-CDBG funds over a 3-5 year period.

The Strategy may reference or incorporate findings of relevant plans and analyses that have been completed and used for decision-making purposes by municipal boards, agencies and departments. Such plans may include but are not limited to EO 418 Community Development Plans, EO 418 housing strategies, Capital Improvement Plans, Master Plans, Downtown Plans, Open Space and Recreation Plans, Area Revitalization Strategies, Urban Renewal Plans, the regional Comprehensive Economic Development Strategy, and a Community Action Statement. The Strategy must be discussed in a public forum, meeting or hearing held at least one month prior to submission of a CDBG application.

DHCD will evaluate the submitted Community Development Strategy to determine its adequacy. The Strategy must be determined to be adequate or the application will be subject to special conditions regarding the strategy. DHCD will use the following four criteria to make this determination:

10/28/2010

- ✓ The Strategy must describe the manner in which a community has identified and will accomplish projects and activities which include, but are not limited to, the subject CDBG application,
- ✓ The Strategy must conclude with a list of projects and activities in order of the priority in which the community intends to undertake them, and provide specific goals and annual timelines for accomplishing its goals.
- ✓ The Strategy must identify and describe the geographic target areas that are intended as the focus of community development efforts.
- ✓ The CDBG application must document that the Strategy and its priority list were discussed at a separate public forum, meeting or hearing, held at least one month prior to the submission of a CDBG application in order to allow for timely community input. Compliance with this requirement must be documented by copies of meeting announcements, attendance lists and minutes. Minutes must reflect that the Strategy and priority list have been presented and that discussion has occurred.

Any assistance you can provide in helping to satisfy this requirement by attending the meeting, participating in the meeting, and encouraging others to attend and participate will be appreciated. I have attached Palmer's FY10 Strategy for your review prior to this meeting.

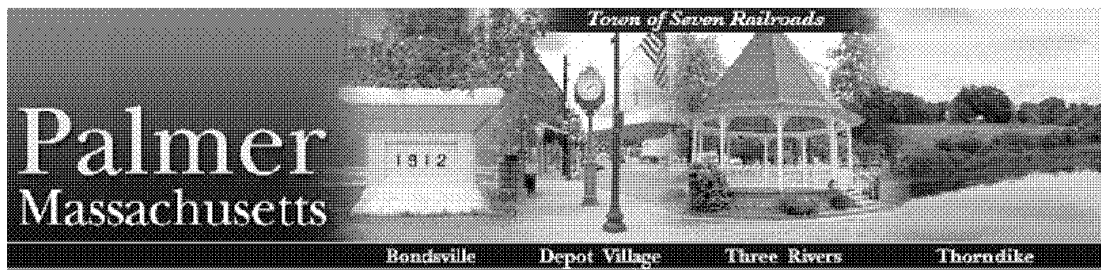
Sincerely,

Alice Davey, Director
Town of Palmer Community Development Dept.
4417 Main Street, Suite 3
Palmer, MA 01069
(413) 283-2614
(413) 283-9346 fax

10/28/2010

The Community Development Strategy Meeting Notice was posted on the Town of Palmer's Web Site.

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Community Development Meeting - Community Development Strategy

Thursday, October 14, 2010 at 7:00 PM

BONDSVILLE FIRE & WATER COMPLEX, 3174 MAIN ST, BONDSVILLE

[Printer-Friendly Version](#)

MEETING NOTICE

DATE: THURSDAY, OCTOBER 14, 2010

TIME: 7:00PM

**LOCATION: BONDSVILLE FIRE & WATER COMPLEX
3174 MAIN STREET, BONDSVILLE**

AGENDA:

1. Review of Town of Palmer's Community Development Strategy
2. Discussion relative to the Town of Palmer's Community Development Strategy

Town of Palmer 4417 Main Street, Palmer, MA 01069
Phone: (413) 283-2603 Fax: (413) 283-2604
Virtual Town Hall Website

The Community Development Strategy Meeting was posted on the municipal meeting notice board and in the Community Development Office



Alice L. Davey
Director
Hall

Town of Palmer

COMMUNITY DEVELOPMENT DEPARTMENT
“Bondsville, Depot Village, Thorndike & Three Rivers”

Memorial

4417 Main Street
Palmer, MA 01069
Phone: (413) 283-2614
Fax (413) 283-9346
adavey.pcdd@verizon.net

MEETING NOTICE

DATE: THURSDAY, OCTOBER 14, 2010

TIME: 7:00PM

LOCATION: BONDSVILLE FIRE & WATER COMPLEX
3174 MAIN STREET, BONDSVILLE

AGENDA:

1. Review of Town of Palmer’s Community Development Strategy
2. Discussion relative to the Town of Palmer’s Community Development Strategy

The Community Development Strategy Meeting Notice appeared in local newspapers.

The Republican,

TUESDAY, OCTOBER 12, 2010

PALMER

Public forum

Community Development Director Alice L. Davey will hold a public forum on Thursday at 6:30 p.m. at the Bondsville Fire and Water Complex located at 3174 Main St., Bondsville.

An overview of the community development program will be given, and residents can discuss the village of Bondsville's community development needs, she said.

All Palmer residents are encouraged to participate. The town's community development strategy also will be discussed.

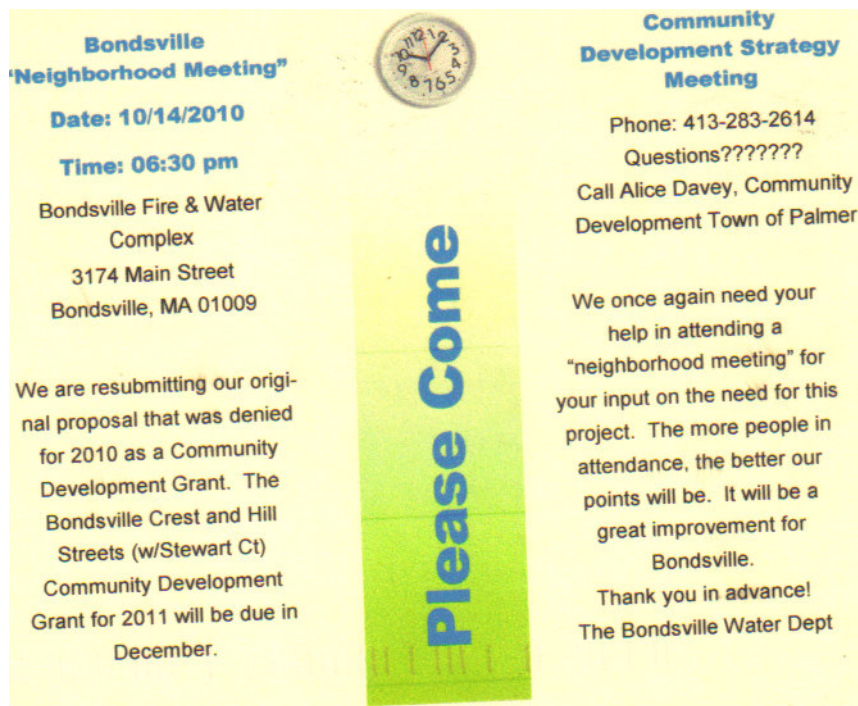
The strategy can be found at www.townofpalmer.com

Community development public forum tonight

PALMER — The Palmer Community Development director will conduct a public forum tonight, Thursday, Oct. 14 at 7 p.m. in the Bondsville Fire and Water Complex located at 3174 Main St., Bondsville.

At the meeting, residents will have the opportunity to discuss the town of Palmer's Community Development Strategy, which can be found at www.townofpalmer.com. For more information, call the Community Development Department at 283-2614.

Notices were sent to Bondsville Water Customers



**Bondsville
'Neighborhood Meeting'**

Date: 10/14/2010

Time: 06:30 pm

Bondsville Fire & Water
Complex
3174 Main Street
Bondsville, MA 01009

We are resubmitting our original proposal that was denied for 2010 as a Community Development Grant. The Bondsville Crest and Hill Streets (w/Stewart Ct) Community Development Grant for 2011 will be due in December.

Please Come

**Community
Development Strategy
Meeting**

Phone: 413-283-2614
Questions???????

Call Alice Davey, Community
Development Town of Palmer

We once again need your help in attending a "neighborhood meeting" for your input on the need for this project. The more people in attendance, the better our points will be. It will be a great improvement for Bondsville.

Thank you in advance!
The Bondsville Water Dept

MINUTES
COMMUNITY DEVELOPMENT STRATEGY FORUM
OCTOBER 14, 2010
7PM
BONDSVILLE FIRE AND WATER COMPLEX

Attendance: see attached

Handouts: 2010 Community Development Strategy

The Community Forum was opened at 7:00 pm. Alice Davey, Community Development Director explained the format of the forum.

Ms. Davey explained the purpose of the Community Development Strategy, she then reviewed the planning documents used by the Town.

Ms. Davey asked for comments relative to strategy.

Philip Hebert recommended moving items 6-12 higher on the priority list.

Robert Young recommended moving items 4,6,7,11,and 12 higher on list and questioned why items 1-3 were given the highest priority. Ms. Davey explained that items 1-3 addressed economic development and required little funding to accomplish.

Donna Collette asked what business training program were offered by the QVBAC. Ms. Davey responded that the QVBAC offered computer training such as Micosoft Word and Excell, and Quickbooks and the QVBAC also offered business planning classes and assistance with writing business plans. Mr. Young explained his experience with the organization and how they assisted him with his business.

Ms. Davey asked if it was the consensus of those in attendance that items 4, 6, 7, 11, and 12 should be the top priority for the Bondsville Target Area, the response from all was yes.

The forum concluded at 7:30pm.

Submitted by:

Alice Davey

PUBLIC FORUM
 FY 11 COMMUNITY DEVELOPMENT STRATEGY
 THURSDAY, OCTOBER 14, 2010
 7:00PM
 BONDSVILLE FIRE & WATER COMPLEX

NAME	ADDRESS
Janice Bennett	3093 Hyman Dr.
Paul Bernard	3093 Main St Bondsville
Dana Collette	396 Main St Bondsville
Douglas Francis	Trukey Park Ln
Philip J. Keller	4231 High 27 Thunderside
Shirley Gustafson	3133 Main St. Bondsville
James Gustafson	3133 Main St. Bondsville
Janice Fountain	St John St Palmer
Matt Peabody	3001 Hillside Dr. Bondsville
Shirley Gustafson	3133 Main St Bondsville
Scott Gibson	3125 Main St Bondsville
Fenny McLaughy	3125 Main St Bondsville

PUBLIC FORUM
FY 11 COMMUNITY DEVELOPMENT STRATEGY
THURSDAY, OCTOBER 14, 2010
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BONDVILLE FIRE & WATER COMPLEX

NAME

ADDRESS

Andrew Golias

3003 Foster St Bondville

~~Bob~~ Pink

3088 Ross St Bondville

Robert Young

53 Keller Rd Bondville

Patricia Tommelly

Town Manager
