

**TABLE OF CONTENTS**  
**BUCKLAND - SHELBURNE MASTER PLAN**

CHAPTER i - INTRODUCTION..... i-1

CHAPTER 1 - NATURAL RESOURCES, OPEN SPACE, AND FARMLAND..... 1-1

    Water Resources ..... 1-4

    Wildlife Habitat ..... 1-6

    Mapping Products ..... 1-6

    Recommendations..... 1-8

CHAPTER 2 - HISTORIC & SCENIC RESOURCES ..... 2-1

    Historical Perspective ..... 2-3

    Inventory of Historic Resources ..... 2-5

    Historically Significant Landscapes ..... 2-21

    Scenic Roads in Shelburne and Buckland ..... 2-24

    Historic Issues ..... 2-27

    Recommendations..... 2-29

CHAPTER 3 - TRANSPORTATION RESOURCES ..... 3-1

    Pavement Management Analysis ..... 3-3

    Roadway Level of Service (LOS) Analysis ..... 3-15

    Traffic Counts ..... 3-18

    Accident Data Analysis..... 3-20

    Intersection Analyses ..... 3-21

    Shelburne Falls Parking Study..... 3-29

    Pedestrian and Bicycle Transportation Infrastructure Assessment..... 3-29

    Recommendations..... 3-34

CHAPTER 4 - PUBLIC INFRASTRUCTURE AND MUNICIPAL SERVICES..... 4-1

    Water Supply ..... 4-1

    Waste Disposal..... 4-6

    Wastewater Treatment ..... 4-9

    Schools ..... 4-12

    Libraries ..... 4-13

    Elder Services ..... 4-14

    Emergency Services..... 4-19

    Recreational Facilities..... 4-20

    Parking ..... 4-28

CHAPTER 5 - CAPITAL IMPROVEMENT PROGRAM ..... 5-1

    Process for Creating the Capital Improvement Program ..... 5-1

    Criteria for Prioritizing CIP Projects ..... 5-8

    Funding Sources for CIP Projects..... 5-10

CHAPTER 6 - ECONOMIC DEVELOPMENT .....	6-1
Demographics & Labor Force Statistics .....	6-3
The Local Economy & Employment Sectors .....	6-7
Major Employers .....	6-10
Community Characteristics & Assets .....	6-14
Economic Development Issues .....	6-16
Recommendations.....	6-20
 CHAPTER 7 - HOUSING.....	 7-1
Assessment of Current Conditions.....	7-4
Affordability .....	7-7
Housing Issues .....	7-10
Recommendations.....	7-12
 CHAPTER 8 - LAND USE AND ZONING .....	 8-1
Use of Land in Buckland and Shelburne .....	8-1
Existing Patterns of Development .....	8-4
Future Patterns of Development .....	8-7
Build-out Analysis .....	8-8
Development Scenario for Selected Roads in Shelburne under Existing Bylaws .....	8-10
Potential Zoning Options .....	8-14
Protection of Community Character and Scenic Landscapes .....	8-21
Protection of Natural Resources .....	8-22
Recommendations.....	8-23
 CHAPTER 9 - CONCLUSION.....	 9-1