

Overcoming Obsessive Planning: *Strategies for Moving Forward*

October 15, 2025

Orange MA Community Development Department Update
Tracy Murphy - Community Development Director



Planning

Throughout the years, town resident priorities have been outlined and repeated in several studies and plans that include:



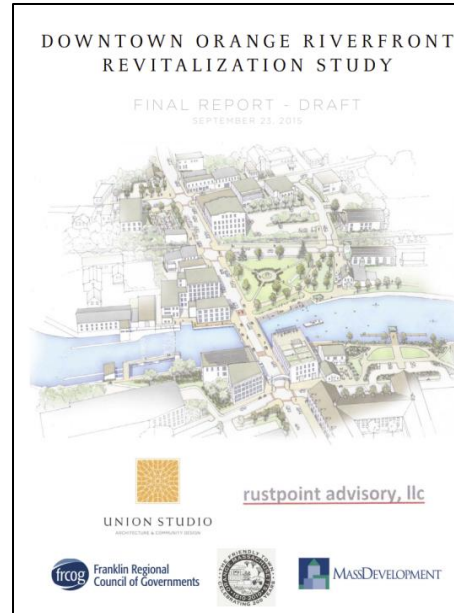
Planning

Common Themes and Priorities:

Condition & cost to replace/repair
sub-surface Infrastructure

Need Photo of Sinkhole

Downtown Revitalization



Age & Condition of Roadways



The need for updated/adequate Municipal Facilities
(i.e. Safety Complex, Town Offices, Senior Center)



Business Development

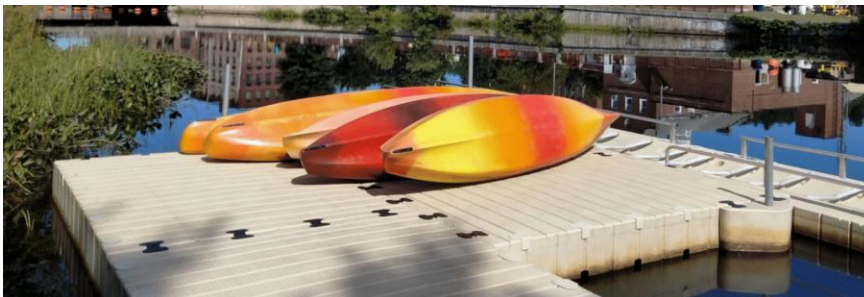


Economic Development & Industrial Corp
Town of Orange, Massachusetts

Shortage of Housing Options

Vacant/Underutilized Buildings - Adaptive Reuse

Sustainable Growth



Protecting & Maintaining Forests,
Open Space & Recreational Assets

Our Comprehensive Plan

Town of Orange, MA



Let's make sure
we're on the

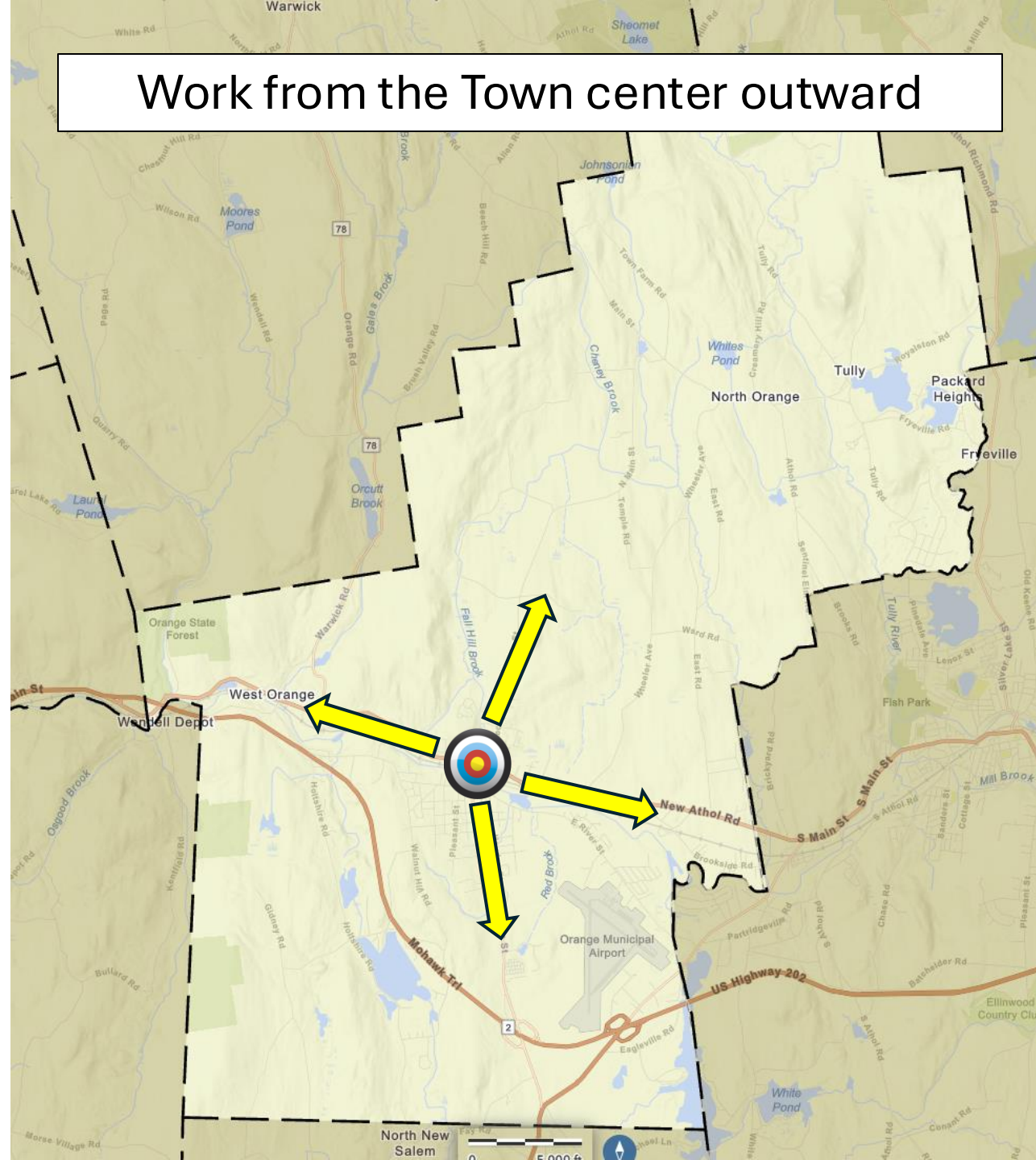
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Strategies

Horizontal Construction

- Promotes downtown revitalization
- Repairs aging infrastructure in historic commercial areas
- Provides opportunity for adaptive reuse of vacant/underutilized buildings
- Expand Trails/Open Space access to outer areas of town
- High Density increases value of projects



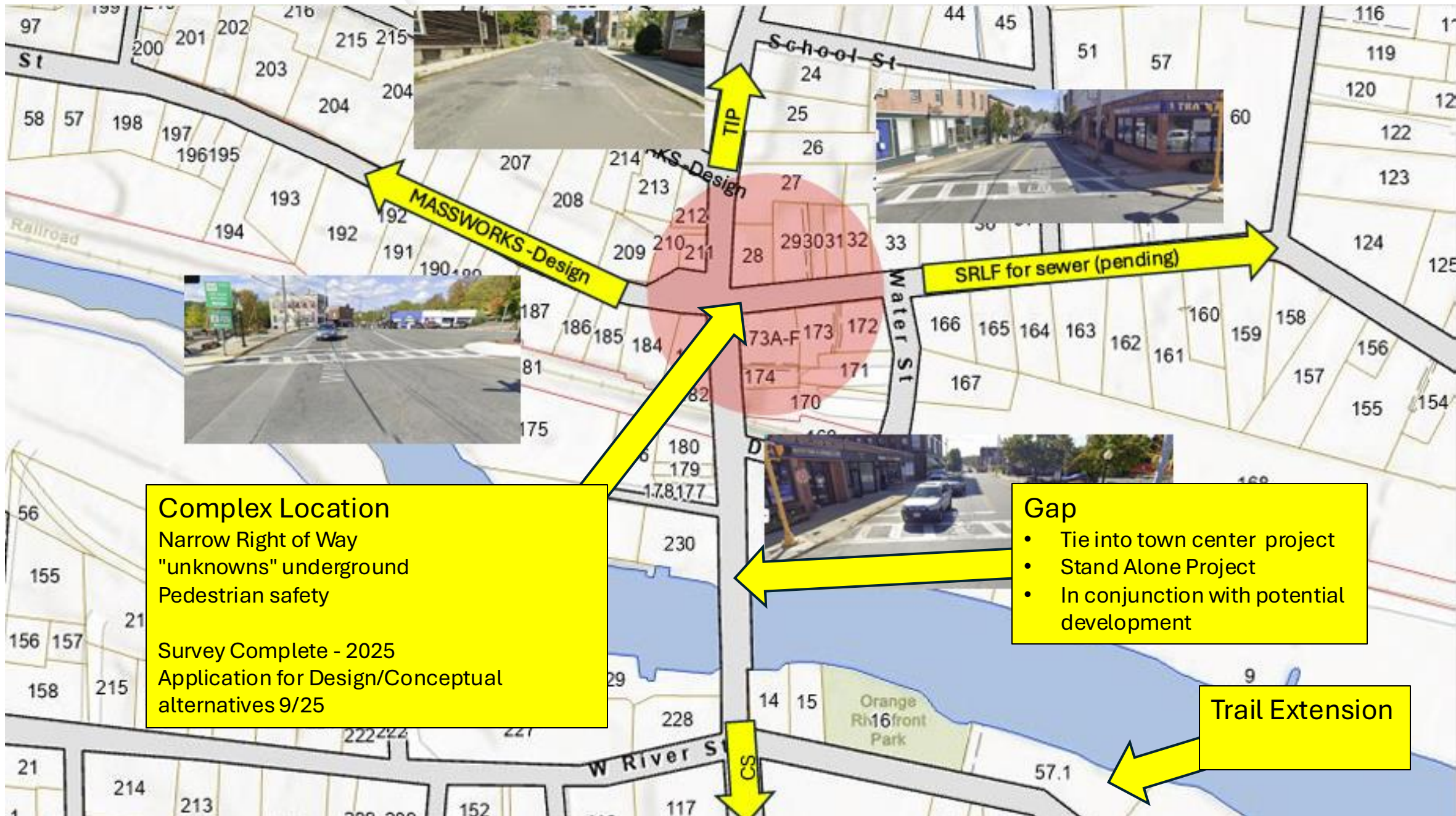
Work from the Town center outward

Strategies

Horizontal Construction

- Working from the town center out with primarily all grant funding reserves Chapter 90 monies for outlying roads that do not typically qualify for grant funding.*
- Leaves Chapter 90 money for necessary road repairs and other Highway expenses.

*MASSDOT is introducing new programs for rural areas in the coming months.



TIP

MASSWORKS-Design

SRLF for sewer (pending)

Gap

- Tie into town center project
- Stand Alone Project
- In conjunction with potential development

Complex Location

Narrow Right of Way
"unknowns" underground
Pedestrian safety

Survey Complete - 2025
Application for Design/Conceptual
alternatives 9/25

Trail Extension

Potential Funding

Horizontal Construction- List is not exhaustive

1. **MassWorks** – Current grant paying for West Main St. Design & Water Tower, subsequent application for construction West Main St.;
2. **CDBG** – The center of town is in the S/B area. Surface and well documented subsurface structures are eligible;
3. **MVP** – current grant paying for solar at Fisher Hill School – Subsequent grants should be for infrastructure;
4. **Complete Streets** – center of town gap or gap left on S. Main from prior CS project;
5. **Safe Routes to Schools** – Hayden Street on list but culvert needs to be replaced first, Center or S Main gap at Gay St. in the short term;
6. **Downtown Initiative – EOHLC**, signage, storefront, smaller revitalization efforts, etc.;
7. **Culvert Replacement Program** – See #5 Hayden Street;
8. **Massachusetts Transportation Improvement Program** – TIP Potential Funding for the center of town south to East River; Drawback length of time. Alternate: East Main St. To MASSDOT jurisdiction;
9. **Mass Development** – Vacant/Underutilized, Brownfield remediation and reuse funding (pending assessment of Armory)
10. **MOOR** – Outdoor Recreation; trails/outdoor events
11. **Mass Trails** – Outdoor Recreation - Hardy-Fisher Trail, reuse of Salt Shed Lot;
12. **MEMA**- Mitigate Potential Hazards – See Vertical construction strategies
13. **FEMA** - Mitigate Potential Hazards – See Vertical construction strategies

Strategies

Vertical Construction

1. Consolidate where possible to lessen town owned properties, maintenance costs & increase tax base
2. Provide adequate, up to date town facilities

✓ **Town Hall**

✓ **Fire Department – Water Street**

Fire Department – Tully

✓ **Police Station**

Wheeler Memorial Library

Moore-Leland Library

Fisher Hill School

Airport

Boat House

✓ **Water Department – Myrtle St**

✓ **Armory**

Highway Barn

✓ **Salt Shed**

Transfer Station

Wastewater Treatment Plant

Fire Station – Downtown
Retain for Economic Purposes



Police Station
Declare Surplus- **Sell**

Water Department
Declare Surplus- **Sell**



Salt Shed
Highway property

Armory
Declared Surplus



Senior Center
**Land Use, Planning , Permitting
& Inspectional Departments**

Alternative

Armory
Declared Surplus – **Sell/Dispose**

Senior Center
New build on Butterfield School Property in
conjunction with reuse or new build on Armory site
Land Use, Permitting & Inspectional Departments
Public Safety Complex or new Senior Center on Armory property

Potential Funding

Vertical Construction- List is not exhaustive

1. **MassWorks** – Current grant paying for West Main St. design, subsequent application for construction
2. **CDBG** - Facilities, and Social Service programs Qualify
3. **MVP** – current grant paying for solar on Fisher Hill – Subsequent grants should be for infrastructure, including vertical potential application for architectural/engineering for Public Safety Complex
4. **MEMA** – Safety Complex
5. **FEMA** – Safety Complex
6. **Rural Development Fund**
7. **FAA** – Safety Complex on Airport Property
8. **EDA** – Potential local and regional ED impacts with construction of Public Safety Complex at Airport
9. **USDA** – Community Facilities loan programs – Public Safety Complex
10. **Mass Development** – ReUse funding

Timeline

Project Planner

| ACTIVITY | PROJECT START | DURATION | Funding Source | PERCENT COMPLETE | Fiscal Years | | | |
|---|---------------|----------|----------------|------------------|--------------|------|------|------|
| | | | | | FY26 | FY27 | FY28 | FY29 |
| West Main St Design | | | | | | | | |
| West Main Construction | | | | | | | | |
| Water Tower | | | | 0% | | | | |
| Town Center Concepts/Design | | | | 0% | | | | |
| Town Center Construction | | | | 0% | | | | |
| East Main St Sewer | | | | 0% | | | | |
| East Main St Construction | | | | 0% | | | | |
| Public Safety Complex - Design & Permitting | | | | | | | | |
| Public Safety Complex - Construction | | | | 0% | | | | |
| | | | | | | | | |



Challenges:

- 1. Funding** – Some grants require match, grant applications not always successful, chapter 90 subject to change, inflation/costs of other town services, Government Shutdown;
- 2. Staffing** - No Planning Department, no defined first point of contact for developers, lack of continuity/communication between departments, high turnover rate, lack of defined chain of command/leadership; (Charter should address this issue)
- 3. Organization of Priorities** *"everyone being on the same page";*
- 4. Transparent Partnerships** – communication with the public regarding initiatives with EDIC and other groups/committees;
- 5. Holding onto Historic Processes** – *"But this is the way we've always done it..."*
- 6. Public Perception** – see #1 - 5

Questions, Comments and Concerns?

