

Overcoming Obsessive Planning: *Strategies for Moving Forward*

October 15, 2025

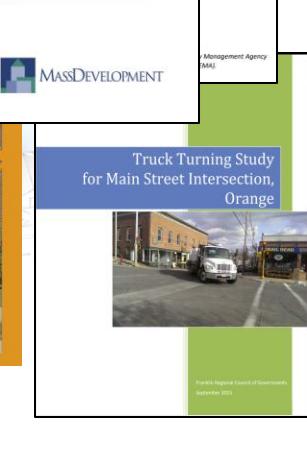
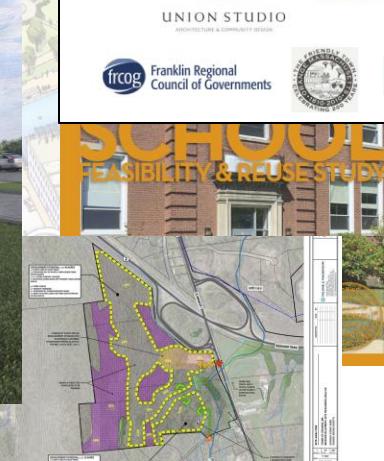
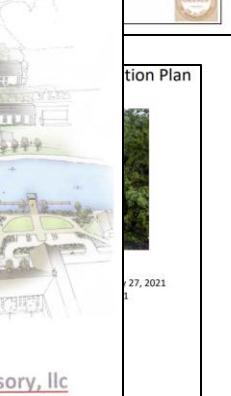
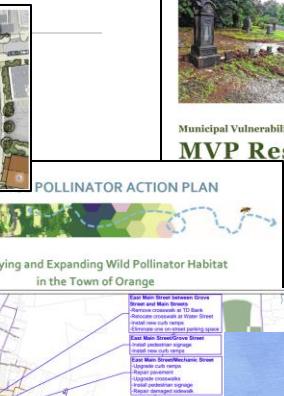
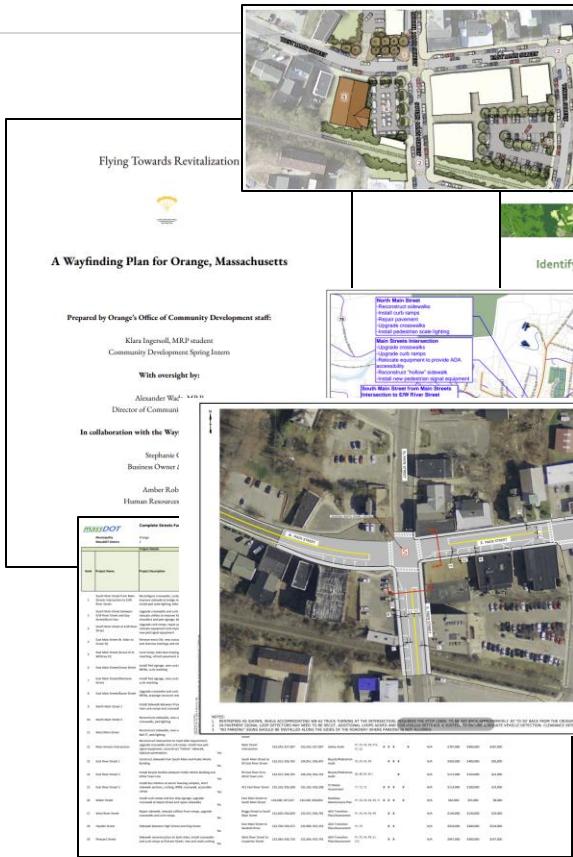
Orange MA Community Development Department Update
Tracy Murphy – Community Development Director

BIRD'S EYE VIEW OF PROPOSED PLAN



Planning

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



Planning

Common Themes and Priorities:

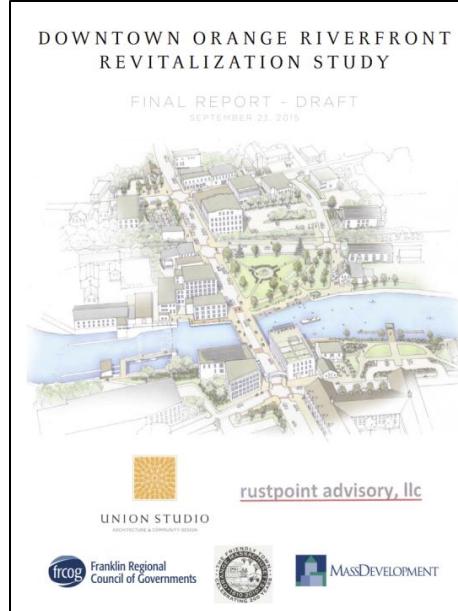
Condition & cost to replace/repair
sub-surface Infrastructure

Need Photo of Sinkhole



Protecting & Maintaining Forests,
Open Space & Recreational Assets

Downtown Revitalization



Business Development



Shortage of Housing Options

Vacant/Underutilized Buildings - Adaptive Reuse

Sustainable Growth

Age & Condition of Roadways



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



Fall 2025

Our Comprehensive Plan

Town of Orange, MA



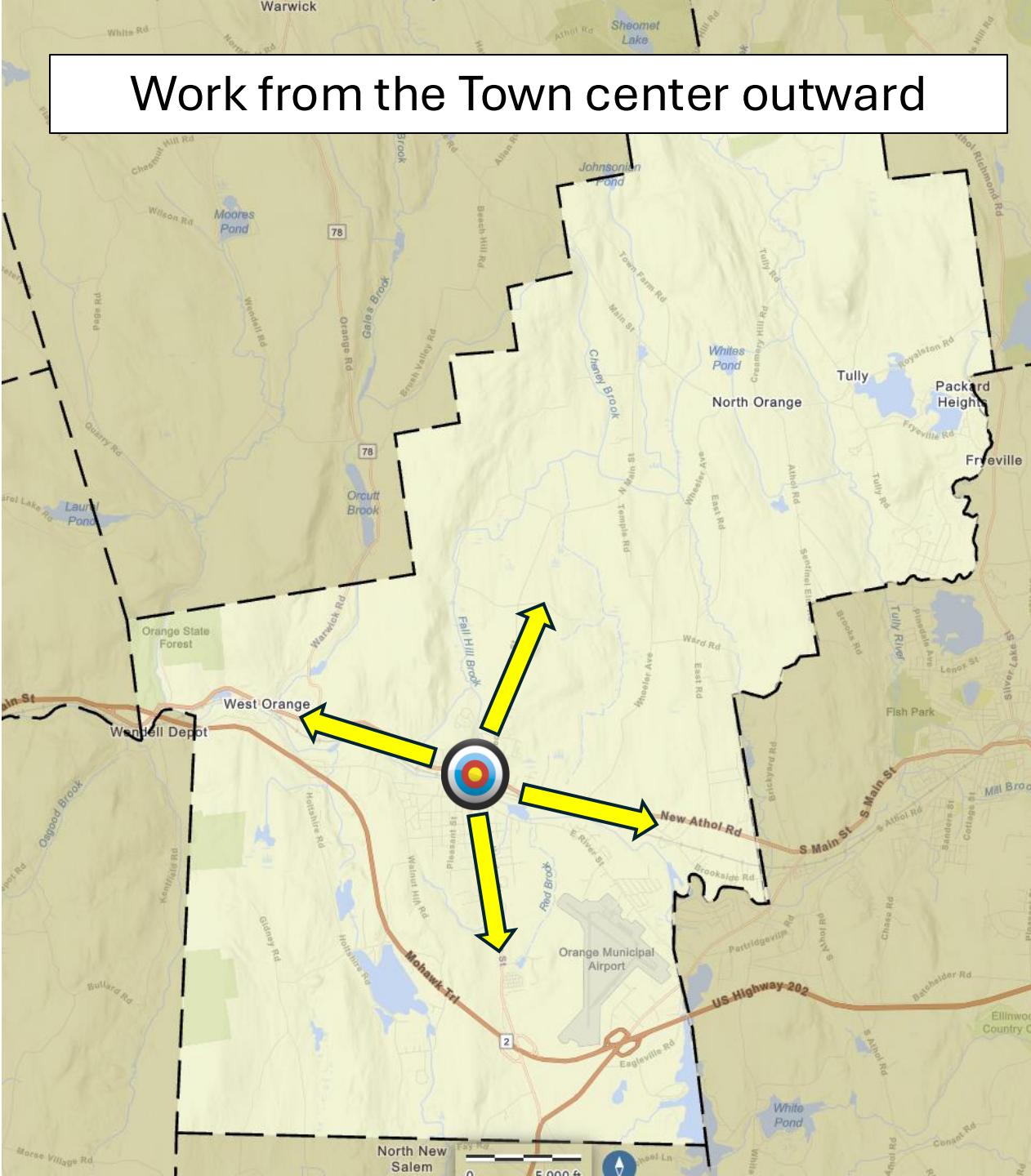
Let's make sure
we're on the
Same Page



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



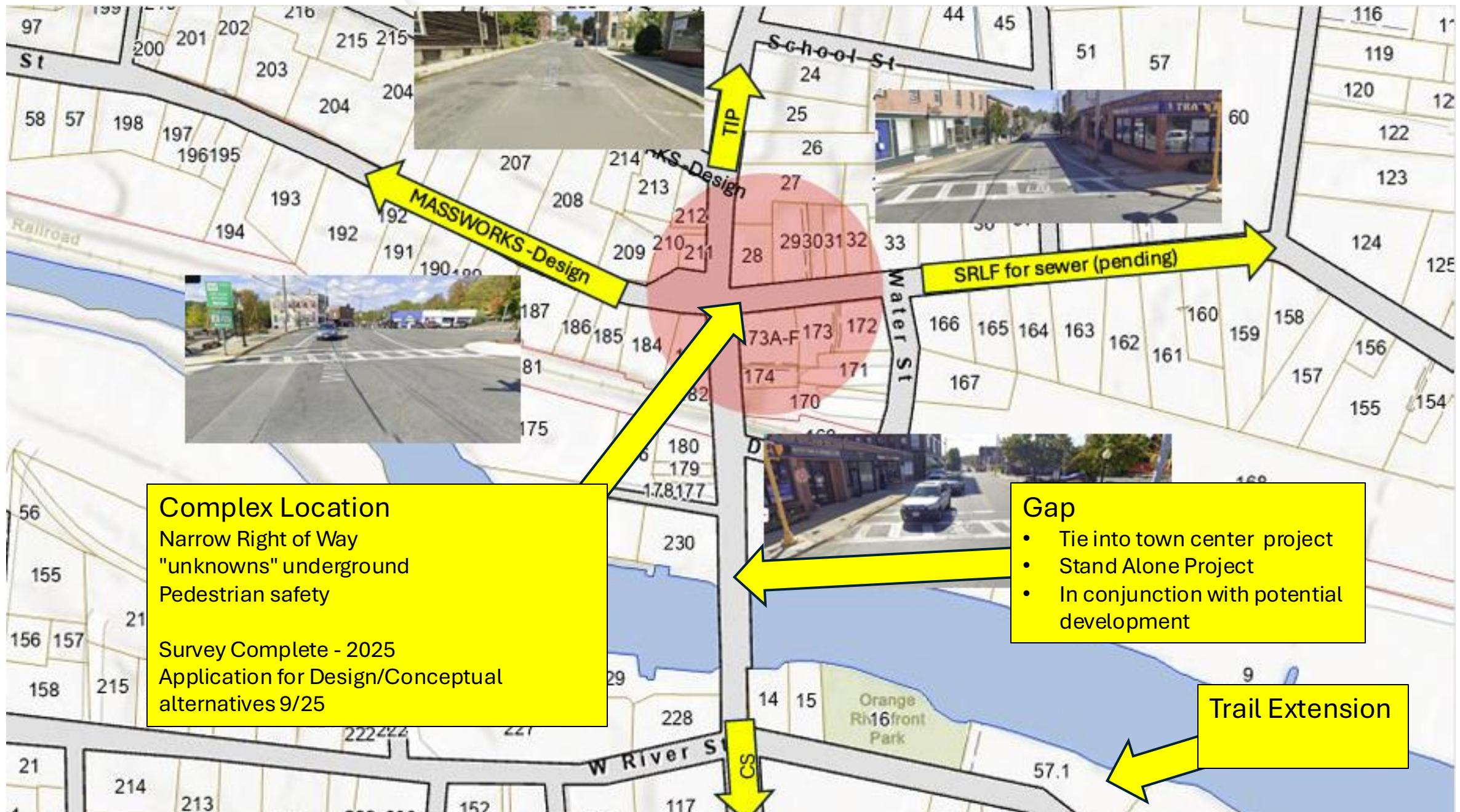
Work from the Town center outward

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.



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** – EOHLIC, 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 Hazzards – See Vertical construction strategies
13. **FEMA** - Mitigate Potential Hazzards – 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**

Public Safety Complex

Highway Dept Addition

Rehab Armory if possible

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	PROJECT DURATION	Funding Source	PERCENT COMPLETE	Fiscal Years	FY27	FY28	FY
West Main St Design				0%				
West Main Construction				0%				
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				0%				
Public Safety Complex - Construction				0%				

DRAFT

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?

