

**Pioneer Valley Planning Commission-Western Mass Casino Task Force  
August 2012**

**COMMUNITY IMPACT CHECKLIST**

**I. Planning and Land Use**

- a) Do you have a Master Plan? If so, has it been updated or revised to reflect large-scale “resort” development such as a casino? \_\_\_\_\_  
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- b) How does your current zoning address large-scale “resort” type development? \_\_\_\_\_  
\_\_\_\_\_
  
- c) How does your current zoning address related development impacts (motels, hotels, commercial development) that might occur? \_\_\_\_\_  
\_\_\_\_\_
  
- d) How does your current zoning address potential multi-family and/or high density housing development that might occur? \_\_\_\_\_  
\_\_\_\_\_
  
- e) Is your current zoning applicable for the development that the community desires? Are there provisions for expansion? \_\_\_\_\_  
\_\_\_\_\_
  
- f) Have setbacks been reviewed for current and future needs including a casino development? \_\_\_\_\_  
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g) Are parking standards adequate for increased impacts and capacity? Are these standards realistic?

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h) Are there design and signage guidelines for different types of development? Are they sufficient for 24/7 large-scale facilities?

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i) How will community character be protected with regards to predominant land uses, population density, and the relationship between residential and nonresidential areas?

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**II. Water, Sewer and Storm Water Infrastructure**

a) Has your community conducted a current and accurate assessment of the condition, capacity and “life expectancy” of its water, sewer and storm water infrastructure?

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b) Has your community defined areas where sewer, water and storm water infrastructure is at capacity and what measures must to taken to accommodate any expansion?

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c) Does your community know the limits of its Waste Water Treatment Facility (if any)?

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d) Does your community know the limits of the existing municipal or district potable water supplies (if any)?

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e) Are there sewer/water/storm water connection limitations in your community?

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f) Are there provisions in place to maintain the quality of municipal water resources?

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g) Does your community have separate potable water and fire protection water lines? Would these be necessary or need to be improved/expanded with the possibility of a casino or large scale resort development?

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h) Does your community have an accurate assessment of the existing fire protection conditions including pressure readings and ISO ratings?

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i) Are there existing areas which currently do not meet ISO standards? If so, what steps need to be taken?

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j) Are there areas which have fire suppression limitations? Where are they located and what steps need to be taken to mitigate the limitations?

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**III. Traffic and Roads**

a) What has your community done to undertake a pavement management assessment including costs, maintenance/repairs, equipment and personnel?

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b) Does your community know the cost to maintain its roads to acceptable standards based on the existing volume of traffic?

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c) How many existing intersections are there currently which have significant wait times or are a safety concern? What steps are needed to mitigate these issues?

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d) How many existing intersections are there currently which could easily result in having significant wait times or be a safety concern? What steps are needed to mitigate these issues?

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e) How many existing streets or roads are there currently which are a safety concern due to width or alignment?

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f) Does your community have roads or streets under its sole jurisdiction which are potential "connectors" to major roads or numbered highways?

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g) Is the DPW or Highway Department currently at capacity based on available funding?

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h) Are sidewalks and street lighting currently sufficient? How would these safety issues be impacted with a large-scale casino development? \_\_\_\_\_  
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i) If there are increases in traffic volume in certain areas, will there be potential conflicts with existing uses (schools, businesses, commercial areas, parks, recreation, residential, wildlife, agricultural, etc.)? \_\_\_\_\_  
\_\_\_\_\_

j) Which potentially impacted roadways have widening limitations? \_\_\_\_\_  
\_\_\_\_\_

k) How will your community address spillover parking issues, particularly in the downtown areas? \_\_\_\_\_  
\_\_\_\_\_

l) What forms of (if any) public transit exists? What would be required in the community to manage this need? \_\_\_\_\_  
\_\_\_\_\_

**IV. Public Safety**

a) Are your police/fire/emergency management departments adequately staffed and equipped based on current municipal conditions? \_\_\_\_\_  
\_\_\_\_\_

b) What will law enforcement (police, courts, probation, etc.) need to be adequately trained to address social service related issues such as domestic violence prevention, fraud, larceny, and other casino related crimes? \_\_\_\_\_  
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c) Are there MOU's in place with neighboring communities to provide back-up support if needed and has additional burden/capacity been discussed?

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d) How will your police/fire/emergency management departments assess needs and adequately handle additional demands/requests for service?

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e) What is the service length expected for police/fire/emergency management department equipment? Is there a capital planning process currently in place?

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f) What are your anticipated needs for police/fire/emergency management department equipment with the addition of a casino development?

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g) If additional personnel or equipment are needed, can the respective building infrastructure accommodate it? If yes, what is the capacity? If no, what steps are needed?

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h) Are necessary equipment, communications, transportation, shelter, evacuation and emergency management plans in place to handle large and small-scale all-hazards emergencies within the community? Have these plans been exercised, drilled and tested for functionality?

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i) Does your police department have a lock-up facility that is sufficient to manage the current needs? What would be needed for additional capacity?

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**V. Housing**

a) What does your community have for a current inventory of its existing housing stock?

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b) What does your community have for a current inventory of “buildable” land and vacant buildings for residential construction and/or adaptive re-use?

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c) What does your community have for regulations concerning property management? Do these plans or by-laws address large-scale developments?

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d) What is your community’s resource level for building inspector or code enforcement officers and staff? Are personnel FT or PT? Are the planning, zoning and housing personnel volunteer or professional staff?

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e) What does your community have for resources (finances, equipment and personnel) to address potential housing violations issues including matters involving the building department, health department as well as potential legal actions?

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f) What are the zoning mechanisms in place to allow for a diversity of housing across a broad range of incomes?

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g) What are the zoning mechanisms in place to properly regulate multi-family housing? Is “hot-bedding” addressed?

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**VI. Education**

a) Does your community have a current student enrollment and growth assessment? Does this include potential growth impacts of a large-scale development?

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b) How will your school department handle additional enrollments, staffing and transportation needs due to an increase in the student population?

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c) Will the building infrastructure of all the schools be in compliance with building, safety, health and accessibility requirements if there is a significant increase in enrollment and staffing?

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d) Do the schools have the staffing capacity to handle an increasingly diversified student population with additional language, cultural and other special educational needs?

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e) How will your school department assess needs and obtain appropriate support staff to accommodate growth needs?

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**VII. Environment and “Quality of Life” Resources**

a) What mechanisms does your community have in place to address issues of excessive noise as well as light pollution?

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b) What resources will your conservation commission require to be knowledgeable and/or adequately staffed to address the review of development impacts on local wetlands and other environmentally sensitive areas from a large-scale development and population shift?

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c) Will or has your community conducted a cultural resource inventory?

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d) What are the cultural, recreation, historical and visual resource areas that could be negatively impacted?

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e) How will your community handle a significant increase in its solid waste stream?

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f) How will your community respond to citizen concerns, complaints and legal issues regarding potential impacts?

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g) Has your community conducted an evaluation of citizen feedback regarding the concerns or potential impacts of a large-scale development?

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**VIII. Public Health**

a) What are the needs of your community to mitigate impacts to air quality with additional vehicle exhaust accumulating in the region? \_\_\_\_\_  
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b) What are the needs of your community to mitigate impacts with additional waste/trash accumulating in the region? \_\_\_\_\_  
\_\_\_\_\_

c) What are the plans for your community with the developer to manage public health emergencies and disasters? \_\_\_\_\_  
\_\_\_\_\_

d) What resources will be needed to communicate public health messages and instructions to a more diverse community? \_\_\_\_\_  
\_\_\_\_\_

e) Does your Board of Health have sufficient resources (staff, equipment, finances) to accommodate increases in demand upon its services? Is the staff full-time/part-time or volunteers? \_\_\_\_\_  
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f) Are current resources multi-lingual or multi-cultural? \_\_\_\_\_  
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**VIII. Services**

a) What are the local social services or support agencies to provide assistance and or services to residents that include problem gambling? Are they at capacity? How are these resources communicated to the public?

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b) How will legal services be provided to residents, businesses and the municipality to develop MOU, and protections for community members from the impacts of large-scale development(s)?

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c) How will your community and the surrounding area best benefit from employment opportunities and the increased demand for diverse workers? What are the specific needs of the community to address these issues?

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d) How will the local businesses be enhanced and/or protected from casino development?

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e) How will the community establish baseline data and assess actual impacts of potential large-scale development(s)?

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