

# Overcoming Obsessive Planning: *Strategies for Moving Forward*

October 15, 2025

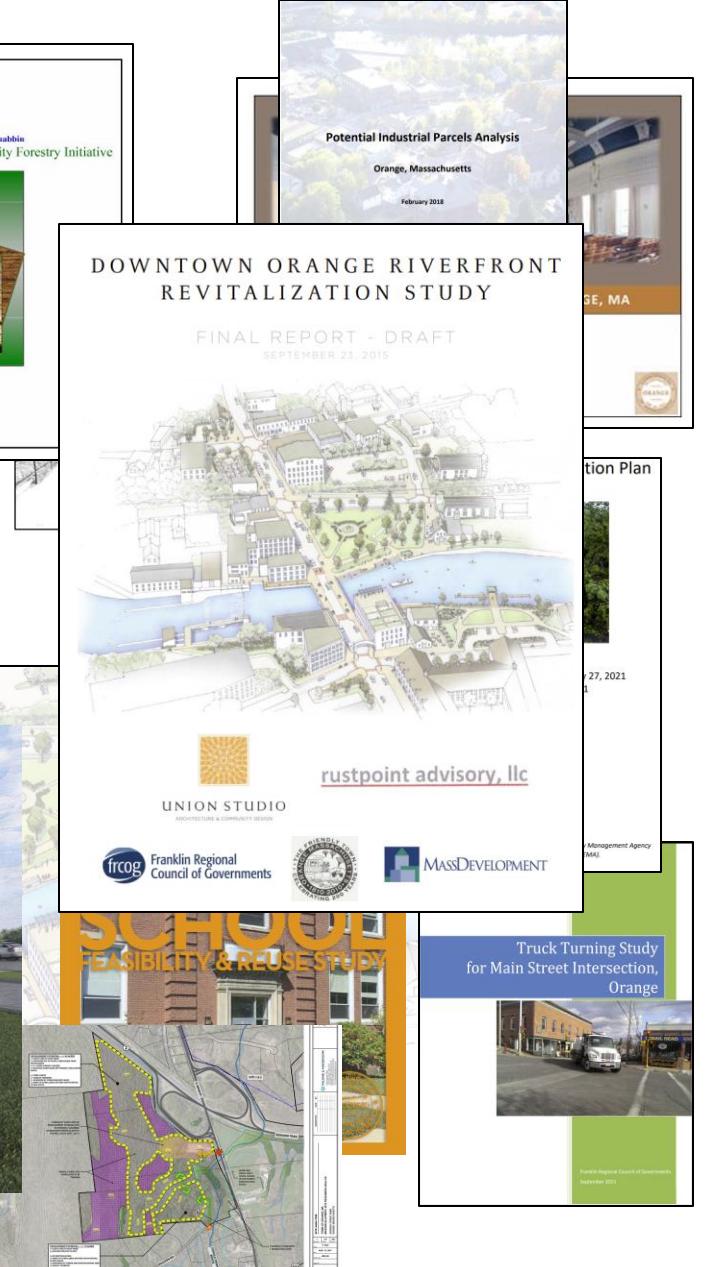
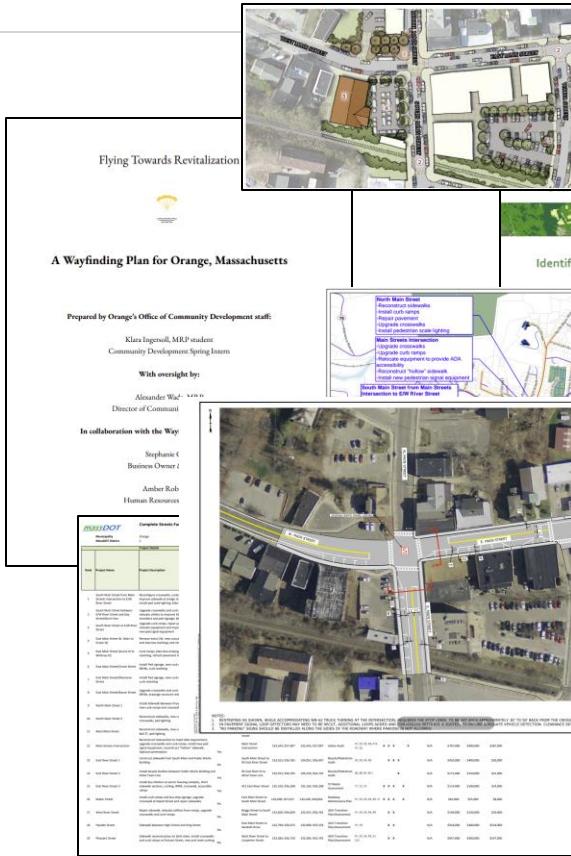
Orange MA Community Development Department Update  
Tracy Murphy – Community Development Director

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:

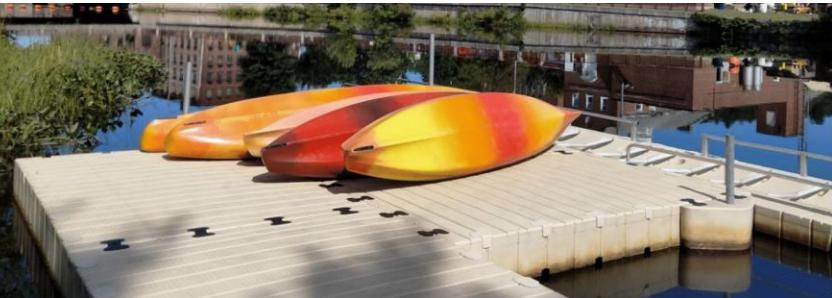


# Planning

## Common Themes and Priorities:

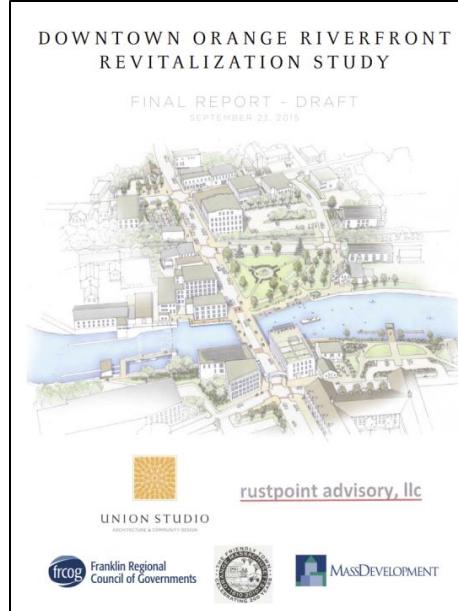
Condition & cost to replace/repair  
sub-surface Infrastructure

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



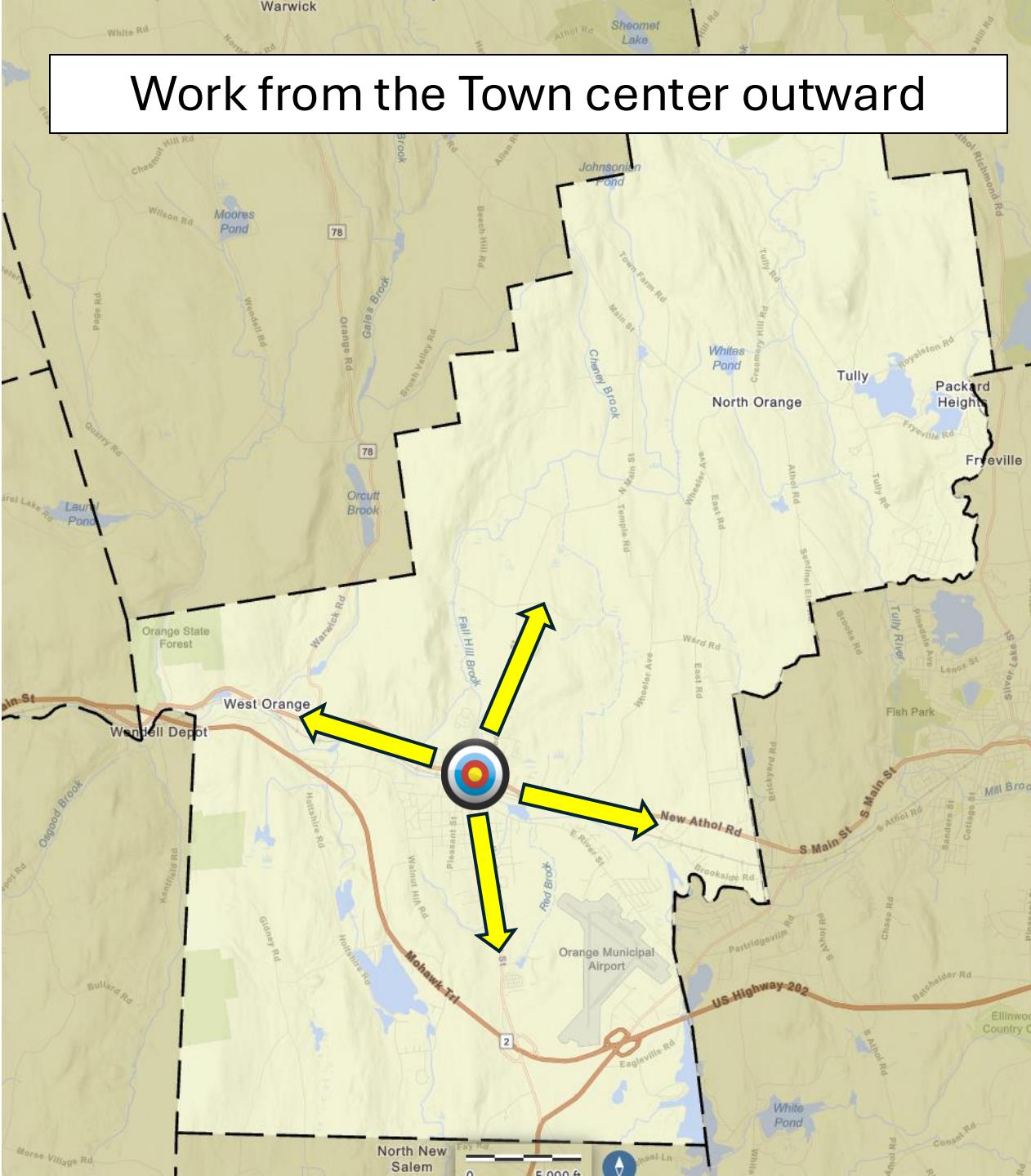
Let's make sure  
we're on the  
**Same Page**



# 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



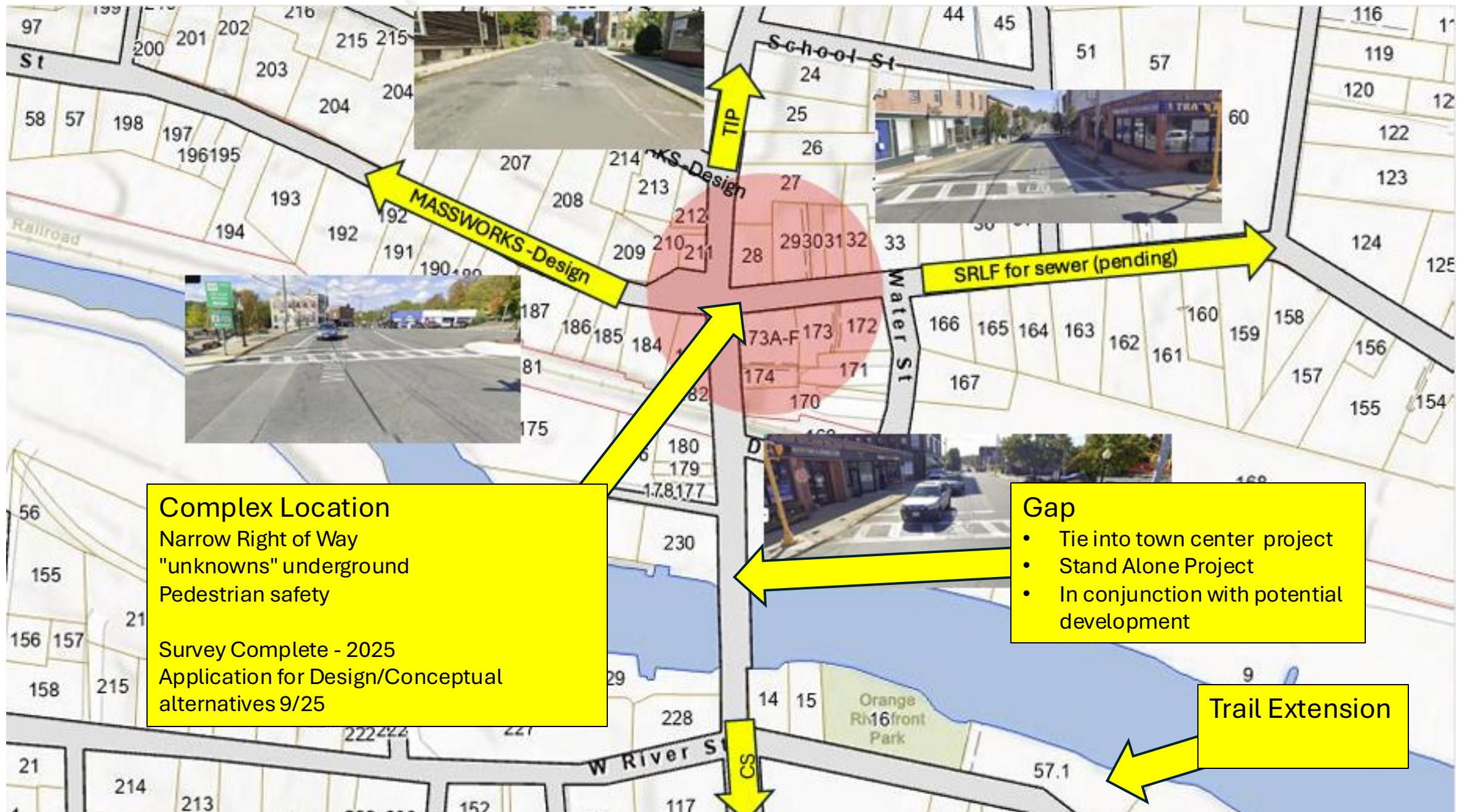
Work from the Town center outward

# 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

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**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	FY26	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?

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