

Land Use FY26 Budget

Presented by Chris Reilly, Land Use Director

What Land Use Does:

- Planning Supports the Planning Board/APDC and land use related B/C/Cs, provides planning recommendations
- Conservation Supports the Conservation Commission
- Building Supports Land Use permitting & inspectional services
- ZBA Supports ZBA
 - The mission: We don't build and maintain Org Charts, we build the Team

How Land Use Does it:

- We require fees for applications of all kinds
- External Peer Review paid for by applicants provides significant technical review for projects
- A tech fee required by the Selects offsets the expense of our online permitting platform, OpenGov. Proponents submit applications to this convenient portal for review and efficient permitting, which is viewable by the public
- Compliance/enforcement of B/C/C permitting authority

Why Land Use does it:

- The Town through Town Meeting passes local land use regulations (Zoning Bylaws, Subdivision Regs, Wetlands, etc.) along with the building code, etc. that must be vetted and enforced. Land Use does most of this.
- The process for vetting local land use control adoption (Zoning Bylaws) is managed by Land Use.
- Under statute by the State, Land Use ensures the Town is in compliance with the law (MGL Chapter 40A, B, Wetlands Act. etc.)

The Way Land Use Does it:

- We don't have big capital expenses like other Departments
- Most of our budget is necessary positions and admin support to carry out the Land Use mission and support B/C/Cs, businesses and residents
- We have small line items that provide for office supplies, logistical support and professional development, etc. Land Use runs lean, we have 5 core FTEs and PT Inspectors that fill in the rest.

FY26 Land Use Budget

- Planning Level funded from FY25 to FY 26
FY 25 \$162,443 FY 26 \$163,595
- Conservation Level funded + professional training
FY25 \$84,570 FY26 \$90,080
- Building Level funded
FY 25 \$169,725 FY26 \$181,722
- ZBA Level funded
FY 25 \$4,328 FY26 \$4,500

Thanks for your input and support!

- Takeaways

- The budget this year is similar to last year's and will be similar to next year's-the Land Use Budget is lean and predictable.
- Emphasis on staff resources to support the B/C/Cs, investment and the residents to the best standards possible
- Land Use is mission critical-it supports the vision, goals and rules of growth in the Town, promoting what we want and preventing what we don't