

## Buildout Analysis -- Executive Summary

[Memorandum By Town Planner Karen Sherman]

### Undeveloped Parcels

1. Utilizing Geographic Information System (GIS) technology to build a model for continued use, we identified "undeveloped" parcels (vacant parcels and Chapter 61, 61A and 61B land) by zoning district and Assessor's use classification. The zoning map information used was digital data commissioned by the Town which has not been formally adopted by the Town Council as the Town's official zoning map. Zoning district dimensional standards were applied to individual lots (e.g. minimum area and minimum frontage). Parcels with zoning district lines running through them were classified by which zone comprised the greater area. The Assessors use classification is within the database as "Class 2" which is a three digit standard code used in the Commonwealth of Massachusetts.
2. Parcel sizes were calculated by GIS technology with area variations from the Assessors database noted.
3. Lot frontages were calculated by GIS technology from the parcels and added to the parcel database.
4. Federal, state and town-owned parcels, as well as privately owned restricted and protected parcels such as deed-restricted open space were removed from the analysis.
5. A series of five mathematical "tests" were applied to each undeveloped parcel to maximize the net number of lots which could result from various types of mathematical division. No lots were double counted. This sorting allowed us to remove parcels from the analysis which cannot be developed further (e.g. no net increase in lots). Assembly of adjacent parcels was used in order to provide access to landlocked parcels and to provide frontage sufficient to create a roadway right of way width meeting basic Town standards (e.g. 56 ft.) for parcels large enough to subdivide.
6. Summary data indicates a total of 4,349 undeveloped lots, originating from 1,168 parcels on 3,623 acres.

Undeveloped Parcels				
Zone	Original	Class	Acres	New Lots
RR1	379		1108	1106
RR1	1	600	13	13
RR1	50	700	544	562
RR1	10	800	335	345
RR2	181		299	444
RR2	1	600	17	24
RR2	7	700	91	126
RR2	2	800	75	107

SF3	239		311	609
SF3	1	700	5	9
SF3	2	800	12	23
SF4	149		72	210
SF4	3	800	6	13
GR5	6		2	6
<b>SubTotal:</b>	<b>1031</b>		<b>2890</b>	<b>3597</b>
B	19		27	55
C1	4		1	5
C2	21		52	49
<b>SubTotal:</b>	<b>44</b>		<b>80</b>	<b>109</b>
IND	89		530	523
IND	4	800	123	120
<b>SubTotal:</b>	<b>93</b>		<b>653</b>	<b>643</b>
<b>GrandTotal</b>	<b>1168</b>		<b>3623</b>	<b>4349</b>

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8. Environmental factors effecting buildout were then applied to the analysis. The source data is the MassGIS program, a division of the Executive Office of Environmental Affairs. The source of much of their digital data is USGS topographic quadrangles. In the case of the wetland information, the National Wetlands Inventory data was used. For floodplains, FEMA floodzone mapping is the source. For soil types, USDA Soil Conservation Service mapping is the source. As a general disclaimer, the information used was not developed from uniform source data. The date and scales of source data varies. For instance, we know from field verification and the experience of the Conservation Commission that the National Wetlands Inventory significantly underestimates the total acreage of wetland resources as defined by the Wetlands Protection Act. **Use of this data to overlay the Town's parcel data is done to provide general planning analysis only and should not be used on a parcel by parcel basis.**
9. Summary data with wetland resource information applied changes the net number of lots created to approximately 3,905. The acreage available to divide decreases to approximately 3,292. This represents an approximate difference of 613 lots.

"Underdeveloped" Parcels

1. GIS technology was employed to identify "underdeveloped" parcels (dividable developed parcels and tax exempt parcels with vacant land). Utilizing the same Assessors database and zoning district information, an analysis of development potential as a result of comparison of house area to lot area ratio was completed.
2. For purposes of this analysis, we also extracted some parcels from the tax-exempt classification and applied the previously described analyses on them. These parcels are primarily vacant, with no obvious restriction to development other than their exempt status based on ownership. These parcels include land owned by the Cistercian Nuns, the Catholic Archbishop, Camp Haiastan, and the VFW as examples. Putting all mathematical calculation aside, there is no direct information that these particular parcels have any likelihood of being developed in the future. We have simply added them into the "worst case" scenario and subtracted them to achieve a low range. It is worth noting that some of the parcels have significant wetland restrictions.
3. From 420 originating parcels comprising 2,595 acres a net 3,169 new lots were estimated mathematically.

<b>Underdeveloped Parcels</b>				
Zone	Original	Class	Acres	New Lots
RR1	188		1018	943
RR1	15	POT	646	689
RR2	68		321	393
RR2	2	POT	34	47
SF3	123		527	989
SF3	1	POT	3	4
SF4	23		47	104
<b>TOTAL</b>	<b>420</b>		<b>2,595</b>	<b>3,169</b>

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5. Summary data with wetland resource information applied changes the net number of lots created to approximately 2,472. The acreage available to divide decreases to approximately 2,285. This represents an approximate difference of 697 lots.