PRIORITY AREAS FOR DEVELOPMENT AND PROTECTION

Updated 11-6-14

Priority Areas for Development

This data set illustrates categories of lands which are together designated as suitable for smart growth development, which includes (updated where noted):

- **Existing or Proposed Chapter 40R Smart Growth Zoning Districts**, created under the Smart Growth Zoning District Act, MGL Chapter 40R, to establish dense residential or mixed-use smart growth zoning districts, including a high percentage of affordable housing units (Source: EOHED/MassGIS, *updated 2014*).

- **Existing Chapter 43D Priority Development Sites (PDS)**, which have been designated by communities and the state, which have expedited permitting provisions for commercial or industrial economic development (Source: EOHED/MassGIS, *updated 2014*).

- **Areas Suitable for Smart Growth Development**, identified based on PVPC's analysis of developable land. This analysis included identifying lands in areas of concentrated development including:

  - Lands within 1/2 mile radius of a city or town or village center over 2000 in population, or land within ¼ mile radius of a town center under 2000 in population (*updated 2014*);
  - Lands within 1/2 mile radius of a an existing commercial district (Source: PVPC, 2011);
  - other highly suitable locations for high-density or mixed use developments identified in a municipal plan (Source: PVPC, 2011),
  - or an area adjacent to any of the previous that is within ¼ mile of public facilities, bus stops or commercial or retail areas (Source: PVPC, 2011)

  then subtracting lands with environmental constraints (including floodplains, wetlands, active farmlands, public water supply watersheds, 200-foot buffers around rivers, streams and 100-foot buffers around wetlands, steep slopes (15% or greater), and lands used for participation recreation (Sources: *MassGIS - Digital Elevation Model (1:5,000)* MassGIS - MassDEP GIS Program - Outstanding Resource Waters, DEP Wetlands, MassDEP Hydrography, MassGIS - Sanborn Land Use (2005), MassGIS - FEMA Q3 Flood Zones from Paper FIRMs) *all "subtracted lands" updated 2014*.

- **Areas Suitable for Transit-Oriented Development (TOD) zoning districts**, identified based on a radius around train stations, intermodal transportation centers, and heavily used PVTA transit stops (Source: PVPC, 2011)

- **Community-identified Priority Development Sites**, based on municipal Master Plans and other community plans (Source: PVPC, 2011/Municipal Master Plans, community plans)

- **Other Undeveloped Land Zoned Industrial,** based on existing municipal maps.

(Source: PVPC, 2011/Municipal zoning maps, *MassGIS Data – Zoning (2007), Updated: 5/30/13. Accessed: October, 2014, MassGIS Data - Sanborn Land Use (2005), Updated: 06/05/09. Accessed: September, 2014.*)

- **Other Undeveloped Land Zoned Commercial**, based on existing municipal maps. (Source: PVPC, 2011/Municipal zoning maps, *MassGIS Data – Zoning (2007), Updated: 5/30/13. Accessed: October, 2014, MassGIS Data - Sanborn Land Use (2005), Updated: 06/05/09. Accessed: September, 2014.*)

Note: Environmental constraints noted under "Areas Suitable for Smart Growth Development" are subtracted from all of the bulleted items above.

Priority Areas for Protection

This map illustrates important land for protection, which includes:

- **Active farmlands:**   includes Cropland, Nursery, Orchard, and Pasture. *Data Source: MassGIS Data - Sanborn Land Use (2005), Updated: 06/05/09. Accessed: September, 2014.*

- **Public water supply watersheds:** includes watersheds from public water supply reservoirs. *Data Source: MassGIS Data, MassDEP GIS Program, Outstanding Resource Waters, Updated: 10/24/2012. Accessed: September 2014.*

- **Zone II Water Supply Areas:** includes DEP designated Zone II aquifer protection areas. *Data Source: MassGIS Data – MADEP Wellhead Protection Areas Zone II , Updated: 7/9/14. Accessed: October, 2014.*

- **Land within 100-year floodplains:** includes FEMA 100 year flood zone. *Data Source: MassGIS Data - FEMA Q3 Flood Zones from Paper FIRMs, Updated: 11/12/13. Accessed: September, 2014.*

- **Wetlands, 100-foot buffer:** includes 100-foot buffer for wetlands and open water. *Data Source: MassGIS Data - DEP Wetlands (1:12,000), January 2009, Updated: 06/09/11. Accessed: September, 2014.*

- **Rivers, streams 200-foot buffer:** includes 200-foot River Protection Act buffer for rivers and streams. *Data Source: MassGIS Data - MassDEP Hydrography (1:25,000), March 2010, Updated: 03/15/2013. Accessed: September, 2014*

- **Biomap 2 Core Habitat:** includes core wildlife habitate areas. *Data Source: MassGIS Data - BioMap2 , Updated: 2/28/11. Accessed: October, 2014.*

<u>**Data Layers Removed From PPAs**</u>
The following areas were removed from the PPA areas, because they were already protected or already developed:

- **Protected Lands:** includes lands recorded as protected or recreational open space.
  Data Source: *MassGIS Data - Protected and Recreational OpenSpace, Updated: 08/19/2014. Accessed: September, 2014.*

- **Developed Lands**:   includes land use classifications: Cemetery, Commercial, Golf Course, High Density Residential, Industrial, Junkyard, Low Density Residential, Marina, Medium Density Residential, Mining, Multi-Family Residential, Powerline/Utility, Spectator Recreation, Transportation, Urban Public/Institutional, Very Low Density Residential, and Waste Disposal**.**
  Data Source: *MassGIS Data - Sanborn Land Use (2005), Updated: 06/05/09. Accessed: September, 2014.*

- **Open Water:**
  Data Source: *MassGIS Data - DEP Wetlands (1:12,000), January 2009, Updated: 06/09/11. Accessed: September, 2014.*

Other Important Areas for Protection or Limitations to Development

- **Climate Resilient Landscapes:** Areas of complex topography and intact connections to neighboring habitat that are expected to be most resilient to climate change.

  Includes resilient sites for terrestrial species conservations. Resilient landscapes are those with a large capacity to adapt and recover from disturbance. In this analysis, resilient areas combine topographic complexity with intact connections to neighboring habitat. To ensure representation across geophysical settings that drive biodiversity (combinations of elevation and bedrock such as limestone valleys, granite mountains, sandplains, etc.), sites with the highest resilience scores within each setting were identified. Protecting the most resilient sites within each setting will help protect biodiversity by offering plants and animals the greatest number of habitat options within a short distance, and the ability to move and adjust their ranges, in the face of disturbance and a changing climate.
  Data Source: *The Nature Conservancy, 2014.*