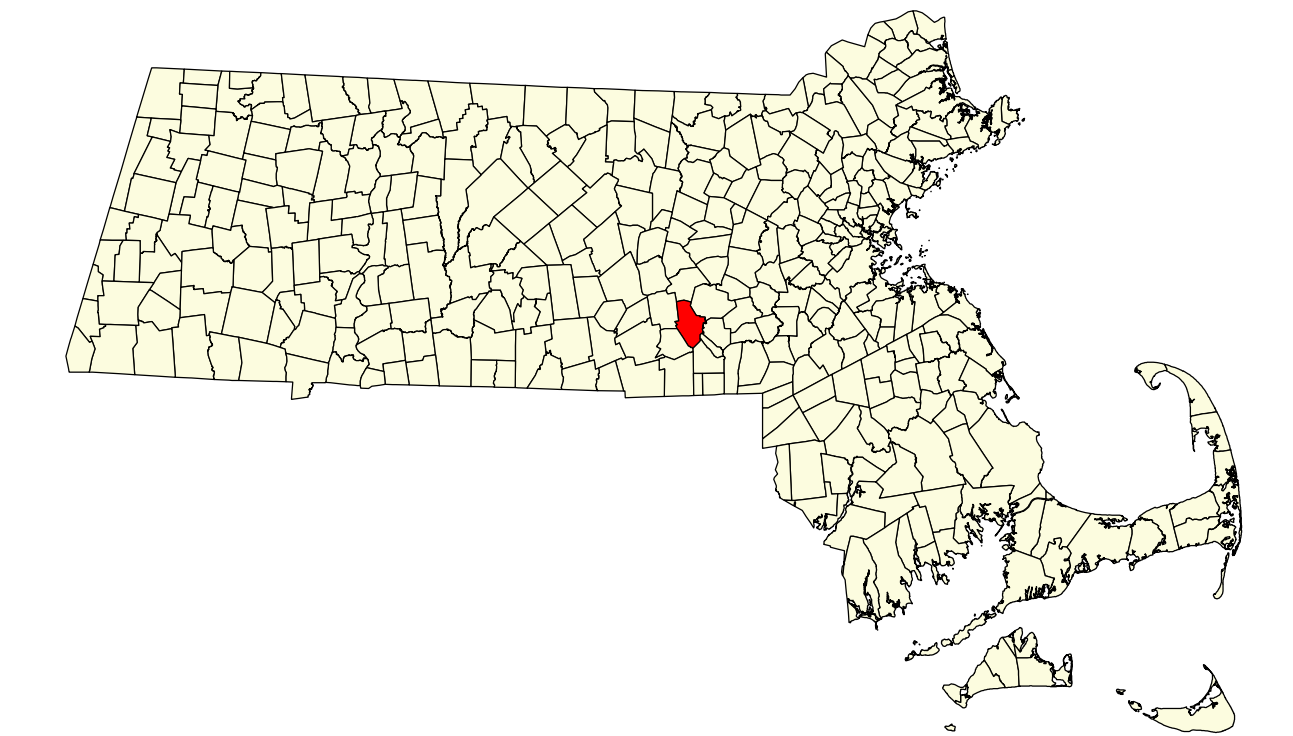


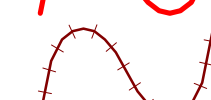
TOWN OF UPTON COMPOSITE DEVELOPMENT

MAP 3 July 2000

The information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis.
 Produced by the Central Massachusetts Regional Planning Commission GIS Center.
 35 Harvard Street, Second Floor, Worcester, MA 01609-2801

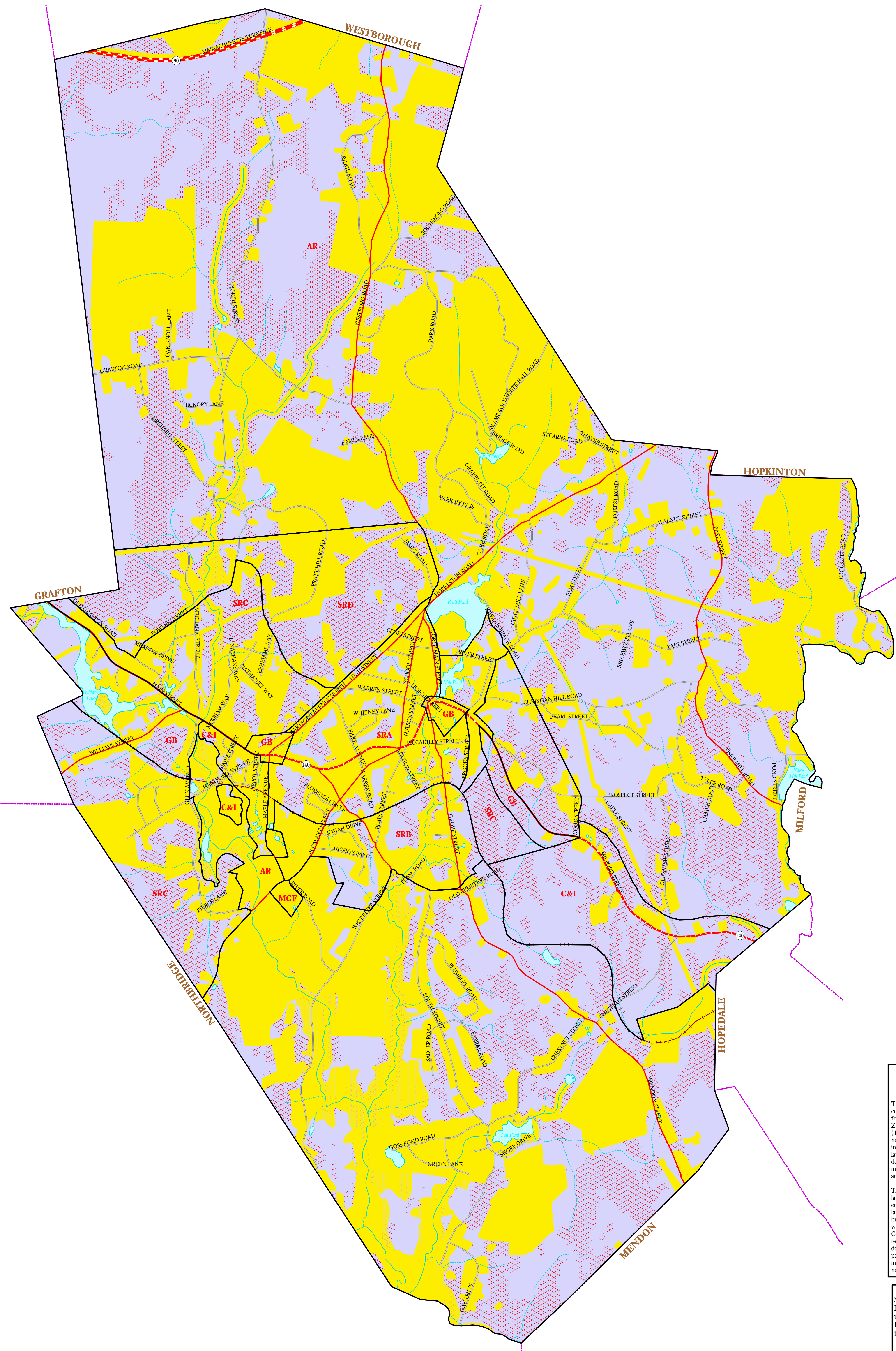


Legend

-  Towns
-  Zoning
-  Future Developable Land
-  Absolute Development Constraint
-  Partial Development Constraint
- Hydrography**
-  Stream
-  Intermittent Stream
-  Water Bodies
- Roads**
-  Local
-  Interstate
-  Arterial
-  Collector
-  Rail

Zoning District Description

Zone Code	District	Percentage
SRA	Single Residential A	3.62
SRB	Single Residential B	2.87
SRC	Single Residential C	8.27
SRD	Single Residential D	4.66
AR	Agricultural Residential	74.08
GB	General Business	2.30
C&I	Commercial and Industrial	4.13
MGF	Municipal Government	.09



SUMMARY BUILDOUT STATISTICS (New Development and Associated Impacts)

Developable Land (sq. ft.)	30,979,872
Developable Land (acres)	7,112
Total Residential Lots	2,713
Total Residential Units	2,713
Comm./Ind. Buildable Floor Area (sq. ft.)	4,227,962
Residential Water Use (gallons per day)	502,639
Comm./Ind. Water Use (gallons per day)	317,097
Municipal Solid Waste (tons)	4,041
Non-Recycled Solid Waste (tons)	2,446
New Residents	6,701
New Students	1,547
New Residential Subdivision Roads (miles)	66.3

- Notes:
- "Residential Water Use" is based on 75 gallons per day per person.
 - "Comm./Ind. Water Use" is based on 75 gallons per 1,000 square feet of floor space.
 - "Municipal Solid Waste" is based on 1,206 lbs per person per year.
 - All waste estimates are for residential uses only.
 - "Non-Recycled Solid Waste" is a subset of Municipal Solid Waste and is based on 730 lbs per person per year ending up in a landfill or incinerator.
 - The number of "Residents" at buildout is based on the persons per household figure derived from the 1990 US Census.
 - The number of "Students" at buildout is based on a student per household ratio taken from 1990 US Census data.
 - "New Residential Subdivision Roads" are based on the assumption that 60% of the new residential lots will have required frontage on new subdivision roads.

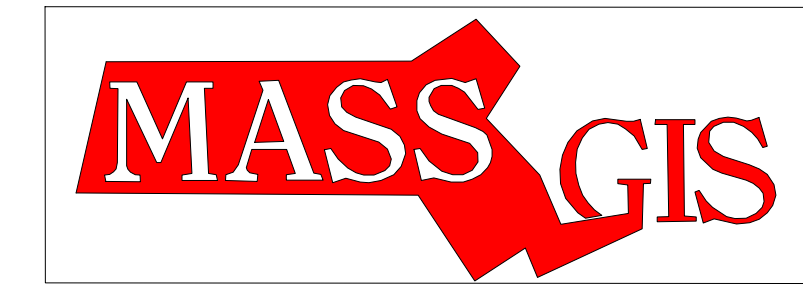
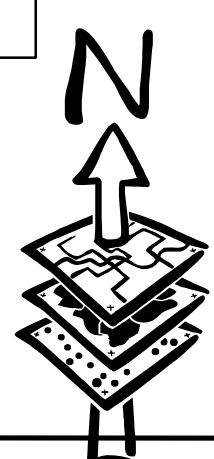
Methods

This build-out analysis is used to determine the potential amount of new development based on a community's current zoning regulations and developable land. Existing digital data are gathered from various sources including the community, MassGIS, MassHighway, and federal agencies. Zoning, open space, land use, hydrography, wetlands, River Protection Act buffers, Caden hill buffers (if applicable), flood plains, slope, orthophotography (digital aerial photographs), rail lines, road networks and political boundaries are verified and updated. Additional layers are created, including miscellaneous lands determined to be undevelopable, development since the date of the latest land use coverage, and approved subdivisions since the date of the orthophotography. The developed land information is derived by aggregating categories in the land use layer; these include spectator and water-based recreation, residential, commercial, industrial, transportation, and waste disposal.

The GIS analysis consists of first subtracting land not available for development. The amount of land available for development is shown on Map 2 by zoning district and depicts land with environmental limitations for development, such as steep slopes and river buffers. The developable land is aggregated to create Map 3, which is a composite of all coverages and factors used in the buildout analysis. To determine the number of future buildable residential lots, a formula is used which considers density permitted by zoning, land needed for roads, and odd shapes of lots. Commercial and industrial floor space is determined using an "effective floor area ratio" (EFAR) technique. For each commercial and industrial district, the amount of potential floor area is determined based upon current setback requirements, height limitations, maximum lot coverage, and parking requirements. Map 3 contains a summary table showing interesting facts from the analysis, including new residential lots, additional commercial and industrial floor space, new residents, new school children, and water required to support this development.

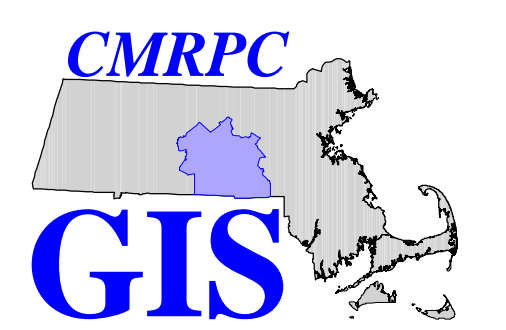
Source data:
 New land use and zoning were developed by CMRPC. Subdivisions and miscellaneous undevelopable lands were developed by CMRPC and the Town of Upton. River Protection Act buffers were developed by CMRPC. Roads are derived from the road inventory files at MassHighway. All other data are from MassGIS.

3000 0 3000 Feet



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Massachusetts Executive Office of Environmental Affairs - 2000



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