



GUIDANCE IN CONSIDERING LAND FOR HOUSING DEVELOPMENT

Key considerations when determining the feasibility of land for housing development.

1. PUBLIC ROAD ACCESS

Does the parcel have access over a public or private road, or could access be acquired?

2. SEWER OR SEPTIC CAPACITY

If the parcel is not on public sewer and ledge is visible, it may be difficult to introduce septic to the site.

3. PUBLIC WATER OR WELL CAPACITY AND WATER QUALITY

4. ACCESS TO UTILITIES

5. ENVIRONMENTAL REVIEW

If there are environmental constraints (e.g., steep slopes, wetlands or ledge) is there enough buildable land to accommodate these concerns?

6. ENDANGERED SPECIES: PRIORITY & ESTIMATED HABITATS CLEARANCE

<https://www.mass.gov/service-details/regulatory-maps-priority-estimated-habitats>

7. ZONING DESIGNATION

Multi-family housing in most of our communities requires Chapter 40B for permitting, yet understanding the zoning can help in assessing the project complexity in town.

8. ACCESS TO PUBLIC TRANSIT

While this does not have to be a “deal breaker,” locating affordable, multi-family housing near public transit follows smart growth planning principles and ultimately makes the housing more affordable for low income people.

9. PROXIMITY TO SERVICES AND COMMERCE

Similar to public transit, locating affordable, multi-family housing near services and commerce makes the housing more affordable to low income people.