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](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.