

From: [Andrew Loew](#)
To: [Matt Franz | CMRPC](#); j.hager@town.sutton.ma.us; mccgoldrickc@graffton-ma.gov; [Matthew Benoit](#)
Cc: [Trish Settles | CMRPC](#); [Wenzheng Wang | CMRPC](#)
Subject: RE: CMRPC Regional Buildout Pilot Project Kickoff Meeting - Monday October 17th @ 11AM
Date: Monday, October 17, 2022 12:58:13 PM
Attachments: [image003.png](#)
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Hi all,

Following up on our conversation this morning, here's a brief synopsis of the buildout scenarios as described in the grant application to EOEEA:

- **Full Buildout:** The purpose of a build-out analysis is to show a community, based on current zoning and existing development constraints, how much land is available for development, what type of development can occur, and how much commercial and residential growth can occur. CMRPC will project the maximum amount of development allowed under current zoning in the three pilot communities. This analysis will be limited to a set of fixed development constraints, such as permanently protected open space, and constraints will be verified with planning stakeholders from each municipality. This process will require certain strategic simplifications of zoning regulations, which will enable CMRPC to create a replicable process that might be applied in the future across any of the towns in the CMRPC region. The final analysis will quantify attributes such as population change, total impervious surface coverage, and future water use based on assumptions about resources and land use.
- **Scenario 1:** What if the population grows according to 2022 Mass DOT population estimates?
 - MassDOT has retained UMass Donahue Institute to coordinate statewide population, employment, and labor force projections based on high-level zoning constraints, which will be available in Winter 2022. This scenario will illustrate the impacts of that level of development on a given community.
- **Scenario 2:** What if towns prioritize climate change resilience?
 - CMRPC will modify the build-out zoning constraints to enable Open Space Residential Development town-wide and to include wider wetland and floodplain buffers for new development.
- **Scenario 3:** What if towns prioritize equitable housing development?
 - CMRPC will modify the build-out zoning constraints to enable multi-family development in an overlay district at a fixed density level. CMRPC will set the density level based on the existing community typography (rural, small town, suburban growth, urban). MBTA communities would have the district density, size, and location set according to new draft guidelines under Section 3A of MGL c. 40A.
- **Scenario 4:** What if towns followed Sustainable Development principles?
 - CMRPC will modify the build-out zoning constraints to simulate up-zoning in certain areas and priority development areas and down-zoning or restricting future development on open space parcels or those near critical natural resources and priority preservation areas.

Best,

Andrew

From: Matt Franz | CMRPC <mfranz@cmrpc.org>

Sent: Friday, October 14, 2022 1:19 PM

To: j.hager@town.sutton.ma.us; mcgoldrickc@graffton-ma.gov; Matthew Benoit <mbenoit@douglas-ma.gov>

Cc: Trish Settles | CMRPC <tsettles@cmrpc.org>; Andrew Loew <aloew@cmrpc.org>; Wenzheng Wang | CMRPC <wwang@cmrpc.org>

Subject: CMRPC Regional Buildout Pilot Project Kickoff Meeting - Monday October 17th @ 11AM

Hi everyone,

I hope your day is going well so far.

You should have gotten a Microsoft calendar invite from me for our meeting on the 17th. The invite included the Zoom information for the meeting which I've included at the bottom of the email as a precaution.

Attached to this email is a Word doc for you to look over listing out the initial constraints being considered for the standard buildout scenario. This list was created based on what was used during the 1999-2001 statewide buildouts.

We'll be going over this list on Monday along with any questions you might have about them. Please feel free to also suggest other features we may want to consider as potential absolute and/or partial constraints.

Below is the agenda planned for Monday's meeting. Feel free to reach out if you have any questions about it.

Agenda

1. Welcome Intros
2. Project Background, Purpose and Overview
 - a. Funding
 - b. CMRPC Roles and Responsibilities Expectations
 - c. Town Roles and Responsibilities Expectations
 - d. Timeline
 - e. Deliverables
3. Buildout purpose
4. Constraints
5. Scenarios

Thanks in advance for your help and time.

Matt

Matthew Franz, GISP - GIS Analyst
CMRPC

One Mercantile Street, Suite 520

Worcester, MA 01608

Email: mfranz@cmrpc.org

Phone: 774-314-1705

Fax: 508-792-6818