

# TOWN OF WEST BOYLSTON BUILDOUT MAP

June 1999

## FIGURE

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,  
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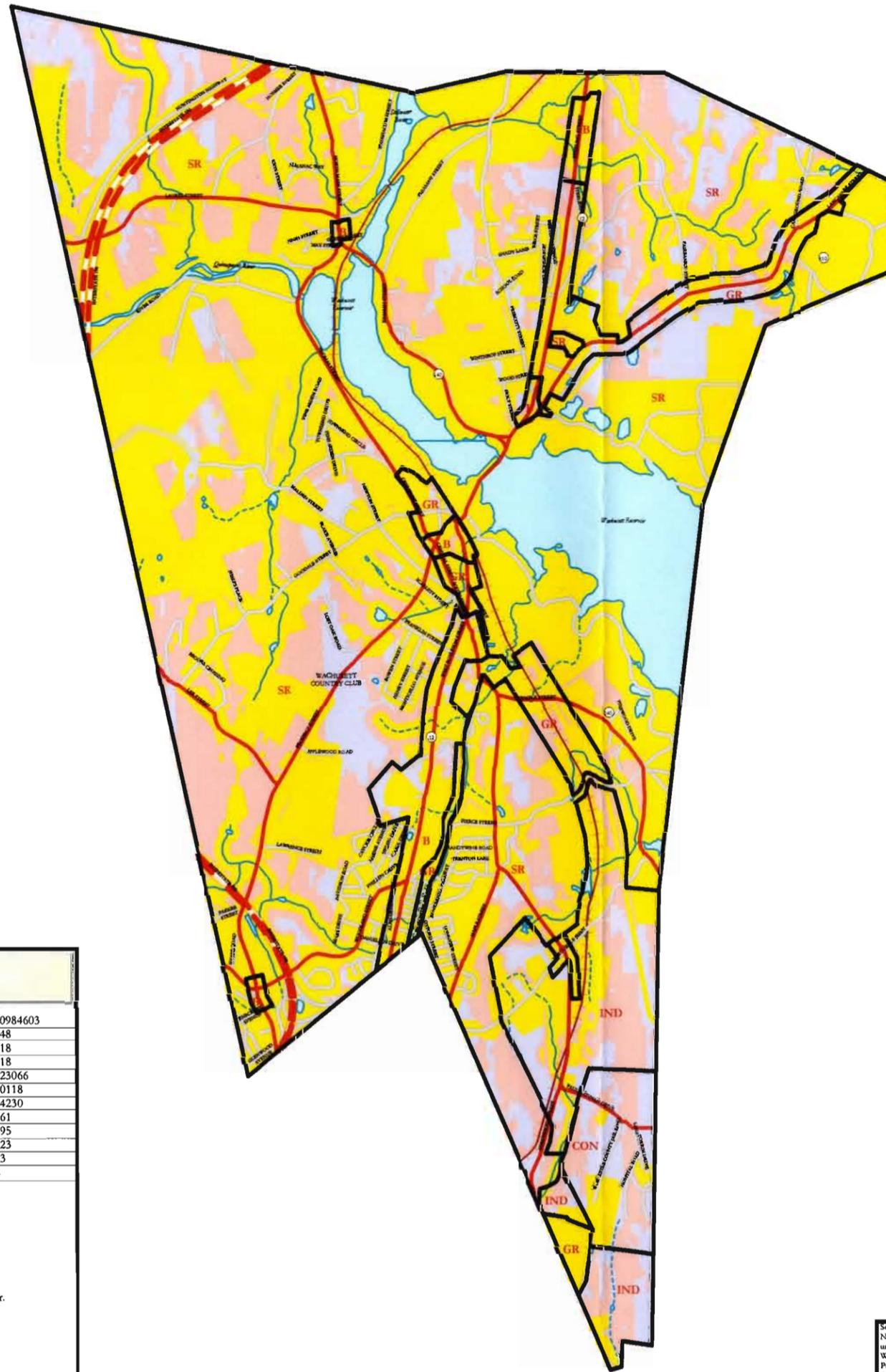
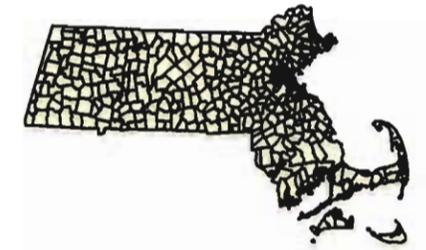


FIGURE 4 - 1999 Build-out Map

### Legend

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



1000 0 1000 Feet



### SUMMARY BUILDOUT STATISTICS (New Development and Associated Impacts)

Developable Land (sq.ft.)	110984603
Developable Land (acres)	2548
Total Residential Lots	1318
Total Residential Dwellings	1318
Comm./Ind. Buildable Floor Area (sq. ft.)	3523066
Residential Water Use (gallons per day)	580118
Comm./Ind. Water Use (gallons per day)	264230
Municipal Solid Waste (tons)	1961
Non-Recycled Solid Waste (tons)	1395
New Residents	3823
New Students	593
New Roads (miles)	18

- Notes:
- "Residential Water Use" is based on 440 gallons per housing unit per day.
  - "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 external demographic estimates.
  - "New Roads" are based on the assumption that 60% of the new residential lots will have required frontage on new subdivision roads.

Source data:  
New land use and zoning were developed by CMRPC. Subdivisions and miscellaneous undevelopable lands were developed by CMRPC and the Town of West Boylston. Wetlands were developed by the Massachusetts Department of Environmental Protection under the Wetlands Conservancy Program. Cohen Bill protection were developed by Metropolitan District Commission, River Protection Act buffer were developed by CMRPC. Roads are derived from the road inventory files at MassHighway. All other data are from MassGIS.