

LAND USE SUITABILITY MAP

Based on priorities established by citizens of Holland, the Land Use Suitability Map identifies areas and natural resources that require increased protection from future development. The map provides a useful framework for guiding future land use decisions by town committees and officials. These decisions may involve:

- Purchasing or obtaining the development rights to parcels of land that protect critical natural resources, such as historic sites, recreational areas, water resources, and wildlife habitat.
- Revising the Town's zoning bylaw and zoning map to provide a higher level of protection for Brimfield's unique historic and natural resources.
- Creating incentives for new development models, such as open space communities, that protect open space lands and preserve the rural character of the Town.
- Locating municipal infrastructure and services in areas best suited for future commercial and residential development.

In addition to providing a framework for resource protection, the map identifies land in Holland that is absolutely constrained (land that is not available for future development) and land that is potentially available for future commercial and residential development. In this respect, the Land Use Suitability Map provides a useful "snap shot" of Holland's current level of land development and its potential for supporting future development.

Land Use Recommendations

The land use recommendations indicated on the map are based on goals established by the Holland Open Space and Recreation Planning/Community Development Planning Committee. The Committee's goals are based on priorities established by citizens of Holland at a public forum held on November 19, 2003. The Committee established the following four goals:

Goal 1: Protect present and future water resources.

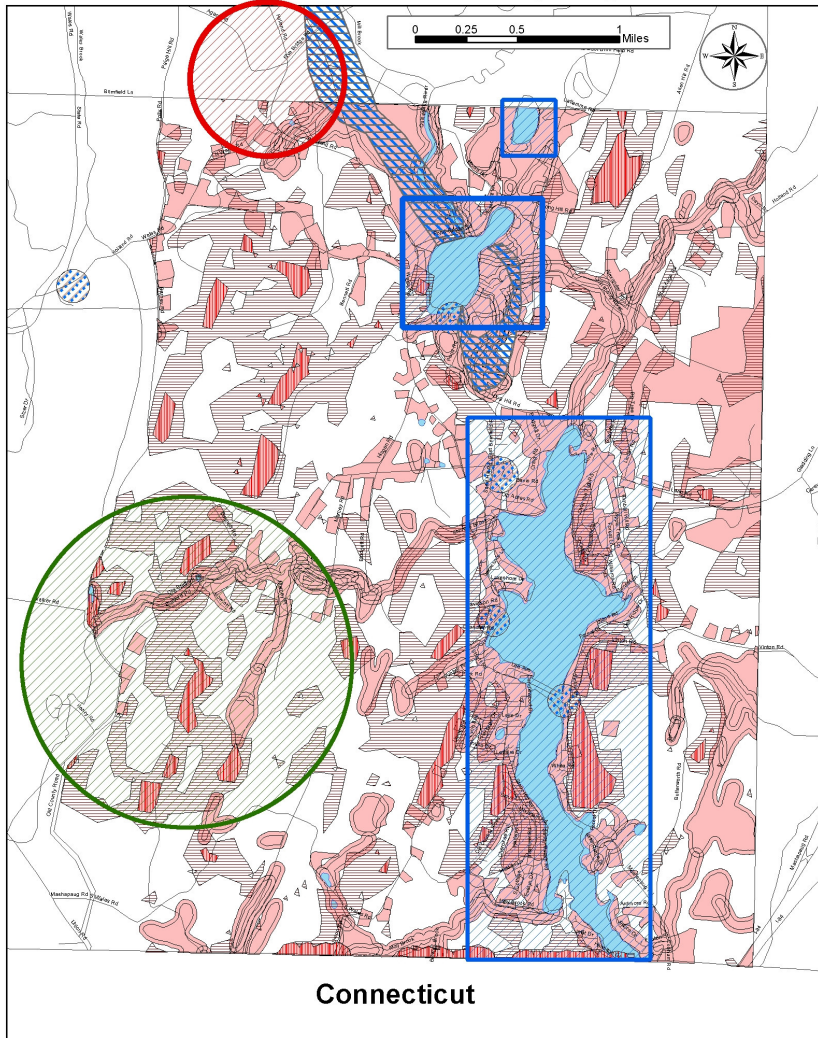
Goal 2: Provide recreational opportunities for residents

Goal 3: Provide wildlife habitat

Goal 4: Preserve the town's rural character, natural areas, scenic views, and historic sites.

A detailed description of these goals and can be found in the Goals and Objectives Chapter of the 2004-2009 Holland Open Space and Recreation Plan.

Town of Holland, Massachusetts Community Development Plan Land Use Suitability Map



Land Use Recommendations

- Acquire linking parcels of open space land to create wildlife corridor
- Establish Lake/Pond Overlay District / Acquire open space lands to reduce future development adjacent to Hamilton Reservoir
- Acquire permanent protection for parcels over aquifer

| Legend | |
|--------|--|
| | Roads |
| | Absolutely Constrained Lands |
| | Potentially Developable Lands |
| | Prime Farmland Soil |
| | Interim Wellhead Protection Area |
| | Slope 15% - 25% |
| | Slope > 25% |
| | Median Yield Aquifer (100 - 300 GPM) |
| | Water Body |

Map Sources

Map produced by the Office of Geographic Information and Analysis, University of Massachusetts, Amherst.

Roads, prime farmland soil, water body, aquifer, and slope data provided by MassGIS. Zone II wellhead protection area data provided by EOEI buildout maps and analysis.

The absolutely constrained data layer includes national wetlands inventory wetlands; 100 foot buffer area around wetlands, rivers, ponds, and other water bodies; 200 foot buffer areas around rivers; areas with slopes greater than 25 percent; and permanently protected open space areas.

The potentially developable lands were identified by subtracting the absolutely constrained lands from the total land area of the town.

March 22, 2004

