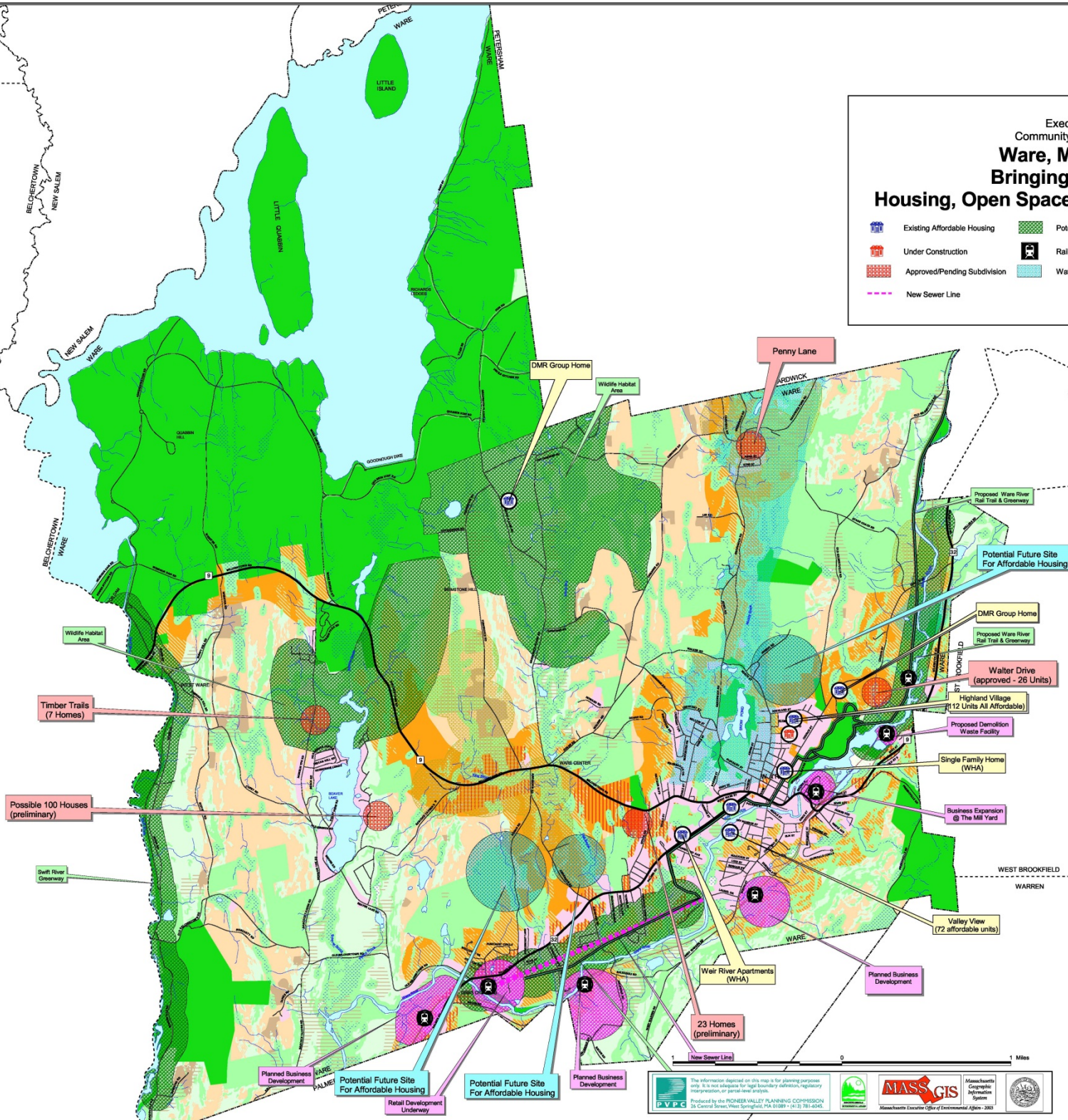


Executive Order 418
Community Development Project
Ware, Massachusetts
Bringing It All Together
Housing, Open Space, & Economic Development

- Existing Affordable Housing
- Potential Open Space
- Potential Economic Development Site
- Under Construction
- Rail / Train Potential
- Potential Site For Affordable Housing
- Approved/Pending Subdivision
- Water Supply Protection Area
- Farmland Preservation
- New Sewer Line
- Ware River Rail Trail



Land Suitability For Community Development	
1a. Protected From Development	A. Open Water
	B. Existing Protected Open Spaces
	- Protected Lands
	- Government-owned Lands
	- Institutional Lands
	- Private Lands
1b. Developed Lands	C. Existing Developed Lands
2. Land Suitable for Protected Open Space	All Lands, not in Category 1, but including:
May be overlapped by Active Farmland (AF)	A. Resource Areas
	- 100 year Flood Plain
	- DEP Zone 1
	- Wetlands (plus 100 foot buffer)
	- Rivers Protection Act (100 foot buffer, inner riparian zone)
	- Steep Slopes (over 25%)
	B. Existing Open Spaces with Limited Protection
	- Government-owned Lands
	- Institutional Lands (Schools, hospital land, colleges, etc.)
	- Private Lands (Chapter 61A and 61B lands)
3. Land Suitable for General Development (Affordable Housing, Mixed Use, Commercial Development)	Undeveloped, unreserved lands within any of the following (single buffers to be established showing lands within):
May be overlapped by Sustainable Areas (SA), Active Farmland (AF) or Industrial/Commercially Zoned (IC)	Services:
	- 1/4 mile of water line
	- 1/4 mile of sewer line
	- 1/4 mile of public transit line
	- 1/2 mile of an interstate (or similar) exchange (juncture)
	Planes, (juncture or polygon)
	- 1/4 mile of major employment/center
	- 1/2 mile buffer of town centers
	- 1/4 mile buffer of village centers
	- 1/4 mile buffer of other community-designated areas
4. Sustainable Lands Suitable for Low Intensity Use	All undeveloped & unreserved lands within:
Cross-hatch where overlapping of other classifications occur	- DEP Approved Zone 2
	- Buffer Protection Overlay Zones
	- Interim Wetland Protection Areas
	- Non-Taxation/Community Water Supply Buffers
	- Steep Slopes (15% - 25%)
	- PV Regional Greenways Priority Areas
	- Channel Encouraged/In-stream Greenways
	- Non-DEP Run & Endangered Species Habitat
	- Outstanding Water Resource Watersheds
5. Active Farmland	- Land presently in active agriculture
Total color denotes farmland not classified in 1 - 4. Hatching of the same color denotes overlap of active farmland on other classifications.	
6. Land Suitable for Potential Economic Development	Undeveloped, unreserved, unconstrained lands within:
Hatched color denotes overlap with other land classified in 1 - 5	- Existing Industrial Park
	- Designated Economic Opportunity Area
	- Shovel-ready Sites
	- Existing Vacant/Underdeveloped Industrial/Commercial Sites
	Undeveloped, unreserved, unconstrained lands not within Categories 1 - 6 that is zoned for Industrial or Commercial Use
7. Remaining Lands: Land Suitable for General Development	All remaining lands not included in Categories 1 - 6

