

Growing Locally Open Space, Farms & Housing: Is There Room for All?

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Acton Town Hall

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Citizen Planner Training Collaborative

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Middlesex Conservation District

A not for profit environmental agency dedicated to protecting soils and waters in Middlesex County.



Planner Training for Massachusetts

- Dept. Housing & Community Development
- UMass Center for Agriculture, Mass Association of Regional Planning Agencies
- Mass Chapter American Planning Association
- Mass Audubon
- Mass Association of Planning Directors



Shaping
the Future
of Your
Community

Assists the fastest-developing communities chart a more **sustainable future** through customized community workshops and direct assistance

Overview

- **Introduction**

Heidi Ricci, Mass Audubon, Shaping the Future of Your Community program

- **Status and Trends in Agriculture**

Jennifer Hashley, Director, New Entry Sustainable Farming

- **Nuts and Bolts of Land Conservation**

Kathy Sferra, Conservation Planner, Stow

- **Panel Discussion:** Local perspectives, strategies and success stories

Marianne Iarossi, Senior Planner, Framingham

William Naser, Chief Assessor, Framingham

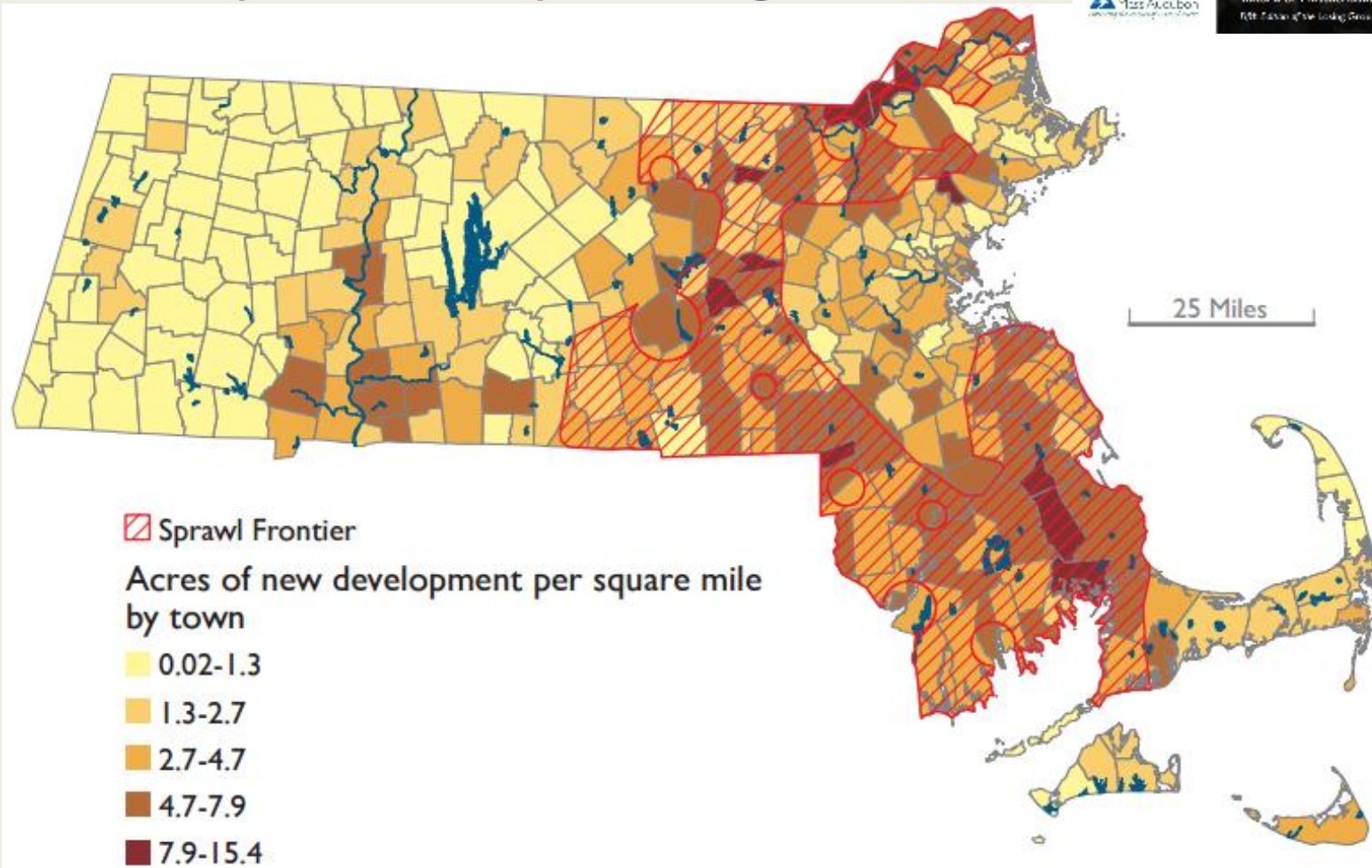
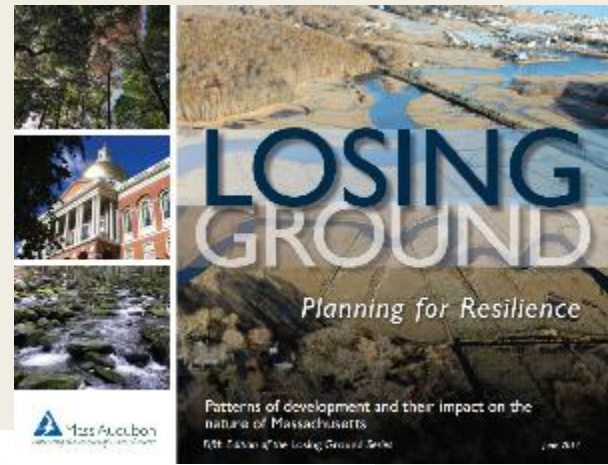
Peter Berry, Selectman and Community Preservation Committee, Acton

Tom Tidman, Natural Resource Director, Acton



What's the problem?

Development is sprawling



Natural and Agricultural Lands for Resiliency and Values

- Carbon sequestration
- Clean Water
- Food
- Flood prevention
- Habitat
- Tourism
- Recreation
- Health
- Property Values
- Quality of Life



Losing Ground

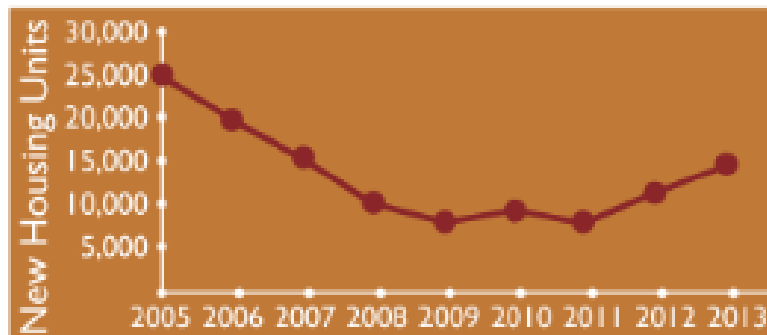
Recent Trends

During the period of 2005-2013,

13 acres of land per day were **developed** (on average).

41 acres of land per day were **protected** (on average).

The rate of development plummeted during the recent **Great Recession**. Lately, however, **new housing permits** are on the rise.



Planning for the Future

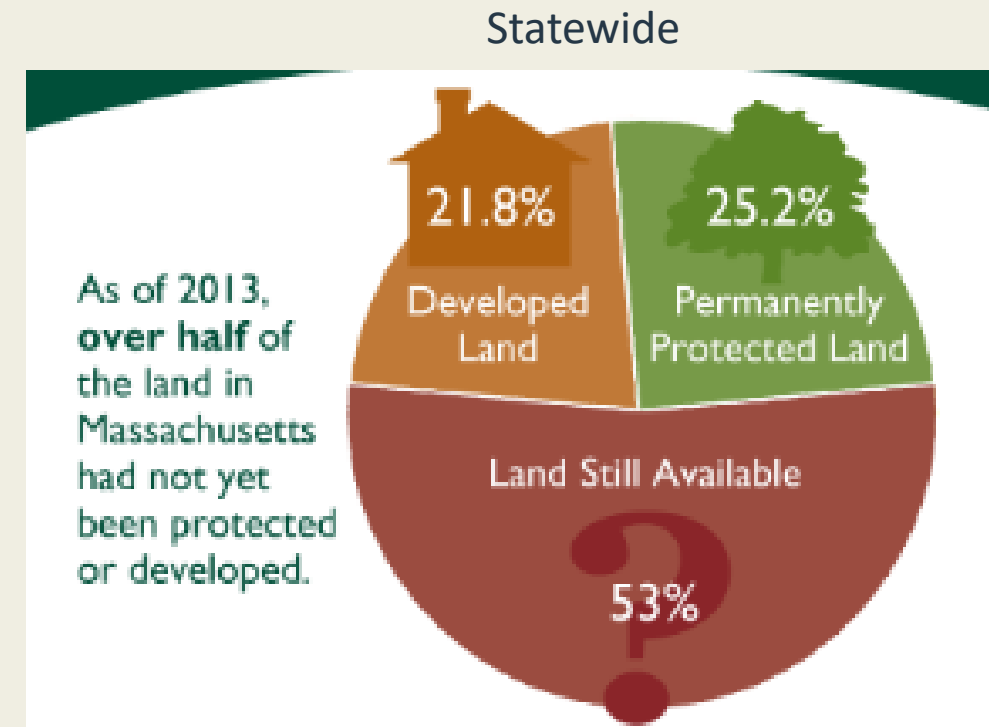
54% of the remaining unprotected land is of **high conservation value**.
(BioMap 2)

As development pressures increase, we can plan our land use for both a **strong economy** and a **safe, healthy environment**.

Land Use Trends In Middlesex County

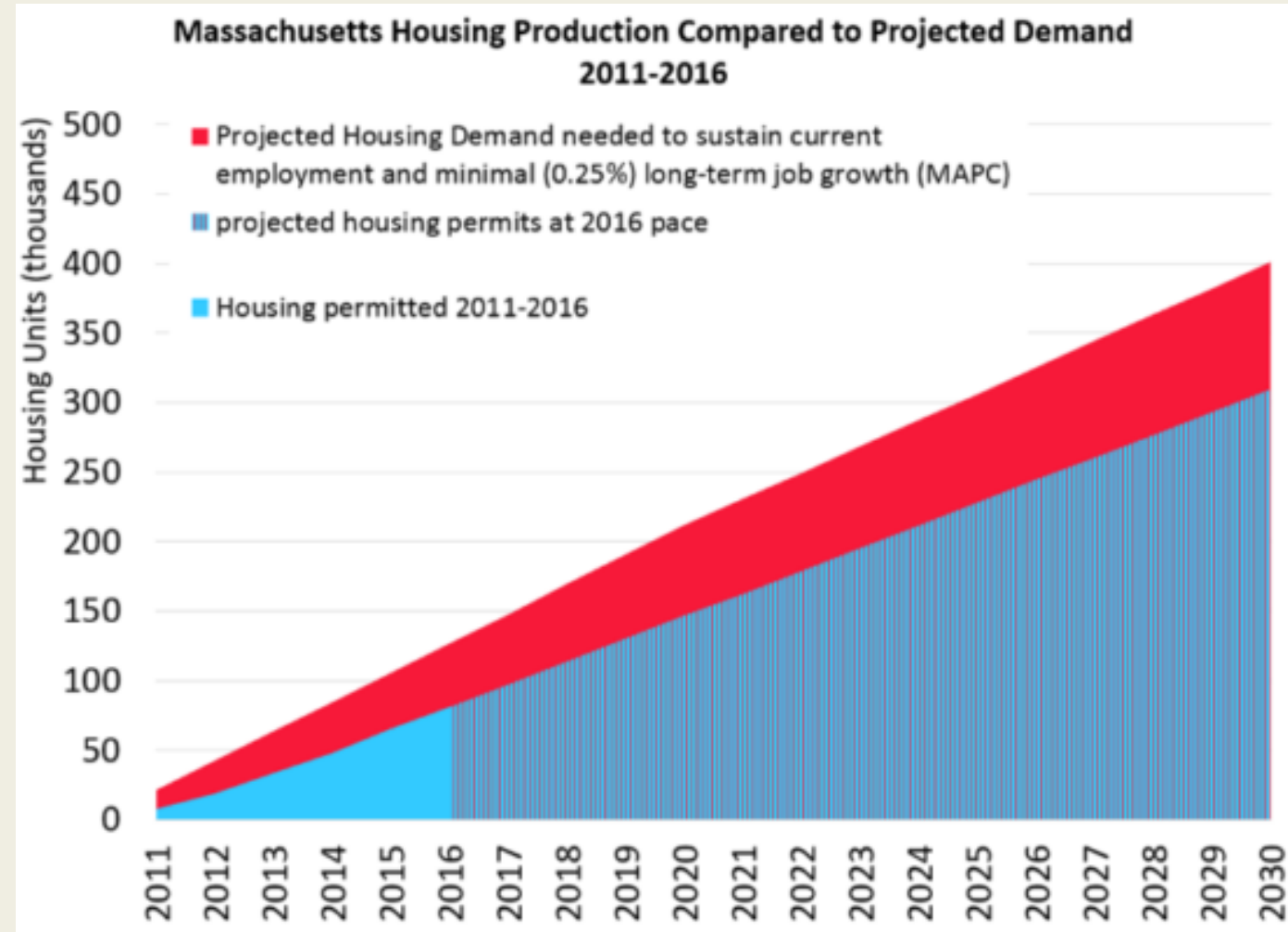
2005-2013

- Acres developed: 3300
- Acres protected: 8800
- Total land developed: 200,000 (37%)
- Total land protected: 101,000 (19%)

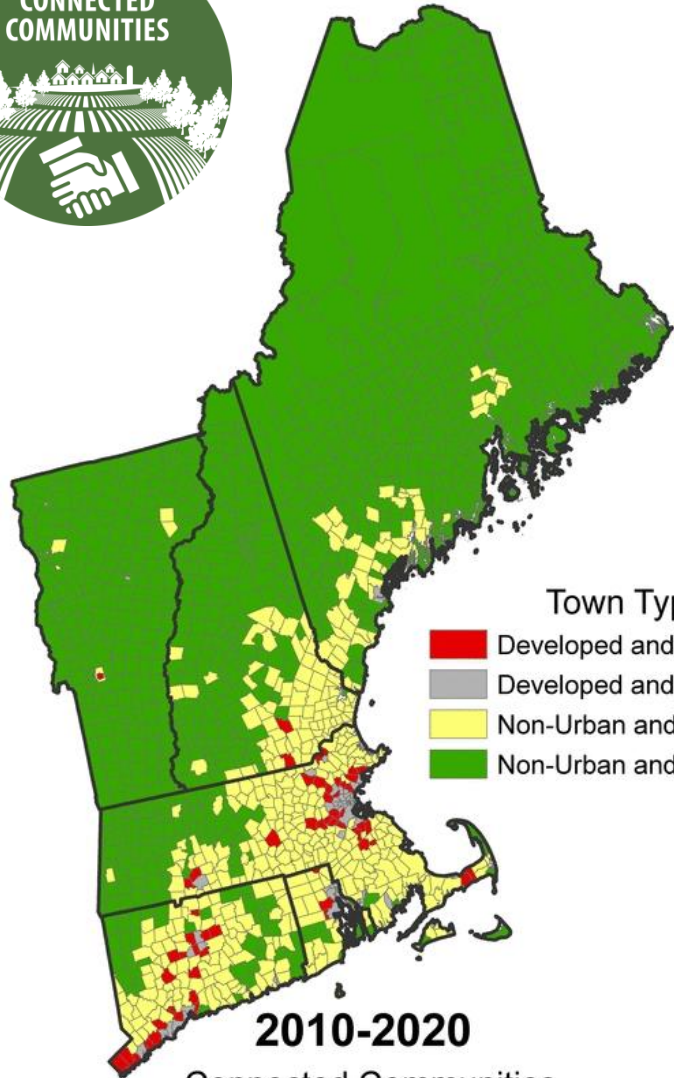


Housing Projections 2010 – 2040

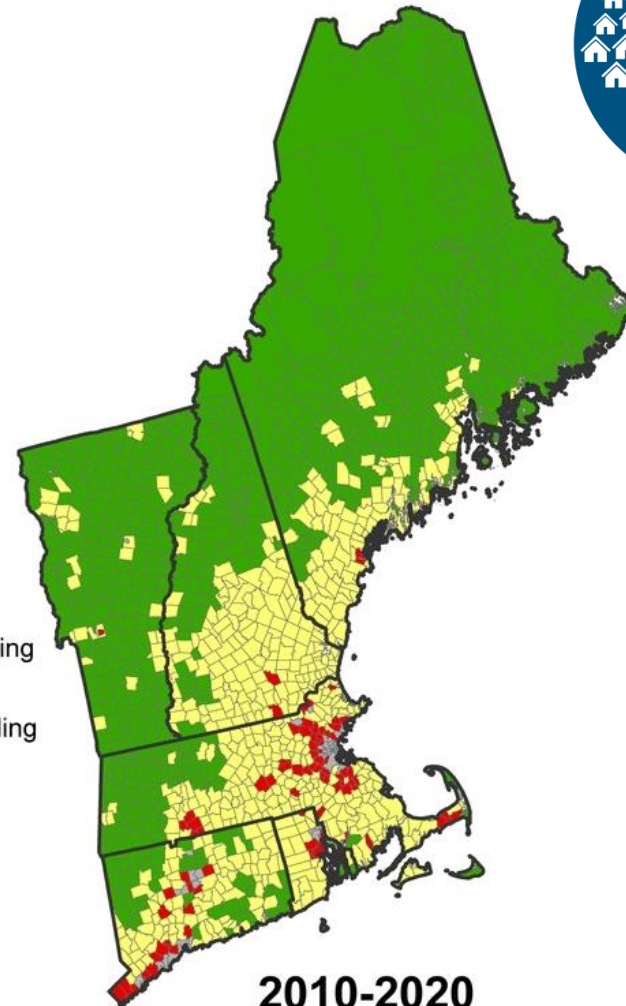
- 484,000 new housing units needed in Metro Boston area
- Current housing shortage 38,000
- Workforce housing needed – affordable and mid-range



Future Land Use Scenarios



2010-2020
Connected Communities



2010-2020
Growing Global

Town Type

- Developed and Sprawling
- Developed and not Sprawling
- Non-Urban and Sprawling
- Non-Urban and not Sprawling