



Town of Middleton

Planning Department

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Date: February 15, 2023
To: Select Board
From: Katrina O'Leary
RE: GLAM Calculations
Attachment: Maps and GLAM Calculation Spreadsheet
CC: Zoning Board of Appeals

Late last year, the Select Board authorized the Town to procure a GIS Consultant to assist the Town in determining whether it had protection, also known as "Safe Harbor," under Section 56.03 of 760 CMR; "Methods to Measure Progress Toward Local Affordable Housing Goals."

A decision by a board to deny a Comprehensive Permit shall be upheld if it is "consistent with local needs." This is defined under MGL Chapter 40A, Section 20:

"Requirements or regulations shall be consistent with local needs when imposed by a board of zoning appeals after comprehensive hearing in a city or town where (1) low or moderate income housing exists which is in excess of ten per cent of the housing units reported in the latest federal decennial census of the city or town or on sites comprising one and one half per cent or more of the total land area zoned for residential, commercial or industrial use...

The calculations found under Section 56.03 of 760 CMR are called "General Land Area Calculations" or "GLAM" for short. The goal was to determine if Middleton's Subsidized Housing Inventory (SHI) covered at least 1.5% of our total land area zoned for residential, commercial or industrial use.

Our current GIS consultant, CAI, was procured to perform these calculations. Attached you will find the resulting maps, aerial views, and calculations.

One caveat is that these calculations do not include any of our Group Homes due to privacy restrictions. The only way to obtain an updated accurate list of Group Homes from the state is to submit a request when the town has an active Comprehensive Permit application before them. However, the results show that Middleton is so far away from reaching the needed 1.5% SHI figure, that it is incomprehensible that the Group Homes would bring us close to that figure; e.g; in order to reach the needed 1.5% figure, it is estimated that we would need 90 acres of Group Homes. I have run the calculations using our best estimate of the locations of existing Middleton Group Homes with assistance from the Assessor and the change is negligible.

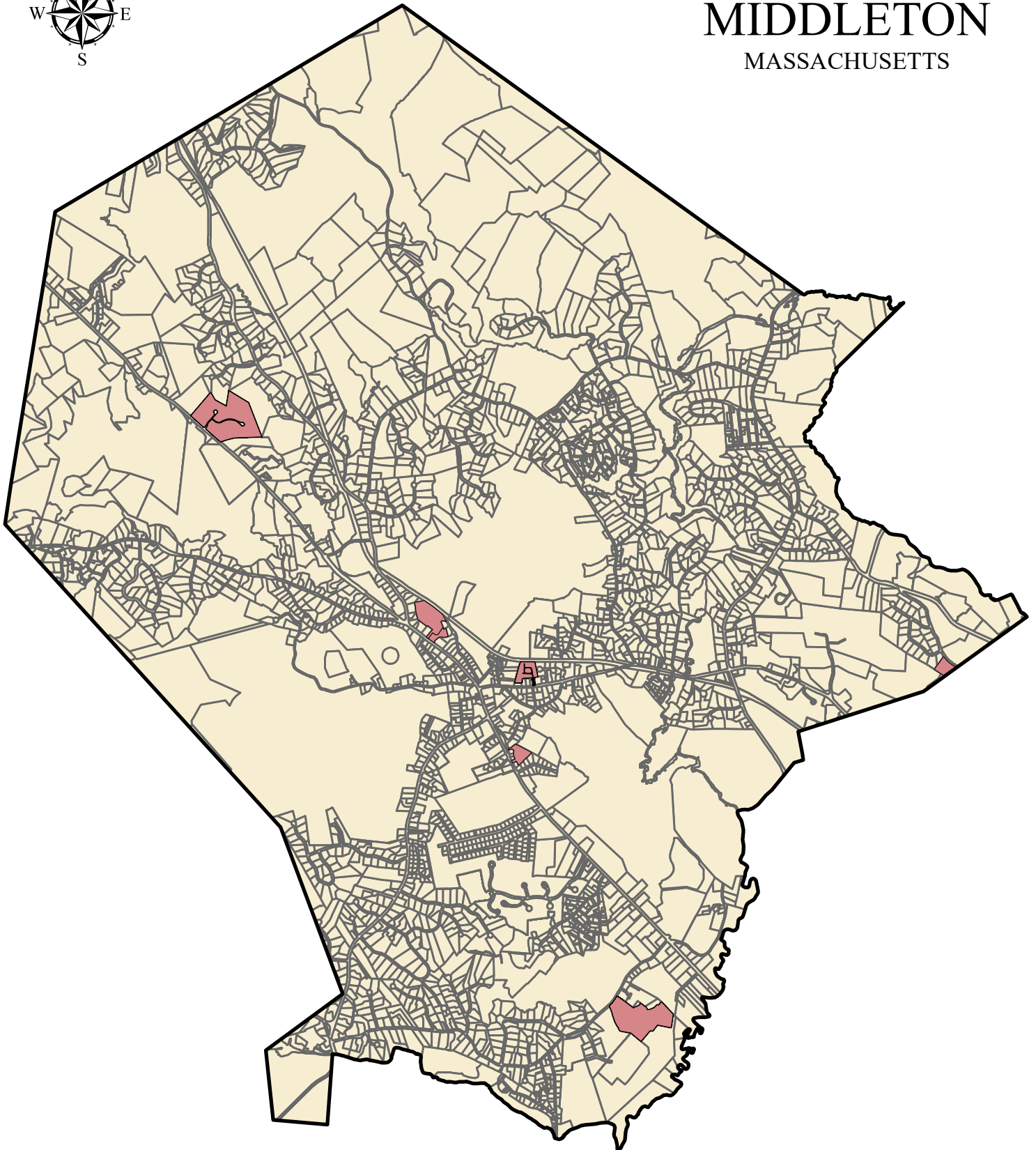
A second caveat is that Middleton does not yet have GIS data discerning between public and private roads. To err on the side of caution, we asked that all roads be excluded from the Total Land Area (GLAM requirements ask that only public roadways be excluded from the total land area used for the final calculation). Even with the help of excluding private roadways, Middleton's final figure came to 0.16% which is roughly 10% of the 1.5% threshold set by the state.

Therefore, Middleton can safely rule out any "Safe Harbor" protection using the General Land Area Calculation.




DHCD_ID	Proj Name	Address	SHI_Units	Tenure	Num Parcels	TotUnits	Lot Units	GIS Number	LOC_ID	ac_p_unit	eligible_area	pct_eligible	prorated_area	req lot area	SHI_area	TOTAL LAND AREA (Acres)	6757.582
1973	n/a	Orchard Circle	54	Rental	1	54	54	0025-0000-0031	F_787624_3040563	0.459	3.02846	1	3.02846	24.786	3.02846	TOTAL SHI AREA (Acres)	11.36934082
1974	n/a	Memorial Dr(or Locust	12	Rental	1	12	12	0021-0000-0007	F_798220_3042720	0.918	1.20523	1	1.20523	11.016	1.20523	Results (Acres)	0.001682457
1975	Middleton House	59 North Main St.	11	Rental	1	11	11	0017-0000-0097A	F_785715_3043589	0.459	0.636587	1	0.636587	5.049	0.636587	Results (%)	0.168245695
3809	Oak Knoll	61 North Main St	48	Rental	1	48	48	0017-0000-0097	F_785382_3043973	0.459	3.349249	1	3.349249	22.032	3.349249		
9754	Maple St Condos	Sheldon Cir	6	Ownership	1	24	24	0025-0000-0170	F_787786_3042505	0.459	3.688649	0.25	0.92216225	11.016	0.92216225		
10300	Riverview Park	Peaslee Cir *	6	Ownership	1	48	48	0032-0000-0005	F_791039_3034062	0.918	8.011414	0.125	1.00142675	44.064	1.00142675		
10308	Cranberry	CranberryLn/WhiteCedarDr	4	Ownership	1	42	42	0010-0000-0006	F_780272_3048622	0.918	12.875384	0.095238	1.22622582	38.556	1.226225821		



PARCELS & SHI SITES
MIDDLETON
MASSACHUSETTS



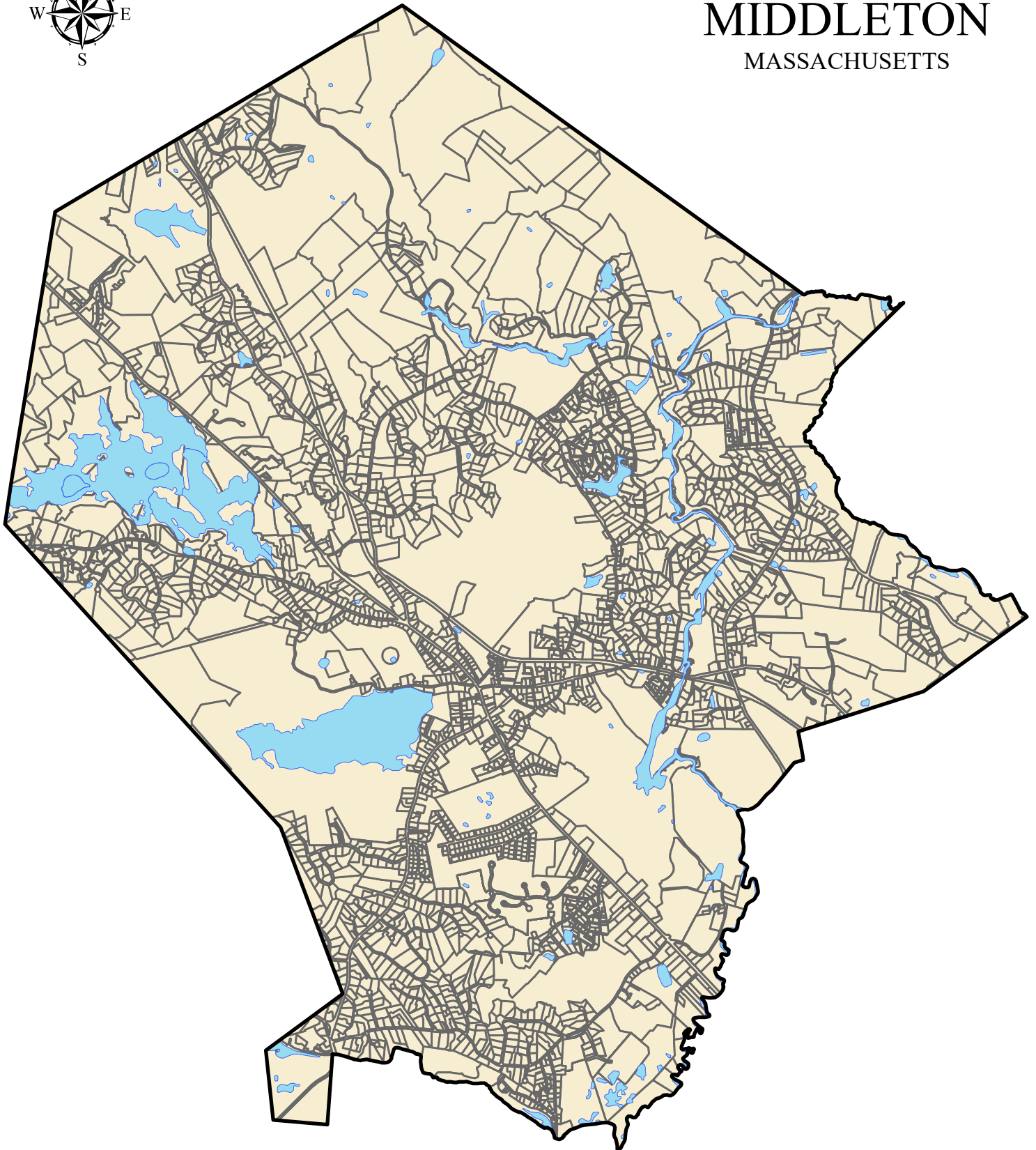
LEGEND

-  GLAM_Middleton_Boundary
-  GLAM_Middleton_SHI_Sites
-  GLAM_Middleton_Parcels




0 0.25 0.5 1 Miles
SCALE = 1:40,000



WATER BODIES
MIDDLETON
MASSACHUSETTS



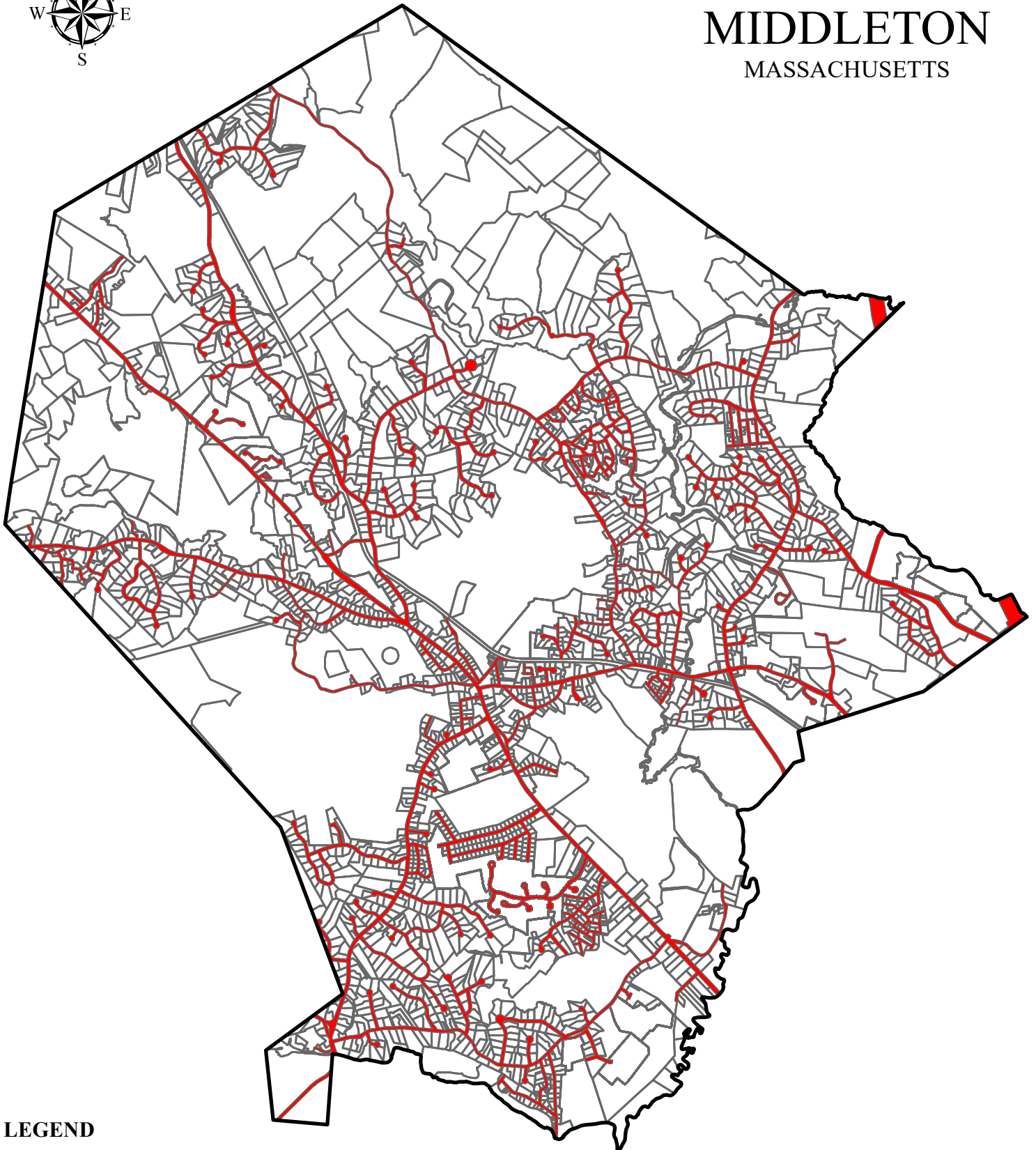
LEGEND

-  GLAM_Middleton_Boundary
-  GLAM_Middleton_Water
-  GLAM_Middleton_Parcels




0 0.25 0.5 1 Miles
SCALE = 1:40,000



Rights-of-Way
MIDDLETON
MASSACHUSETTS



LEGEND

-  GLAM_Middleton_Boundary (9271 Acres)
-  GLAM_Middleton_ROW (405 Acres)
-  GLAM_Middleton_Parcels

NOTE: This map includes all
ROW in Middleton

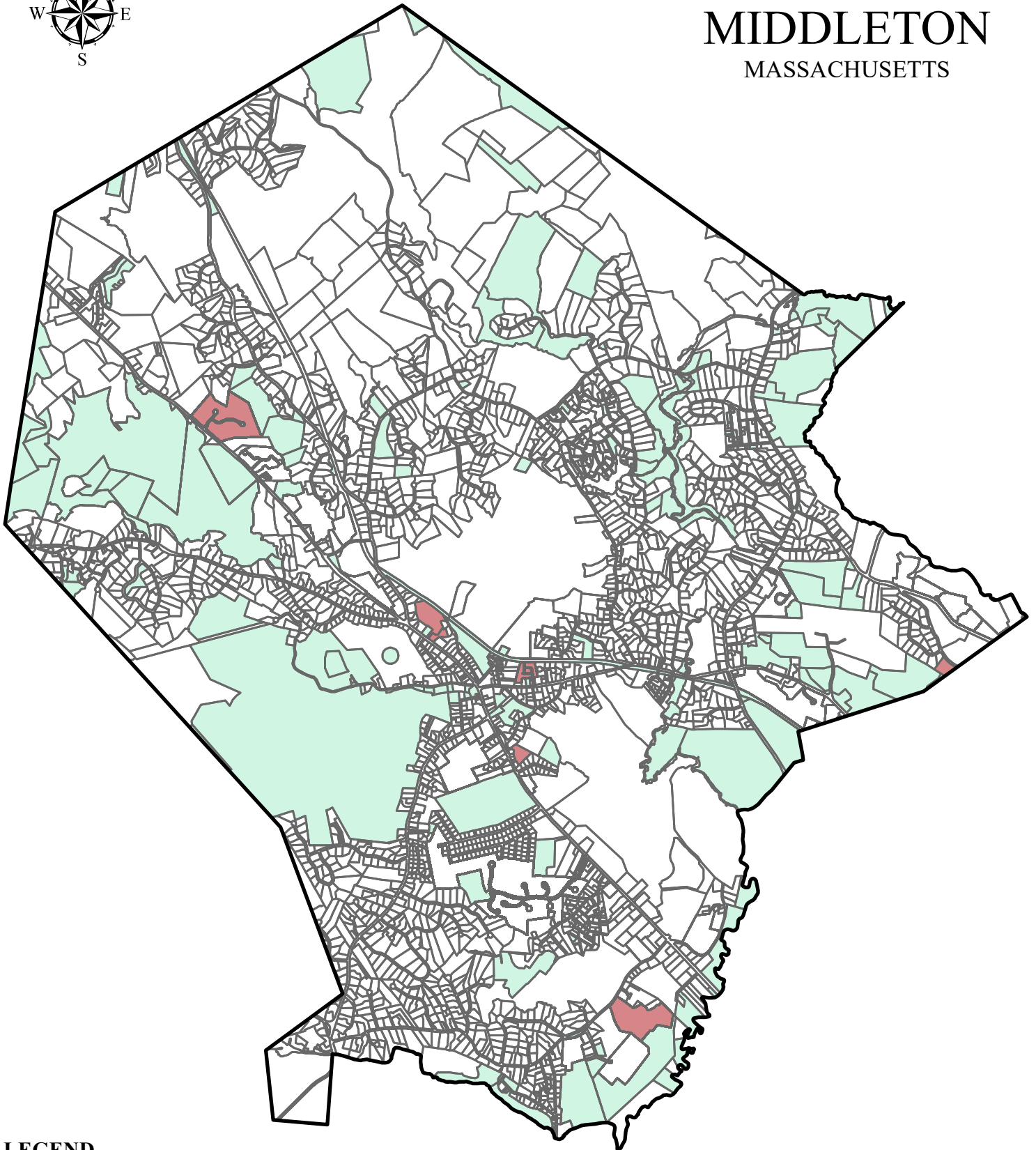
0 0.25 0.5 1 Miles
SCALE = 1:40,000





Public Fee Parcels

MIDDLETON

MASSACHUSETTS



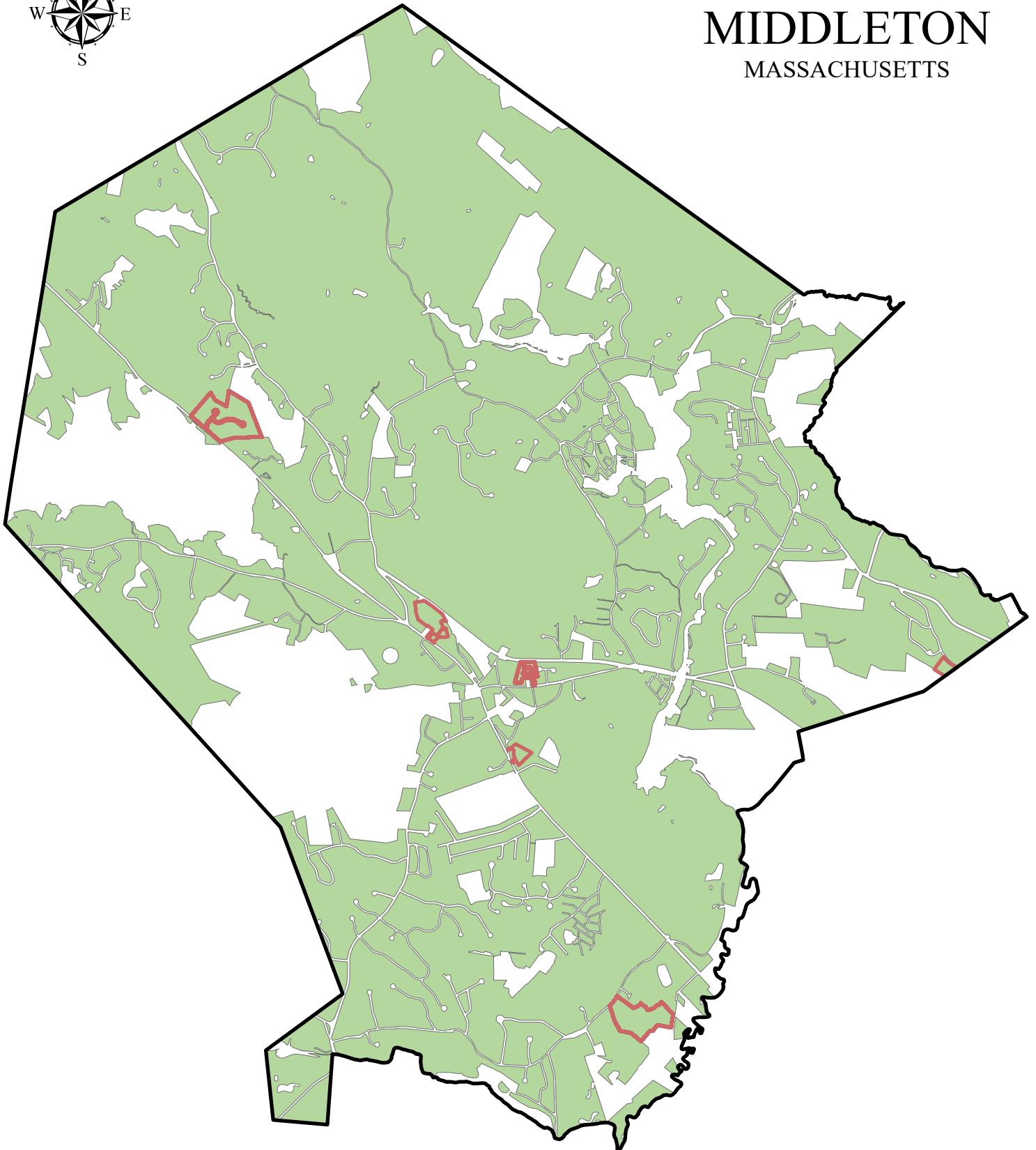
LEGEND

-  GLAM_Middleton_Boundary (9271 Acres)
-  GLAM_Middleton_Parcels
-  GLAM_Middleton_SHI_Sites
-  GLAM_Middleton_Fee_Parcels (2645 Acres)




0 0.25 0.5 1 Miles
SCALE = 1:40,000



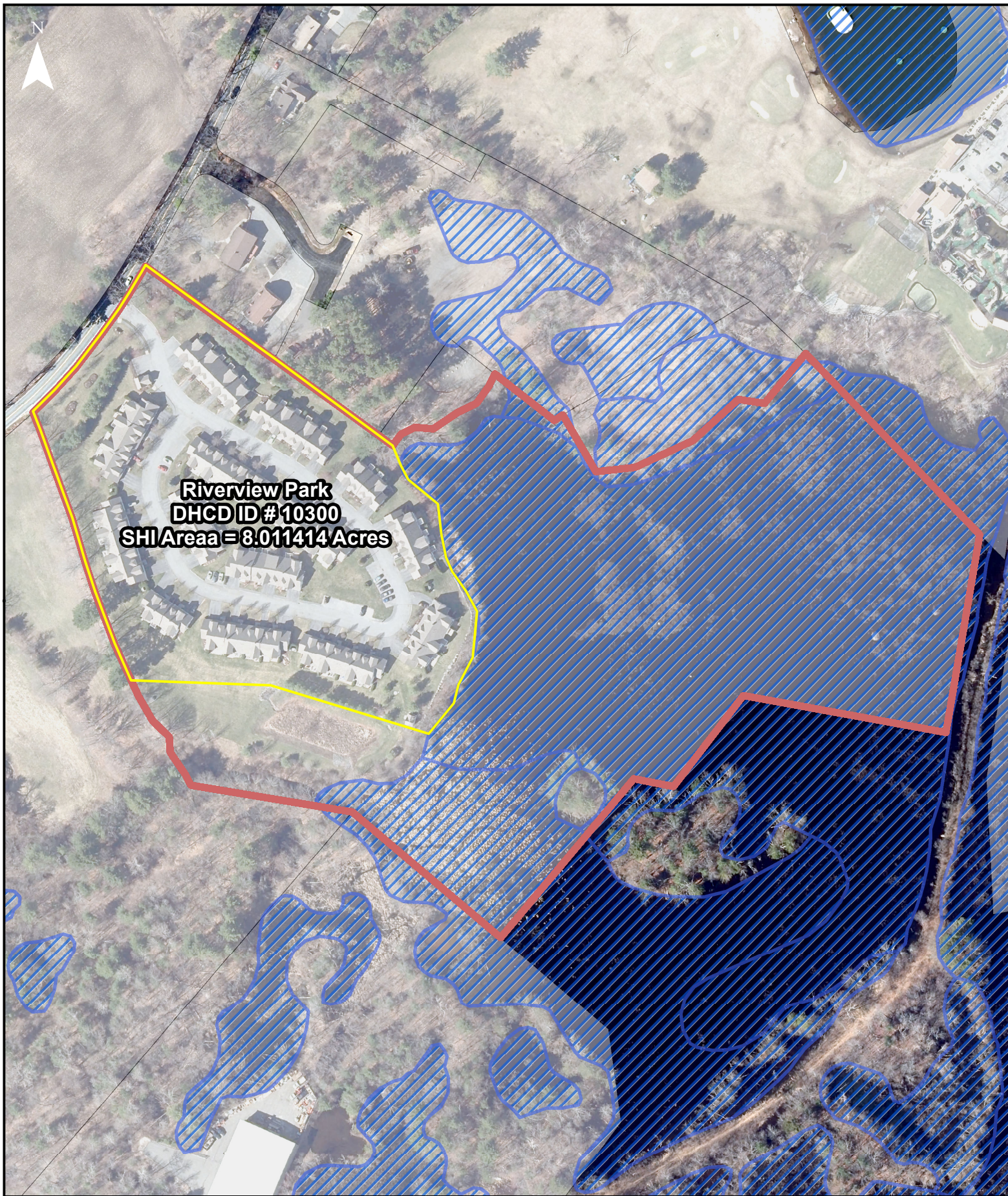
TOTAL LAND AREA
MIDDLETON
MASSACHUSETTS



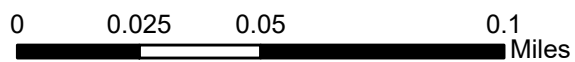
LEGEND

-  GLAM_Middleton_Total_Land_Merge (6757.58 Acres)
-  GLAM_Middleton_Boundary (9271.58 Acres)
-  GLAM_Middleton_SHI_Sites

0 0.25 0.5 1 Miles
SCALE = 1:40,000



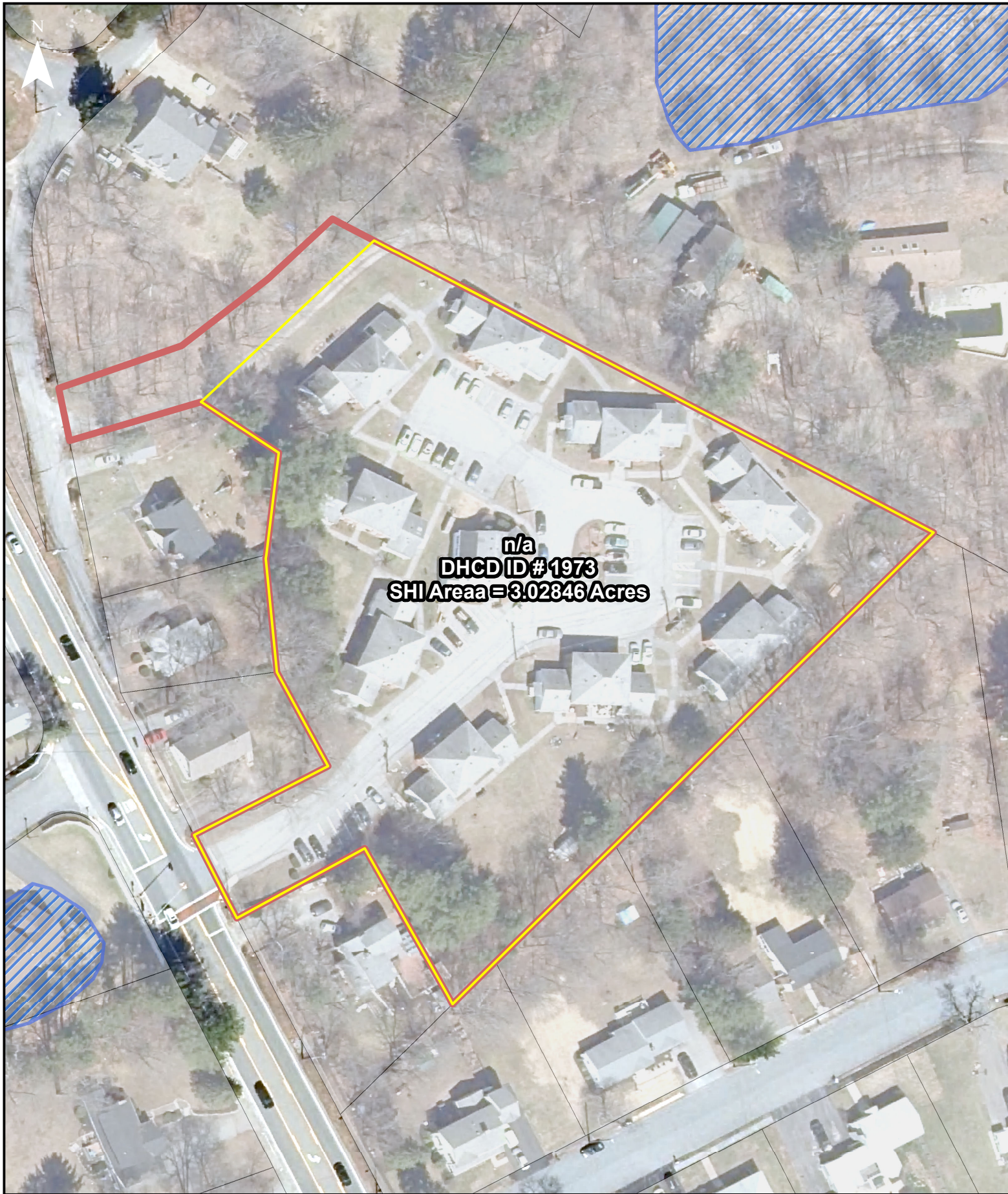
-  GLAM_Middleton_SHI_Sites_DA
-  GLAM_Middleton_SHI_Sites
-  GLAM_Middleton_Wetlands
-  GLAM_Middleton_Total_Land_Area





-  GLAM_Middleton_SHI_Sites_DA
-  GLAM_Middleton_SHI_Sites
-  GLAM_Middleton_Wetlands
-  GLAM_Middleton_Total_Land_Area

0 0.025 0.05 0.1
Miles



-  GLAM_Middleton_SHI_Sites_DA
-  GLAM_Middleton_SHI_Sites
-  GLAM_Middleton_Wetlands
-  GLAM_Middleton_Total_Land_Area

0 0.01 0.02 0.04 Miles



-  GLAM_Middleton_SHI_Sites_DA
-  GLAM_Middleton_SHI_Sites
-  GLAM_Middleton_Wetlands
-  GLAM_Middleton_Total_Land_Area

0 0.0075 0.015 0.03
Miles



- GLAM_Middleton_SHI_Sites_DA
- GLAM_Middleton_SHI_Sites
- GLAM_Middleton_Wetlands
- GLAM_Middleton_Total_Land_Area

0 0.0125 0.025 0.05 Miles



-  GLAM_Middleton_SHI_Sites_DA
-  GLAM_Middleton_SHI_Sites
-  GLAM_Middleton_Wetlands
-  GLAM_Middleton_Total_Land_Area

0 0.01 0.02 0.04 Miles