



## CVRPC GIS Development Potential Analysis Waterbury, VT

### Land Use Development Characteristics and Scoring Factors

**Scoring Range** - High > -25, Moderate = -26 to -74, Low = -75 to -199, None = -200 to -999, Built < -1000

#### **Characteristic Factor (Prohibitive Constraints = -200)**

##### Slope

26-99%	-200
21-25%	-50
16-20%	-25
0-15%	0

##### Flood zone

100 yr	-95
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##### Water Service Area

Water service	25
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##### Sewer Service Area

Sewer service	25
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##### Stream Buffer

50 ft buffer	-200
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##### Deer Yard

Deer Yard	-25
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##### Wetland Buffer

50 ft. buffer	-200
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##### Prime Agriculture Soil

Prime	-25
Prime b	-25
State Wide	-25
State Wide b	-25

##### Onsite Septic System Capabilities of the Soil

Well Suited	0
Moderately	0
Marginal	-50
Not Suited	-75
Not Rated	0

Built land (Existing Built Up Land was separated from the analysis, extracted from LULC and E911 sites 100 ft Buffer)

Built land	-2,050
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Conserved lands (Cons/Pub land, Waterbury Municipal Lands, and VLT land easements)

Conserved lands	-200
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#### **Other potential characteristics (not used in the Waterbury Analysis):**

**Incentives** - Growth Centers, Designated Villages, Industrial Parks, Buffer from School, Buffer from Park, etc.

**Constraints** – Lake/Pond Buffer, Surface Water Protection Areas, Wellhead Protection Areas, etc