

	BWB	OCD Adjustments with McLean Zones Excluded	OCD Adjustments with McLean Zones Included	
	<b>Acres</b>	<b>Acres</b>	<b>Acres</b>	<b>Data Source (per BWB)</b>
<b>Total</b>			0	
MassGIS Town Survey Boundary	3017.347	2978.950	2978.950	MassGIS Town Boundaries from Survey Points
<b>Excluded Areas</b>				
Public Land	499.432	474.591	474.591	From Town GIS Data cross-referenced with Use Codes and Owners from Assessor Database
Public Rights of Way (ROW)	503.533	446.845	446.845	From Mass DOT GIS data
Water on Private Land (excludable)	4.553	4.403	4.403	MassDEP Hydrography 1:25,000, water features within Belmont
McLean Subdistrict Zone 4 - R&D Subdistrict	11.580	11.580	0.000	Zoning bylaws and plan 126; land zoned for "office and laboratories for research and development"
McLean Subdistrict Zone 5 - McLean Inst. Subdistrict	46.170	46.170	0.000	Zoning bylaws and plan 126; land zoned for "psychiatric hospital use"
<b>Total Excluded Area</b>	<b>1065.267</b>	<b>983.590</b>	<b>925.840</b>	
<b>Total Land Area (denominator)</b>	<b>1952.080</b>	<b>1995.360</b>	<b>2053.110</b>	<b>Land area zoned and available for development</b>
Non-Group Homes without The Bradford	28.335	20.519	20.519	From SHI List from DHCD, Town GIS Data, and Belmont Assessor's database
Non-Group Homes with The Bradford area pro-rated	28.494	20.807	20.807	
Non-Group Homes with The Bradford entire area	30.116	22.498	22.498	
Group Homes	1.479	1.379	1.379	Educated guess based on use codes and ownership in Assessor Database (Actual information is confidential and must be requested by the ZBA)
<b>SHI Eligible Areas (numerator)</b>	29.815	21.898	21.898	Total SHI Area without The Bradford
	29.974	22.186	22.186	Total SHI Area with pro-rated area for The Bradford
	31.595	23.878	23.878	Total SHI Area with entire area for The Bradford
<b>Belmont 1.5% GLAM Status</b>	<b>1.527%</b>	<b>1.097%</b>	<b>1.067%</b>	Most conservative estimate (without The Bradford)
Private Land subject to recorded CRs	53.556	53.556	53.556	Determined from recorded Conservation Restrictions (cannot be developed per Mass. Gen. Law Ch. 184, sections 131 - 133)
Private Land - Mass Audubon	86.725	86.725	86.725	Mass Audubon Land not subject to recorded Conservation Restrictions
<b>Total Land Area (denominator)</b>	<b>1,811.798</b>	<b>1,855.079</b>	<b>1,912.829</b>	<b>Land area zoned and available for development and excluding private land that cannot be developed</b>
<b>Belmont 1.5% GLAM Status excluding Private Land</b>	<b>1.744%</b>	<b>1.287%</b>	<b>1.248%</b>	Least conservative estimate (include entire area of The Bradford and exclude private land)