

# Action Plan for MBTA Communities

<b>Description Area</b>	Please read the Section 3A Guidelines before attempting to complete this form. Please note: Action Plan Forms must be submitted by a municipal official with authority to act on behalf of the municipality on matters of zoning, such as the municipal CEO or planning director.
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## Section 1: Identification

<b>Description Area</b>	The Section 3A Guidelines establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, and developable land. This section of the Action Plan helps to identify the transit stations that determined each community's category. Appendix 1 of the Section 3A Guidelines lists each community's category and minimum multi-family unit capacity requirement.
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<b>1.1 MBTA Community Name</b>	Tewksbury
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<b>1.2. Community Category</b>	Adjacent community
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<b>1.3. Multifamily Unit Capacity Requirement</b>	1214
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<b>1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?</b>	No
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<b>1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?</b>	No
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<b>1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?</b>	No
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<b>1.7. Please provide the name of the person filling out this form</b>	Steve Sadwick
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<b>1.7a. Title</b>	Assistant Town Manager
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<b>1.7b. Email Address</b>	ssadwick@tekwksbury-ma.gov
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<b>1.7c. Phone Number</b>	(978) 640-4300
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<b>1.8 Please provide the name of the municipal CEO</b>	Richard Montuori
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**1.8b Mailing address of municipal CEO** 1009 Main Street  
Tewksury, MA 01876

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**1.8c Email address of municipal CEO** rmontuori@tewksbury-ma.gov

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**1.9. Please briefly describe other members of the core team developing the multi-family zoning district.** Alexandra Lowder- Community/Economic Development Planner  
NMCOG

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## **Section 2: Housing Overview**

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**2.1. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?** Yes

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**2.1a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.**

2017-2021 Tewksbury Housing Production Plan

Preserve housing affordability by providing a mix of residential types and home prices that meet the needs of a wide variety of tenants and owners, including families and aging seniors. This includes creating units that are available at a wide range of income levels, especially those below 80% of the area median income.

The Town has continued to work with local not-for profits to address affordable housing and achieved 10% on its SHI during the period listed above. MBTA Communities and the Town's existing inclusionary zoning will continue to meet this goal.

- Pursue the creation of workforce housing units for a broader range of potential homebuyers and tenants.

The Town has continued to work with local not-for profits to address affordable housing and achieved 10% on its SHI during the period listed above. MBTA Communities and the Town's existing inclusionary zoning will continue to meet this goal.

- Develop affordable housing that adheres to the Commonwealth's Sustainable Development Principles

During the period listed above, the Town continued to achieve concentrated development and mix uses along Rt. 38. MBTA Communities will continue concentrated development.

- Address the housing needs of veterans in the community and partner with local veterans' organizations to identify possible housing sites.

The Town has contributed \$500,000 to a site for 21 units of veterans housing on Rt. 38.

## B. Housing Strategies

### 1. Preserve and Reuse Existing Buildings

- a. Reuse Town-owned residential buildings.

Town sold former police station site where 19 residential units are being constructed.

### 2. Policies, Programs and Services

- d. Investigate the potential for adopting a Chapter 40R Overlay District.

Town has not taken any action on this but will consider it with MBTA Community in mind.

### 3. Expand Housing Opportunities

- a. Encourage the development of more affordable rental housing.

Rental units have been part of the Rt. 38 mixed use developments and will most likely be part of any MBTA community development.

b. Document the specific needs for veterans living in and around Tewksbury and construct affordable veterans housing units that meet those needs.

Again, 21 units of veterans housing has been permitted on Rt. 38.

## 6. Regional Coordination

a. Work with the Northern Middlesex Council of Governments to develop a Regional Housing Plan for the Greater Lowell region.

Tewksbury is working closely with NMCOG as they are developing how to achieve a Regional Housing Plan for Greater Lowell.

<b>2.2. Is this municipality currently working on any other planning for housing?</b>	Yes
<b>2.2a. Please briefly describe the housing work underway.</b>	Updated Housing Production Plan is 80% complete. Working with NMCOG on DLTA project.

### Section 3: Preliminary Zoning Strategies

<b>3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)</b>	c. A new 40R or other overlay zoning district
<b>3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).</b>	See attached file
<b>File</b>	<a href="https://www.formstack.com/admin/download/file/14077716912">https://www.formstack.com/admin/download/file/14077716912</a>
<b>3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?</b>	Walkability, accessibility, municipal services, bus connections where possible

### Section 4: Action Plan Timeline

<b>Description Area</b>	This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. &nbsp;Additional space is provided for any other tasks that a community wishes to list. DHCD will review proposed timelines for feasibility before approving an Action Plan.&nbsp;Public outreach Developing zoning&nbsp;Applying DHCD's compliance model to test for density and unit capacity Holding planning board hearings&nbsp;Holding legislative sessions and adopt compliant zoning&nbsp;Submit District Compliance application to DHCD
<b>Description Area</b>	Task
<b>Description Area</b>	Start
<b>Description Area</b>	Finish
<b>Short Answer</b>	Evaluate areas for potential
	Jan 30, 2023

Apr 14, 2023

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**Short Answer**

NMCOG compliance modeling

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Mar 13, 2023

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Jun 05, 2023

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**Short Answer**

Develop zoning

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Mar 01, 2023

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May 31, 2023

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**Short Answer**

Public outreach

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May 15, 2023

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Feb 05, 2024

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**Short Answer**

Finalize zoning modeling

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Jan 15, 2024

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Feb 16, 2024

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**Short Answer**

Planning Board Hearings

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Apr 01, 2024

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Apr 29, 2024

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**Short Answer**

Town Meeting

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May 06, 2024

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May 08, 2024

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**Short Answer**

Submit District

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Aug 19, 2024

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Aug 19, 2024

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## Areas to Research for MBTA Communities

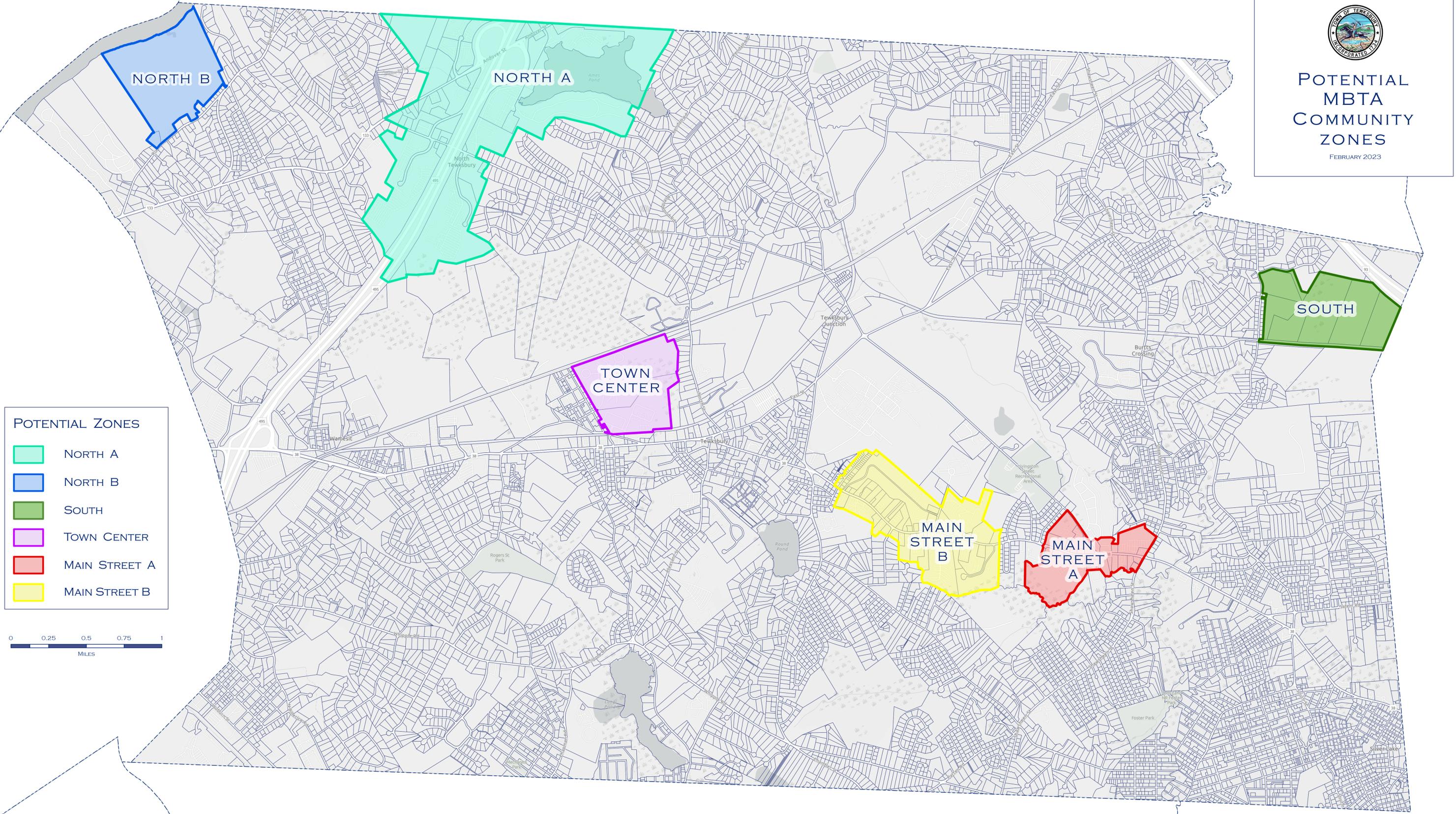
		<u>Description</u>	<u>Approximate Acreage</u>	<u>Zoning</u>
1	North A	Office Research/ MUB/ Lodge	537	OR/ MUB/R40
2	North B	Trull Brook Golf Course	134	R40
3	South	Simon Property/ Cave Property	137	R40
4	Main St A	West side from Shawsheen St to 1777 Main capturing Village Townhouses on East side	88	MUB/MFD
5	Main St B	Stonebury Crossing and 1660 Main St to St. Williams on west side and Orchard on east	205	MUB/MFD/R40
6	Town Center	Emerald Court/ Village Residences (Archstone)	110	MFD

TOWN OF  
TEWKSBURY, MA



POTENTIAL  
MBTA  
COMMUNITY  
ZONES

FEBRUARY 2023



POTENTIAL ZONES

-  NORTH A
-  NORTH B
-  SOUTH
-  TOWN CENTER
-  MAIN STREET A
-  MAIN STREET B

