

Tewksbury “MBTA Communities” Zoning

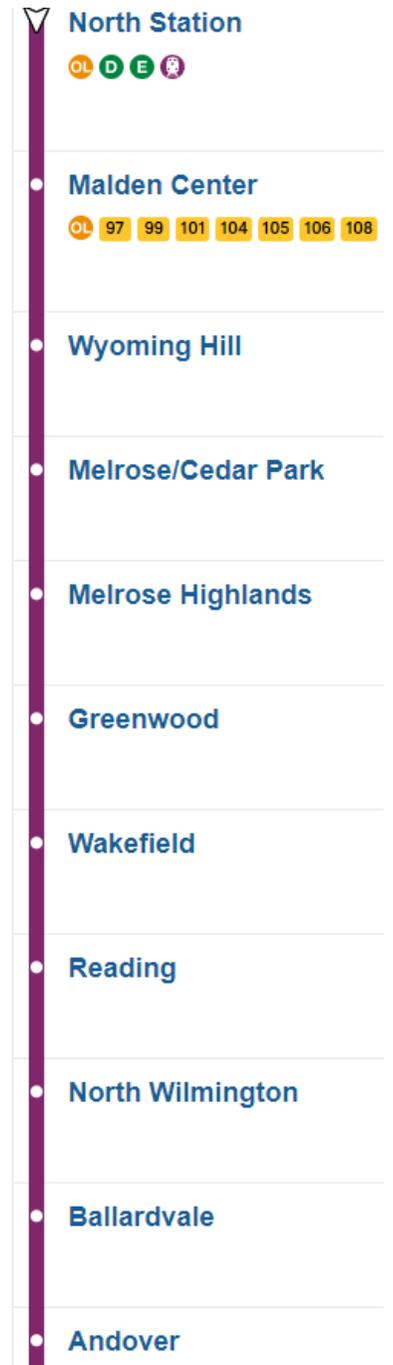
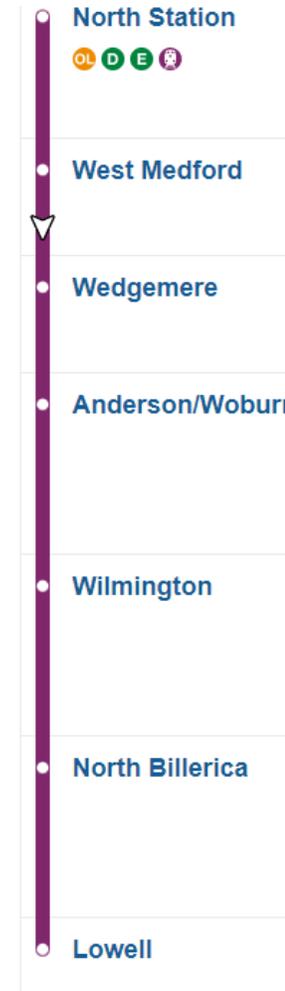
Survey Results Overview & Overlay District Location Discussion

Public Outreach Session #1

A Refresher

What is an MBTA community?

- An MBTA community is a city or town in Massachusetts which has MBTA services OR abuts another community with these services making it an MBTA adjacent community
- Any MBTA community is required to have at least one zoning district of reasonable size in which multi-family housing is permitted as of right without need for discretionary approval
- Tewksbury is considered an adjacent community

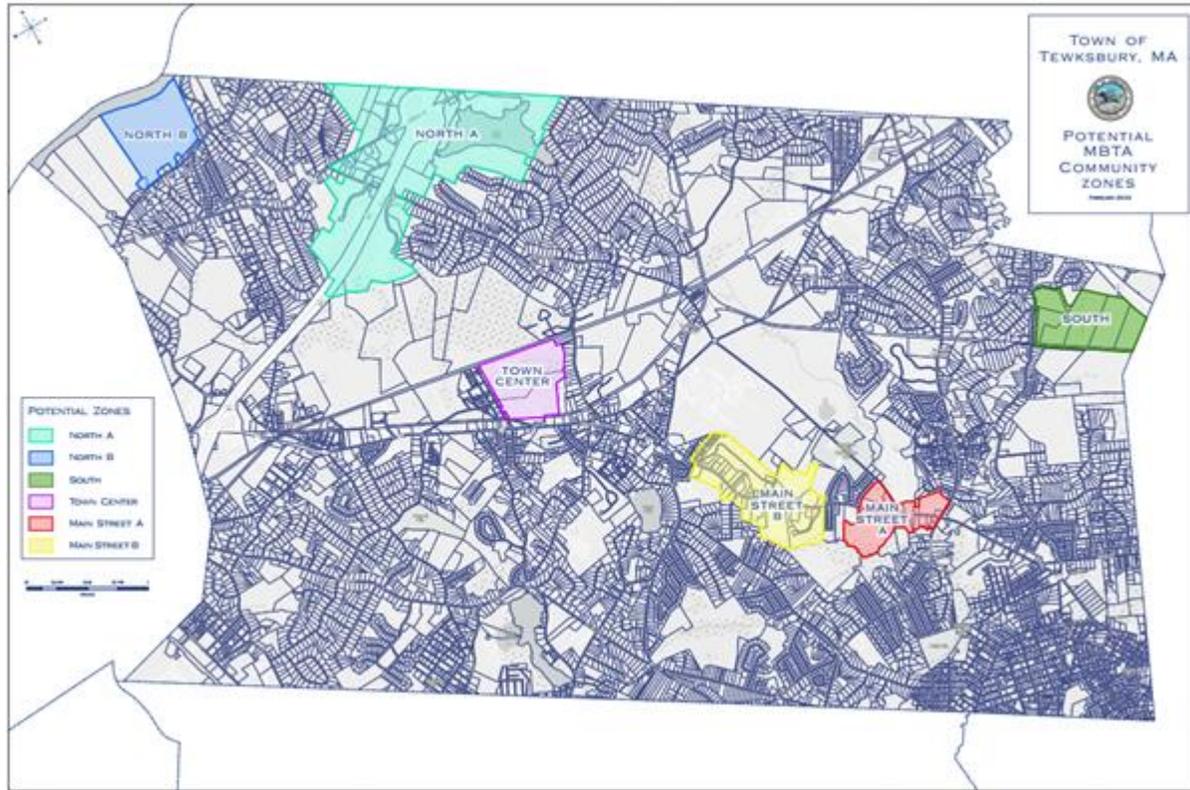


Requirements for all adjacent communities

- Minimum gross density of 15 units per acre
- No age restrictions
- Suitable for families with children
- Districts must comprise of at least total 50 acres of land, with 25 acres contiguous, and no portion shall be less than 5 acres
- **These new requirements are NOT a mandate to build**



What is required for Tewksbury?



- Adopt zoning to allow the production of at least 1,214 multi-family units
- Town Meeting must adopt a compliant zoning district before December 2024
- The proposed zoning district acreage cannot include wetlands, environmentally sensitive resource areas, or publicly-owned land

Survey Results

Proposed MBTA Communities Zoning Survey

	1	2	3	4	5	6	TOTAL	SCORE
 North A (Office Research District, including Ames Pond)	45.35% 151	18.02% 60	6.61% 22	4.20% 14	10.81% 36	15.02% 50	333	4.38
 North B (River Road, including Trull Brook Golf Course)	13.81% 46	35.44% 118	11.71% 39	6.61% 22	15.32% 51	17.12% 57	333	3.74
 Town Center (Archstone and Emerald Court)	11.41% 38	15.32% 51	39.64% 132	21.62% 72	6.61% 22	5.41% 18	333	3.87
 Main Street A (Oakdale Plaza to Heathbrook Plaza)	5.71% 19	14.41% 48	18.02% 60	27.03% 90	21.92% 73	12.91% 43	333	3.16
 Main Street B (Stonebury Crossing to St. Williams)	1.50% 5	6.01% 20	12.91% 43	29.43% 98	34.23% 114	15.92% 53	333	2.63
 South (South Street, including "Simon Mall" property)	22.22% 74	10.81% 36	11.11% 37	11.11% 37	11.11% 37	33.63% 112	333	3.21

Top three rankings

- **Note 1:** One hundred one respondents, approximately 29% of all respondents, ranked North A as their first choice and North B as their second choice.
- **Note 2:** North A, North B, and Town Center ranked highest among respondents.

First Place Rankings

North A	North B	Main A	Main B	Town Center	South
151	46	19	5	38	74

Second Place Rankings

North A	North B	Main A	Main B	Town Center	South
60	118	48	20	51	36

Third Place Rankings

North A	North B	Main A	Main B	Town Center	South
22	39	60	43	132	37

Combined Top Three Rankings

North A	North B	Main A	Main B	Town Center	South
233	203	127	68	221	147

Write-in responses

Fifty-five respondents utilized this feature to include written feedback. Of those 55 respondents, 28 provided alternative locations for the proposed district outside of what is listed in Question 4. They are as follows:

- Wal-Mart/Home Depot Area: 5
- Main Street/LRTA Access: 5
- Trahan/North Street School Sites: 4
- State Hospital Land: 4**
- Woburn Street: 3
- East/Shawsheen: 3
- Livingston Street: 3
- Whipple Road/Chapman: 1

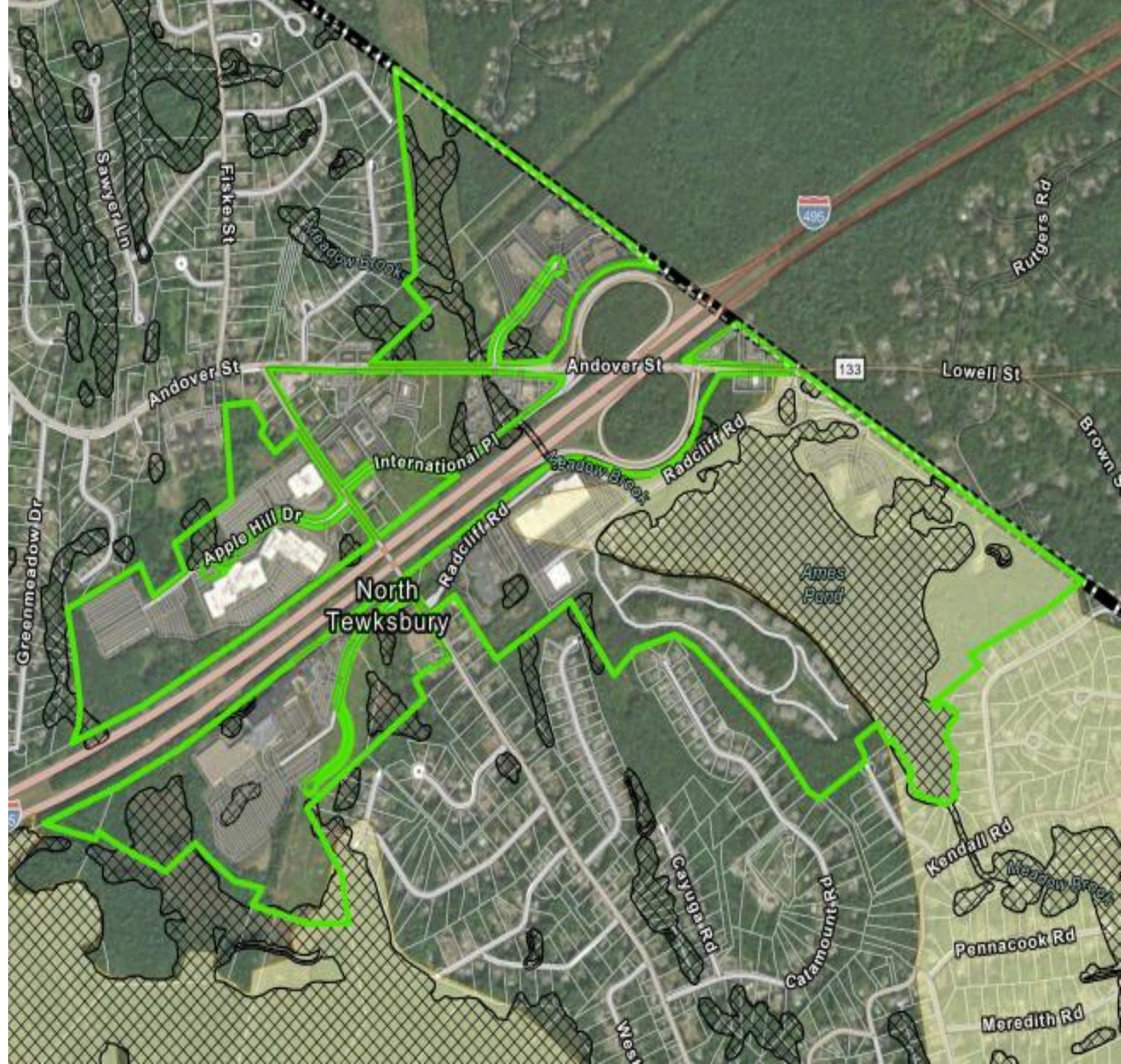
***State and Town-owned land are considered "excludable" land in the gross acreage calculation per guidelines established by the Executive Office of Housing and Livable Communities (EOHLC, formerly DHCD)*



The Districts

North A District

- Total district acreage: 502.5
- Total eligible acreage: 371.1
- Minimum units per acre to achieve 1,214 units: 17.1



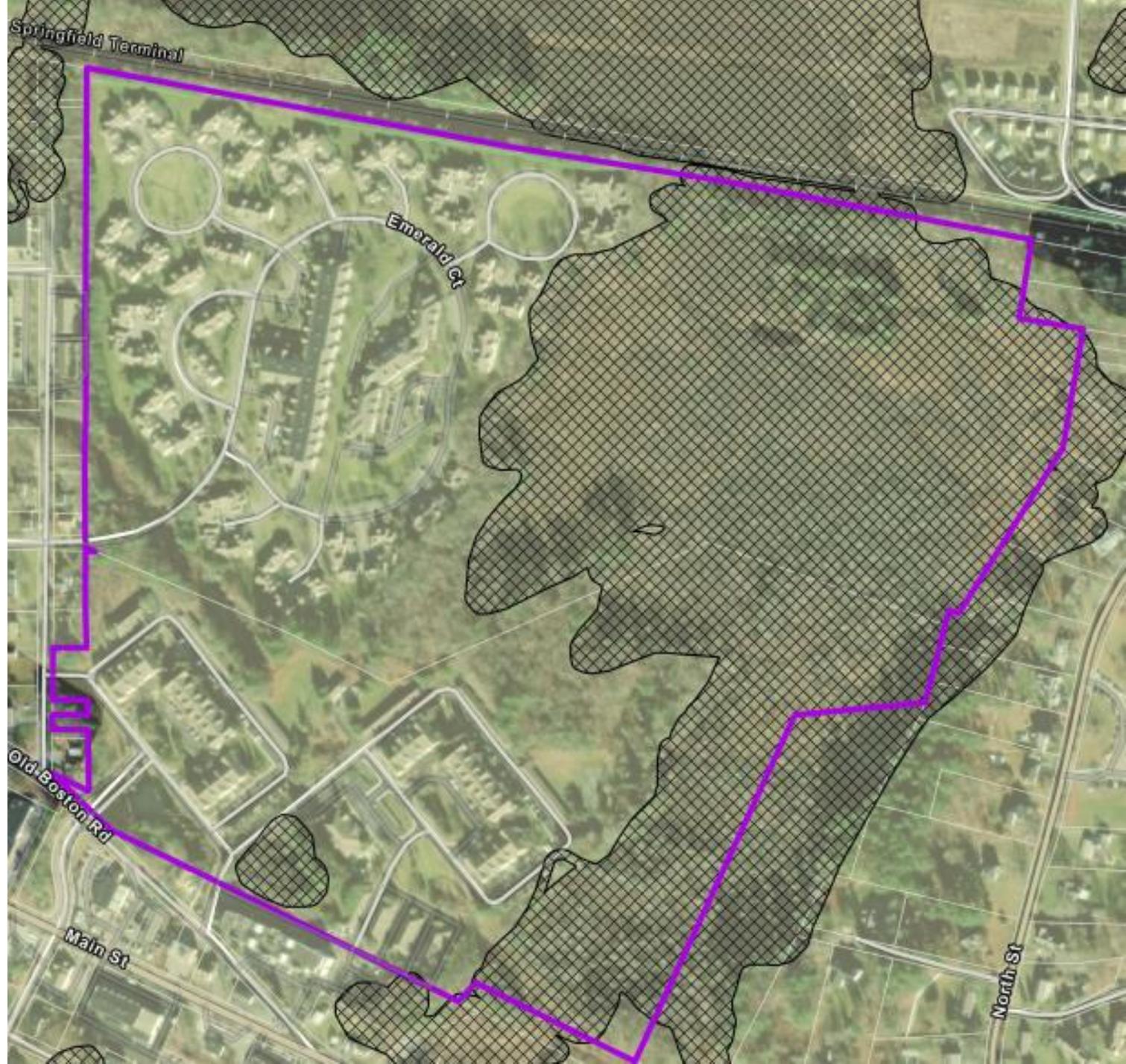
North B District

- Total district acreage: 128.0
- Total eligible acreage: 109.4
- Minimum units per acre to achieve 1,214 units: 17.6



Town Center District

- Total district acreage: 109.1
- Total eligible acreage: 63.4
- Minimum units per acre to achieve 1,214 units: 25.8



Main A District

- Total district acreage: 84.3
- Total eligible acreage: 63.5
- Minimum units per acre to achieve 1,214 units: 19.7



Main B District

- Total district acreage: 180.6
- Total eligible acreage: 152.0
- Minimum units per acre to achieve 1,214 units: 17.2

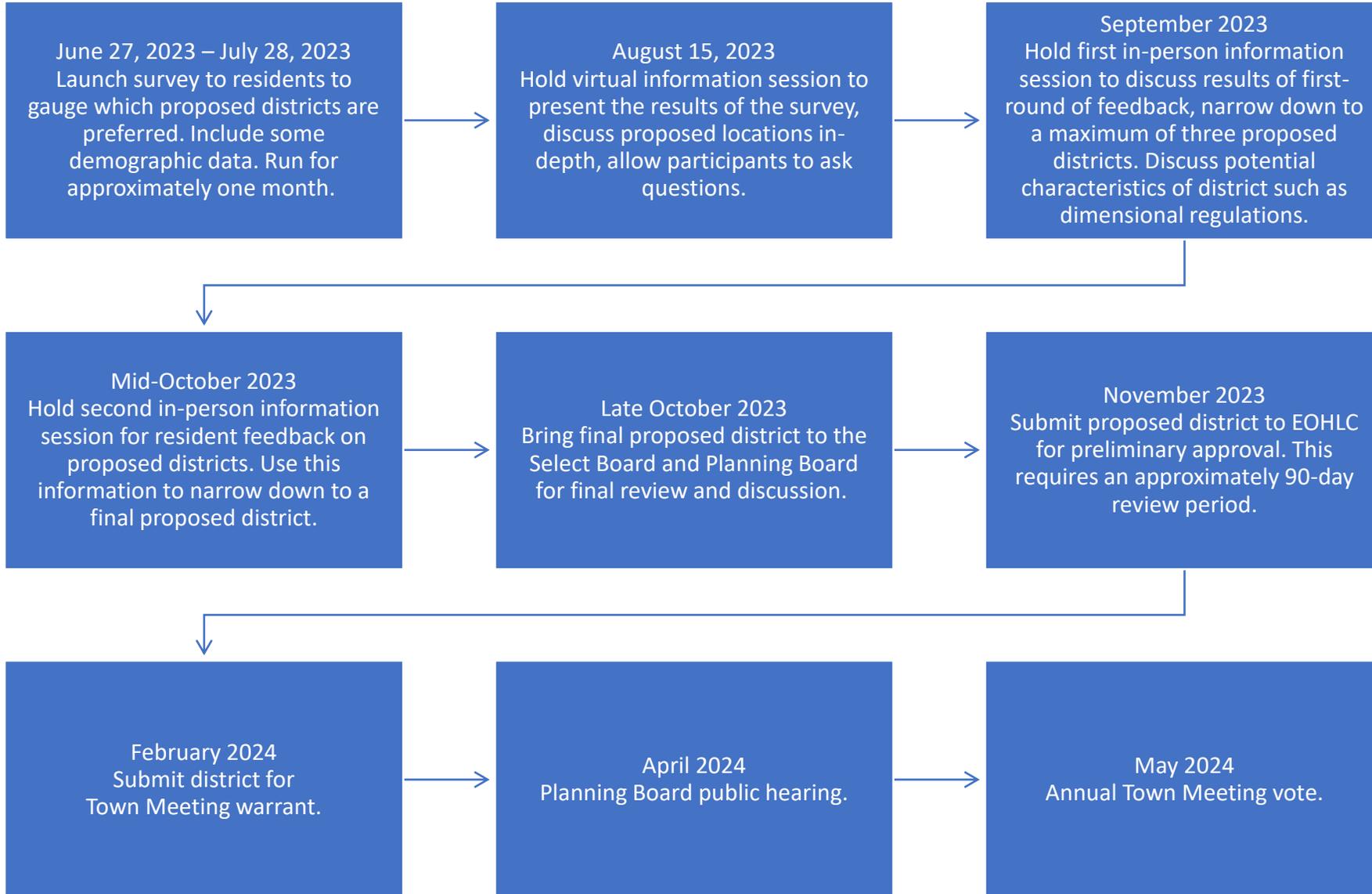


South District

- Total district acreage: 131.3
- Total eligible acreage: 105.8
- Minimum units per acre to achieve 1,214 units: 18.6



Proposed Timeline for Zoning Amendment Adoption



Questions