

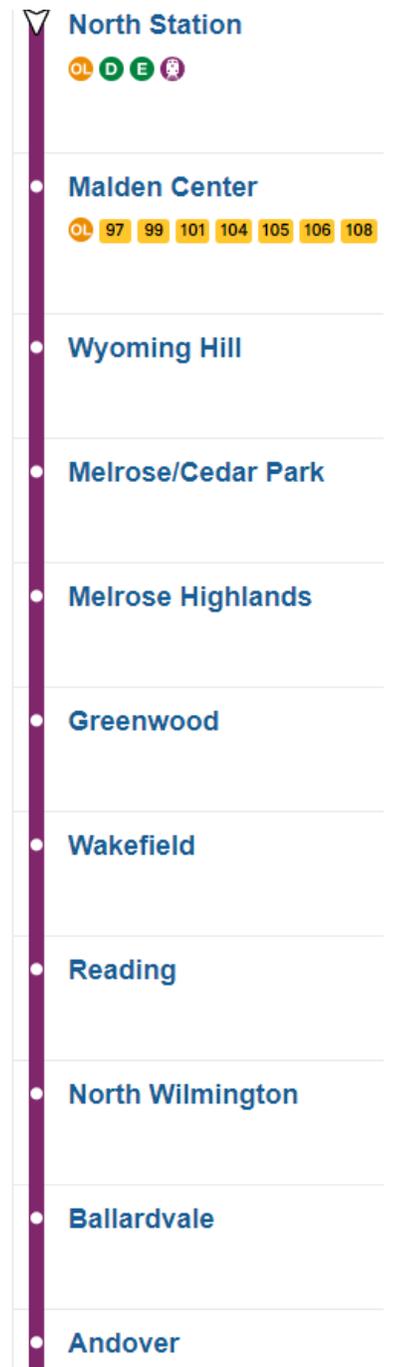
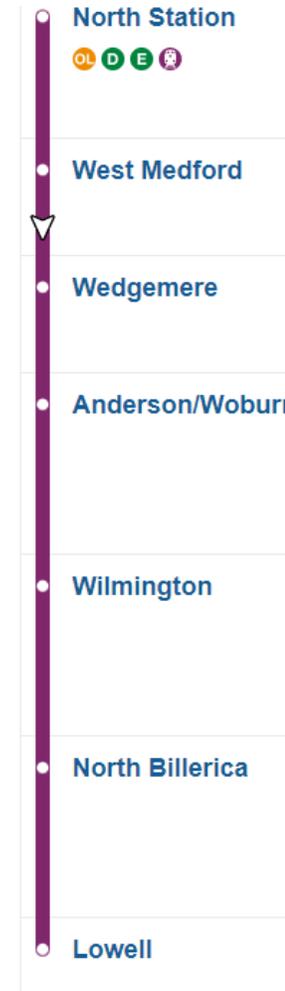
Tewksbury “MBTA Communities” Zoning

Legislative Overview, Public Feedback Summary, and the Path to Compliance

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

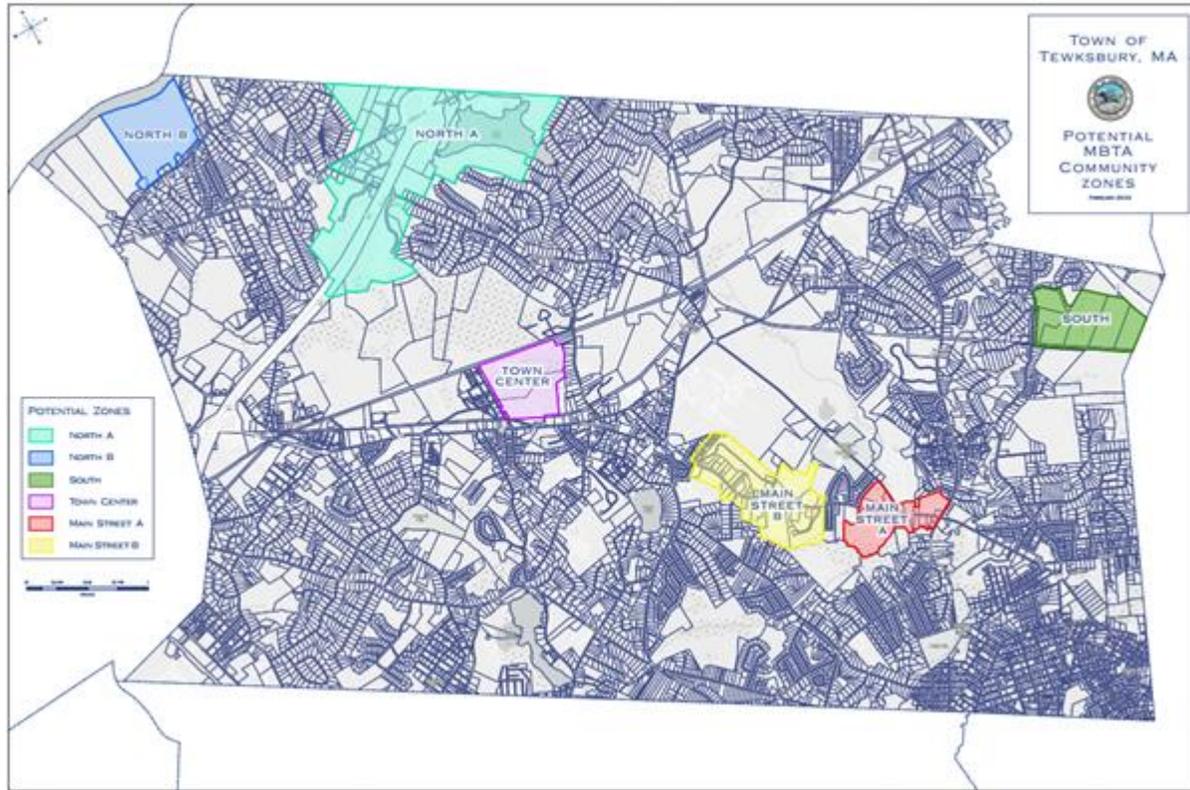


Requirements for all adjacent communities

- 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**

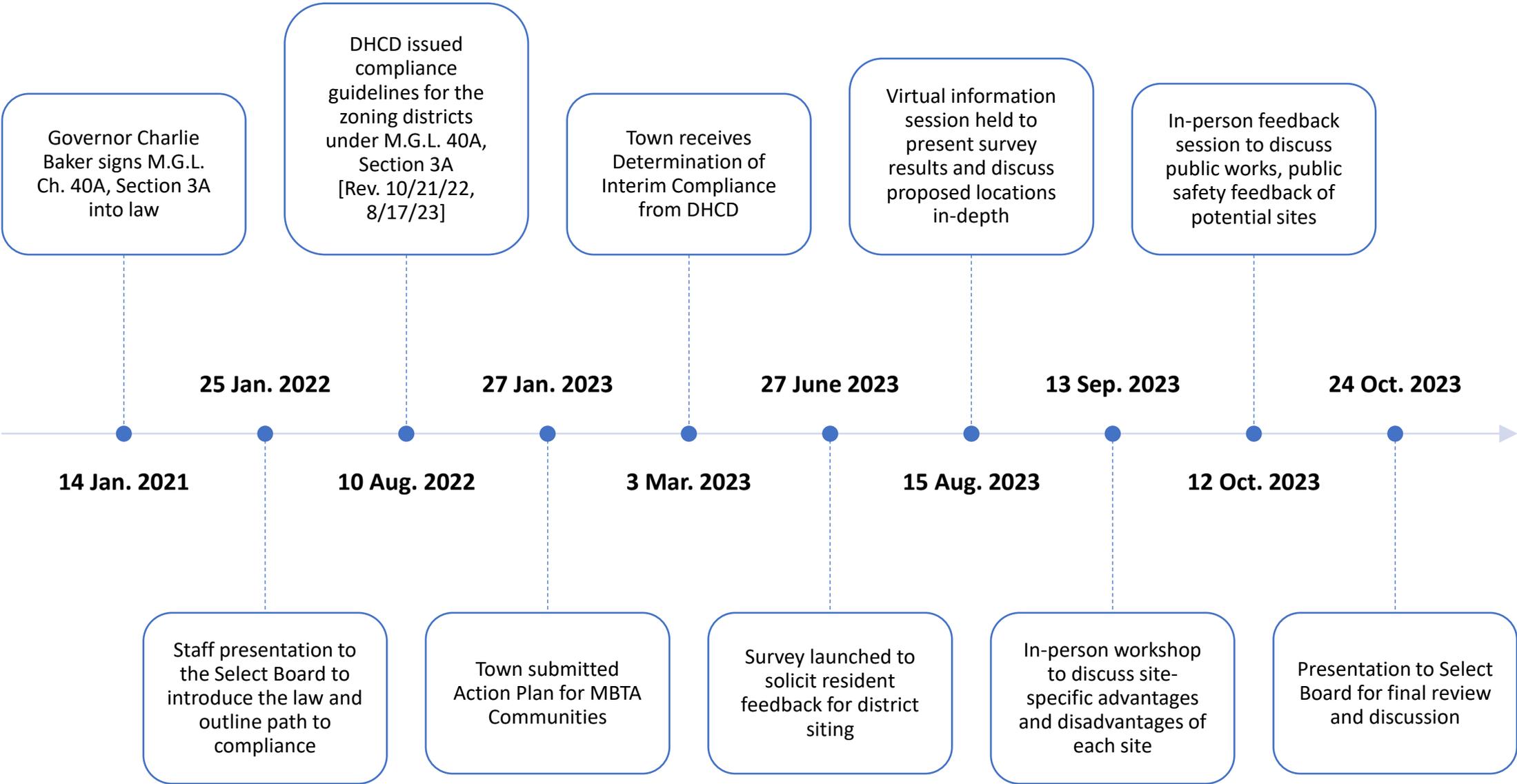


What is required for Tewksbury?



- 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

MBTA Communities Timeline



The Districts

South District

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

Resident feedback:

- **Undeveloped**
- **Too close to superfund site**
- **Wetland impacts/Area prone to flooding**
- **No existing infrastructure**
- **Narrow roadways**
- **Isolated**

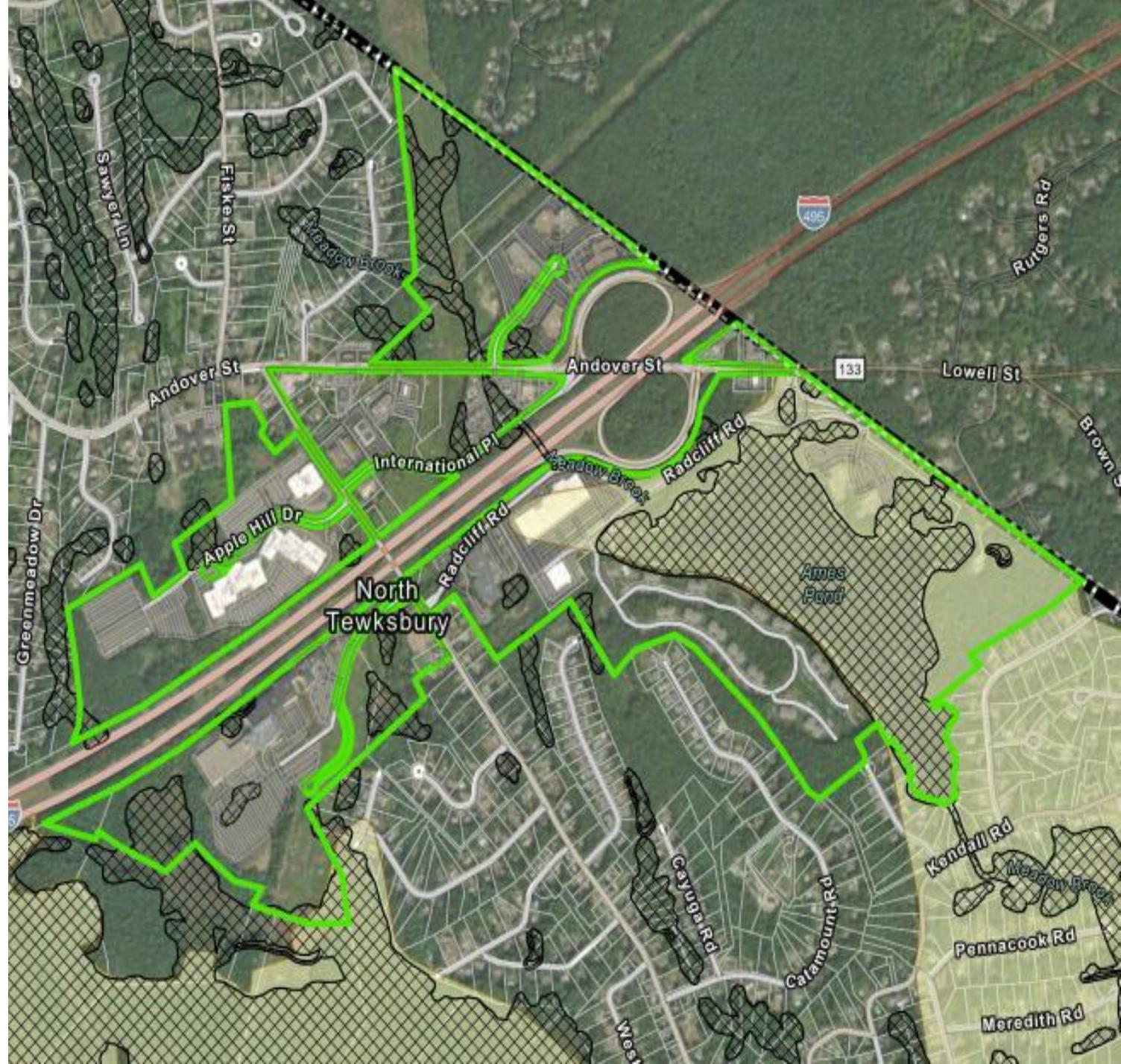


North A District

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

Resident feedback:

- Easy access to highway
- Large amount of eligible acreage
- Has some density
- Wetland impacts
- Too far from transit/amenities
- Poor air quality near highways



North B District

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

Resident feedback:

- Large amount of eligible acreage
- Isolated
- Not near transit/amenities
- Loss of open space

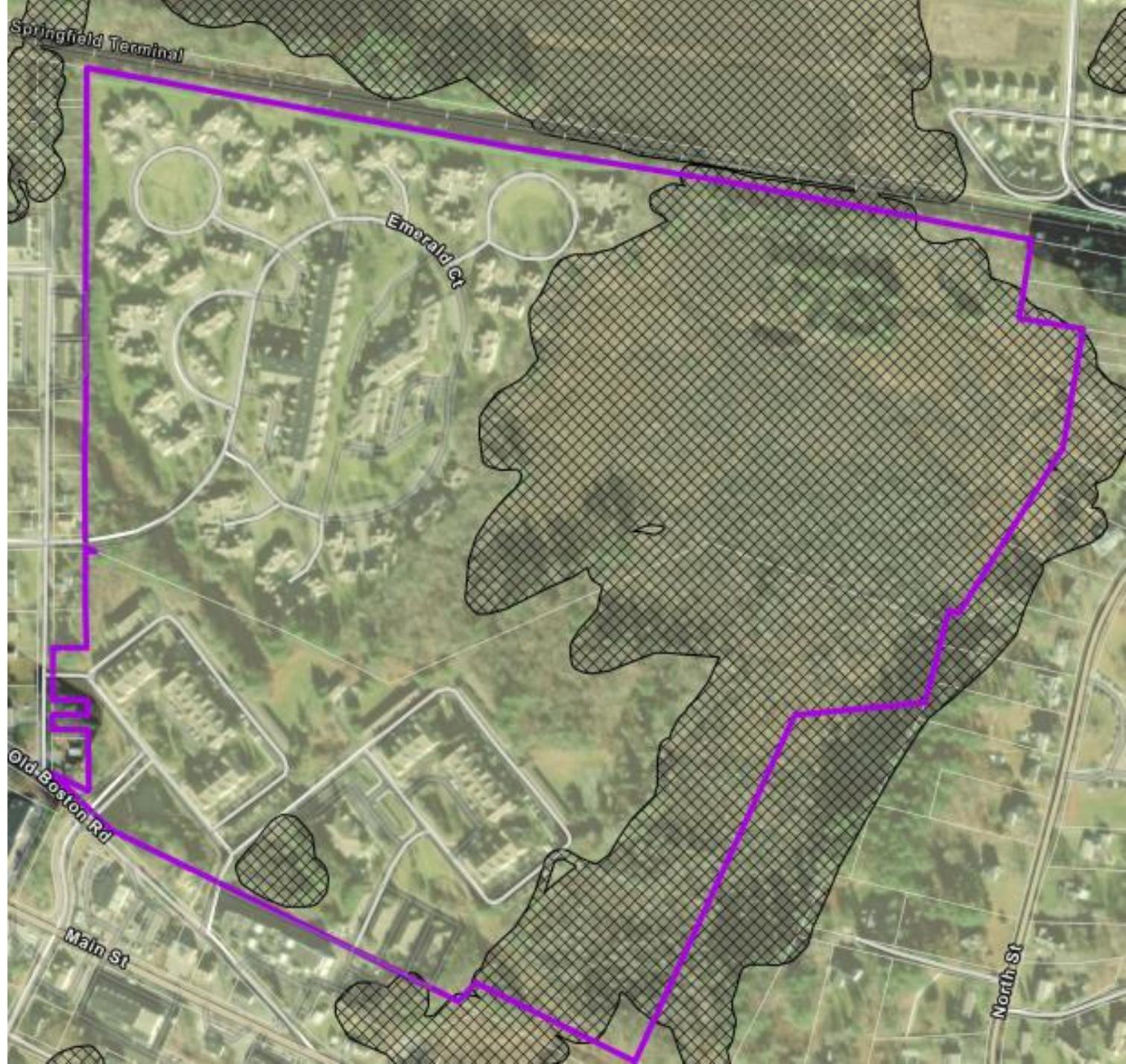


Town Center District

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

Resident feedback:

- Close to transit/amenities
- Already dense housing
- Wetland impacts
- No unbuilt eligible acreage
- Multiple private property owners



Main B District

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

Resident feedback:

- Has some density
- Near transit/amenities
- New sidewalks
- Little unbuilt eligible acreage
- Not near highway



Main A District

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

Resident feedback:

- Centrally located
- Walkable/sidewalks
- Near transit/amenities
- Redevelopment potential
- Least unbuilt eligible acreage



Proposed Timeline for Zoning Amendment Adoption

Presentation to Planning Board for final review and discussion

Submit a district for the Town Meeting warrant

Annual Town Meeting

3 Nov. 2023

Apr. 2024



30 Oct. 2023

Feb. 2024

8 May 2024

Submit two districts to EOHLC (formerly DCHCD) for a preliminary compliance review

Planning Board public hearing

Discussion