

MBTA Community Proposed District Capacity vs. What is Allowed Under Current Zoning

Locally Known As	Address	Parcel Size (Eligible Acres*)	Current Zoning Units Per Acre	Total Parcel Capacity Current Zoning**	MBTA-C Zoning Units Per Acre	Total Parcel Capacity MBTA-C Zoning**
Al Fresca Plaza	1768 MAIN ST	2.72	7	19.01	18.8	51.06
Balance Spa	1788 MAIN ST	1.01	7	7.07	18.8	18.99
Starbucks	1800 MAIN ST	1.01	7	7.06	18.8	18.95
Tewksbury Village Condo	1830 MAIN ST	5.00	7	35.00	18.8	94.00
Cape Realty/ Tewksbury Sports	1830 MAIN ST	3.65	7	25.55	18.8	68.62
Tewksbury Gas	1860 MAIN ST	0.58	7	4.05	18.8	10.88
LaVita Dolce/Angelina Plaza	1866 MAIN ST	1.57	7	10.99	18.8	29.52
THBC Outpost	85 LIVINGSTON ST	1.11	7	7.76	18.8	20.84
Treehouse Brewery	1880 MAIN ST	2.99	7	20.94	18.8	56.24
McDonalds	1890 MAIN ST	0.85	7	5.92	18.8	15.90
Oakdale Plaza	1900 MAIN ST	11.54	7	80.79	18.8	216.98
Oakdale Plaza parking lot	1978 MAIN ST	0.97	7	6.80	18.8	18.26
Lowell Five	1775 MAIN ST	0.99	7	6.90	18.8	18.54
Heath Brook Plaza	1777 MAIN ST	20.00	7	140.00	18.8	376.00
Jon Ryan's Pub	1795 MAIN ST	1.05	7	7.38	18.8	19.83
Mac's Dairy	1863 MAIN ST	0.66	7	4.59	18.8	12.32
Rooney property off Airport Rd	1863 MAIN ST/BEHIND	0.57	7	4.01	18.8	10.77
Corner of Main & Airport Rd	1875 MAIN ST	0.53	7	3.68	18.8	9.89
Sittler property off Airport Rd	1875 MAIN ST/BEHIND	1.02	7	7.16	18.8	19.22
Old Funland Site	1879 MAIN ST	2.46	7	17.22	18.8	46.25
Keramaris property	1899 MAIN ST	1.01	7	7.07	18.8	18.99
Anthony's Roast Beef	1921 MAIN ST	1.60	7	11.20	18.8	30.08
Burger King	1965 MAIN ST	1.97	7	13.79	18.8	37.04
Dunkin Donuts	1973 MAIN ST	1.10	7	7.70	18.8	20.68
Shell Gas	1975 MAIN ST	0.67	7	4.69	18.8	12.61
Residence behind DD	580 SHAWSHEEN ST	0.84	7	5.87	18.8	15.77
				472.21		1268.21

*Eligible Acreage is defined in M.G.L. Ch.40A, S 3A as being free of publicly owned land, wetlands, and other environmentally sensitive land

**Fractions over 0.5 are rounded to the nearest whole number; incorporates parking area minimum of 1.5 spaces/unit