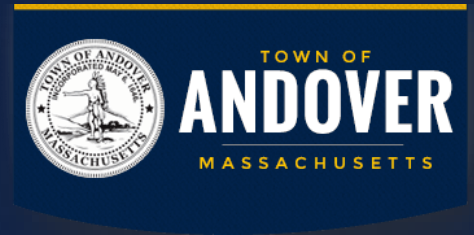


# MBTA COMMUNITIES MULTI-FAMILY ZONING

TOWN OF ANDOVER PLANNING BOARD | NOVEMBER 15, 2022

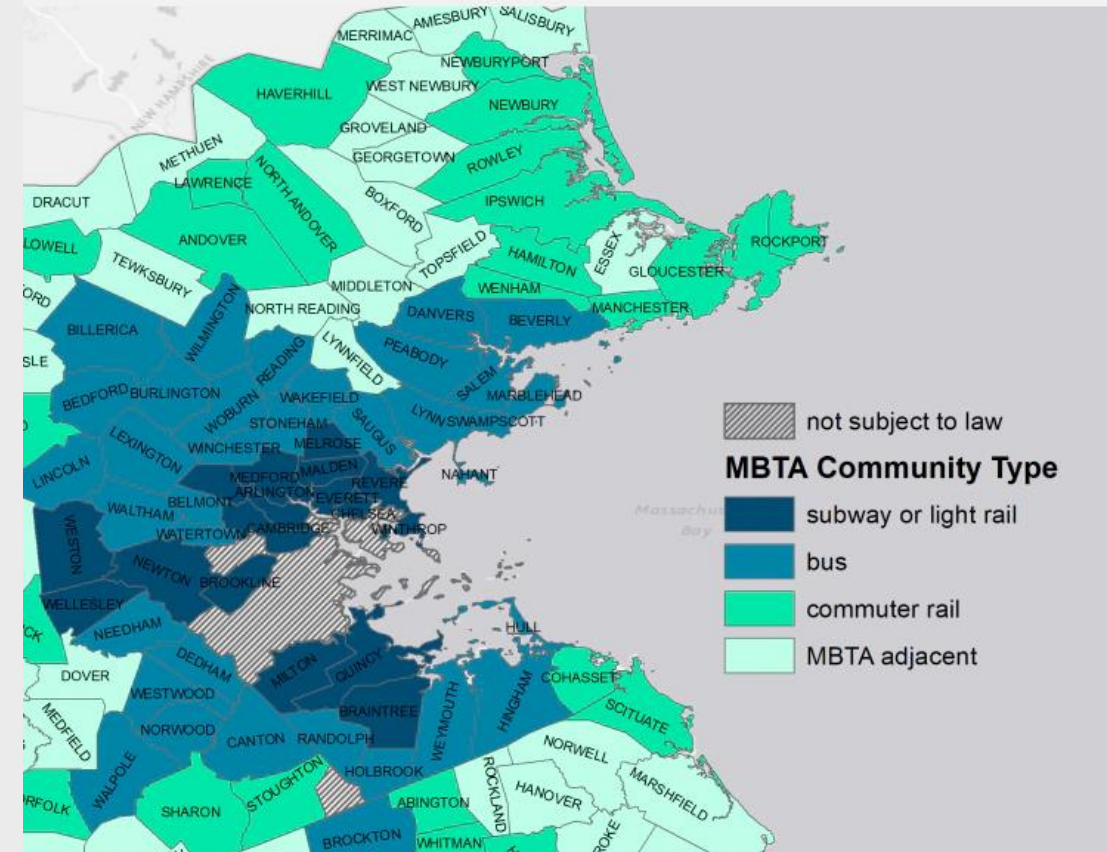
PAUL MATERAZZO, DIRECTOR OF PLANNING & LAND USE



# MULTI-FAMILY ZONING REQUIREMENT FOR MBTA COMMUNITIES



- Enacted as part of the economic development bill - Section 3A of M.G.L c. 40A requires MBTA communities to have at least one zoning district of reasonable size in which multi-family housing is **permitted as of right** and meets other criteria set forth in the statute:
  - Minimum gross density of 15 units per acre
  - Not more than ½ miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.
  - No age restrictions
  - Suitable for families with children.
- **Section 3A requires multi-family by right zoning, not housing production.**



MBTA Communities Map – Mass Housing Partnership

# WHAT DOES THIS MEAN FOR ANDOVER?



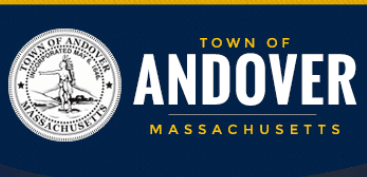
- Andover served by two MBTA Commuter Rail stations.
  - Andover Station – Railroad Street
  - Ballardvale Station – Andover Street
- Zoning for a minimum capacity of 15% of current housing stock
  - **13,541 units x .15 = 2,031 units**
- Stay in compliance to be eligible for funding
  - Housing Choice: \$310,000 + MassWorks: \$6,000,000 = \$6,310,000
  - Local Capital Projects Fund, Section 2EEEE of M.G.L. Chapter 29

Municipality	MBTA Community Type	2020 Housing Units (Census PL-94)	Section 3A Min. Capacity	2021 Housing Choice Community?	Housing Choice Grant \$ FY 2019-2022	MassWorks Grant \$ FY 2015-2021	Total Grant Dollars Receive
Abington	Commuter Rail	6,811	1,022	No	\$ -	\$ -	\$ -
Acton	Commuter Rail	9,219	1,383	Yes	\$ 398,819	\$ 2,840,000	\$ 3,238,819
Amesbury	MBTA Adjacent	7,889	789	Yes	\$ -	\$ 5,607,812	\$ 5,607,812
Andover	Commuter Rail	13,541	2,031	Yes	\$ 310,000	\$ 6,000,000	\$ 6,310,000
Arlington	Subway Or Light Rail	20,461	5,115	No	\$ -	\$ -	\$ -

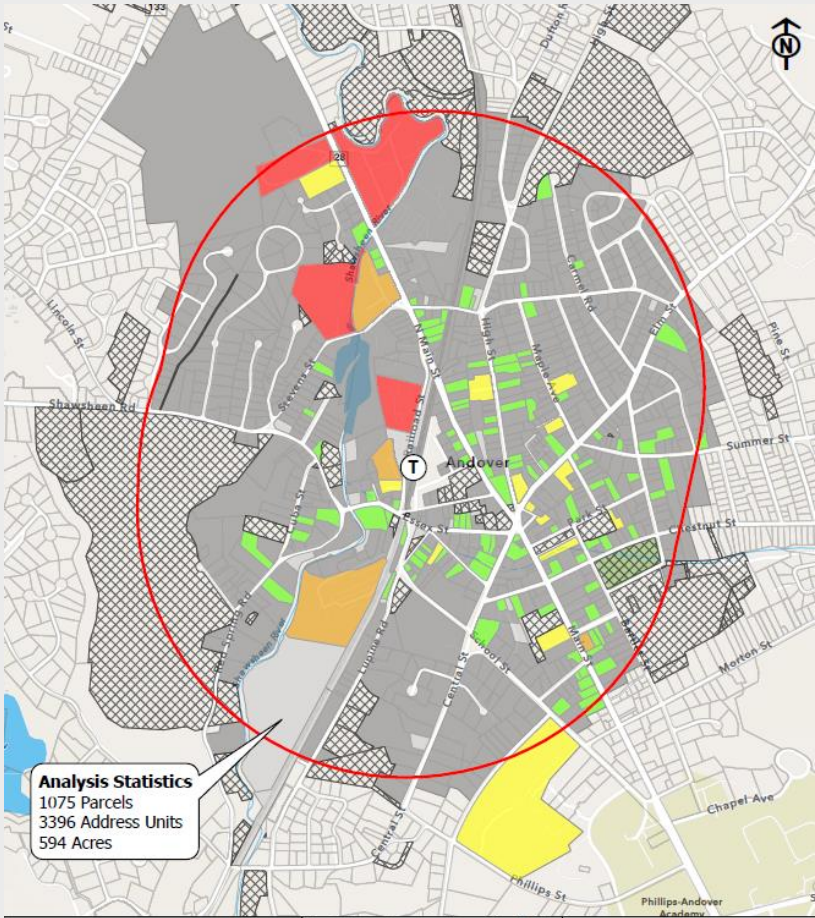


Andover Half Mile Zones

# OUR MBTA NEIGHBORHOODS



### Andover Station



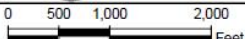
**Analysis Statistics**  
 1075 Parcels  
 3396 Address Units  
 594 Acres

0	42-72 Units
1-3 Units	99-179 Units
4-11 Units	Town Owned or AVIS
12-24 Units	0.5 mi Station Buffer

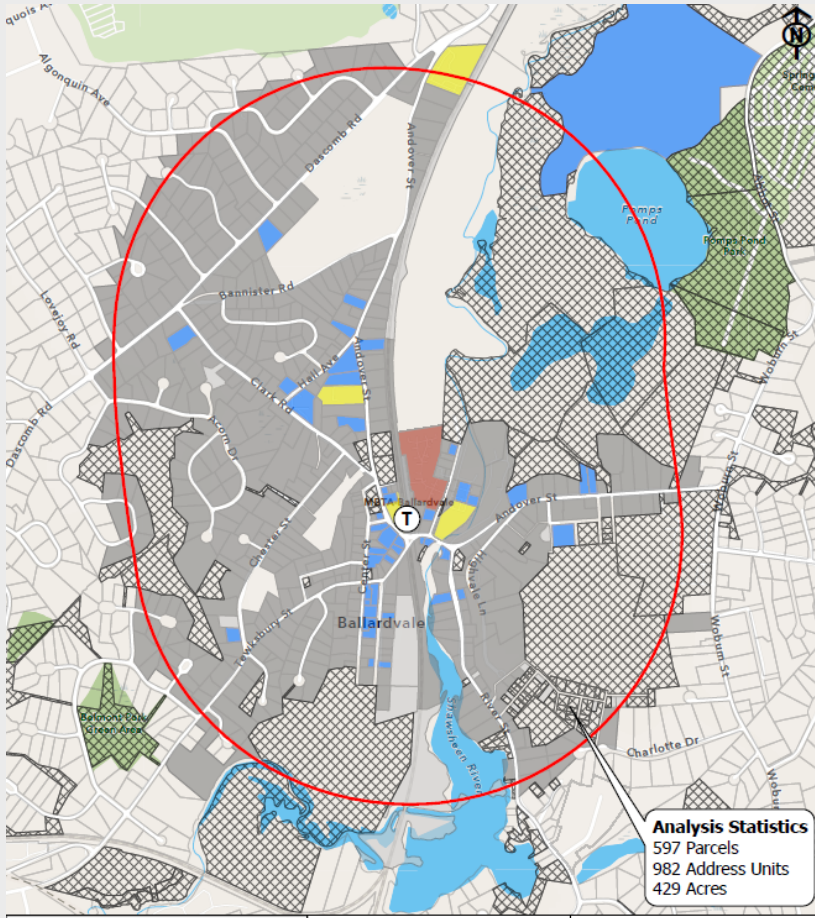
Section 3A states that a compliant multi-family district shall "be located not more than 0.5 miles from a commuter rail station".  
 The distance from a transit station may be measured from the boundary of any parcel of land owned by a public entity and used for purposes related to the transit station, such as an access road or a parking lot.

Town of Andover, MA  
**Multi-Family District**  
**Section 3A**  
 December 2021

**Downtown Andover MBTA Commuter Rail Station**



### Ballardvale Station



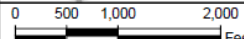
**Analysis Statistics**  
 597 Parcels  
 982 Address Units  
 429 Acres

0	76 Units
1 Unit	Town Owned or AVIS
2-8 Units	0.5 mi Station Buffer
11-29 Units	

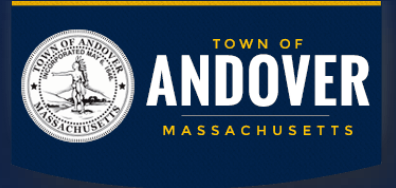
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Town of Andover, MA  
**Multi-Family District**  
**Section 3A**  
 December 2021

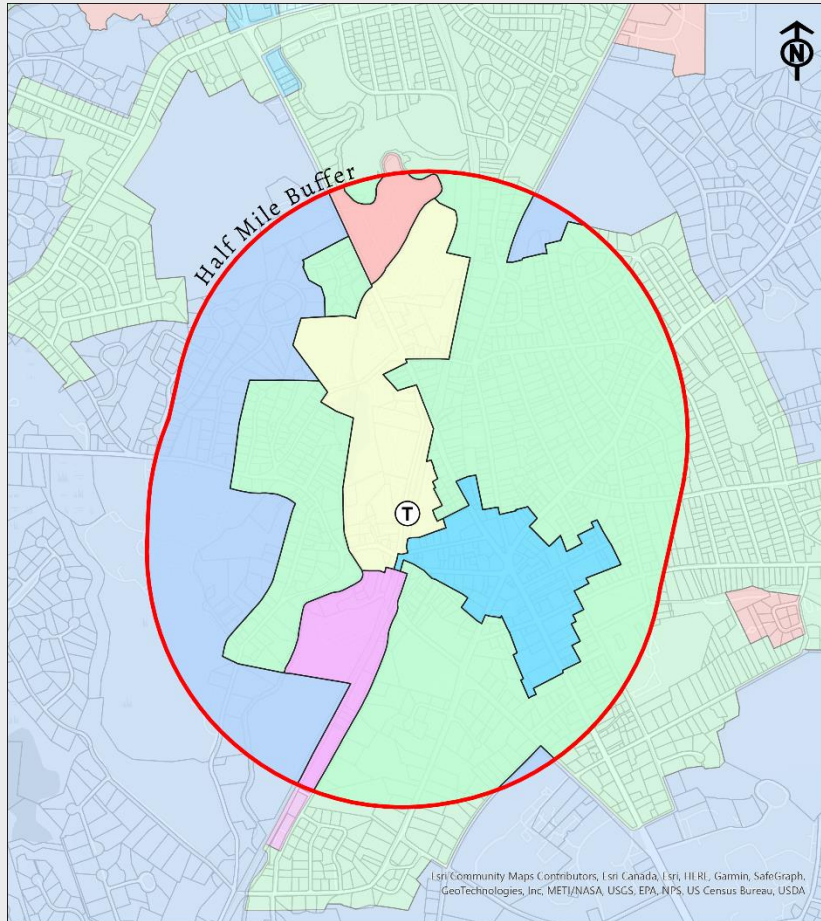
**Ballardvale MBTA Commuter Rail Station**



# ZONING MAPS

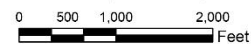


## Andover Station

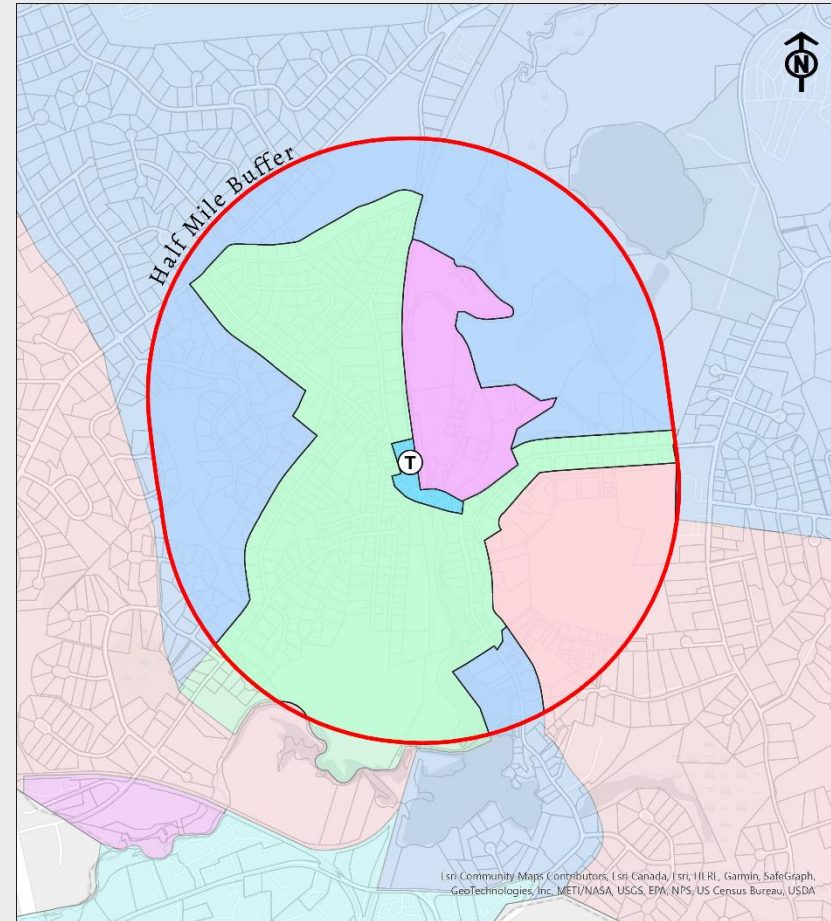


- Apartments
- Mixed-Use
- General Business
- Industrial G
- Single-Residency B
- Single-Residency A

Andover Commuter Rail Station  
Railroad Street, Andover, MA

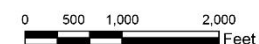


## Ballardvale Station



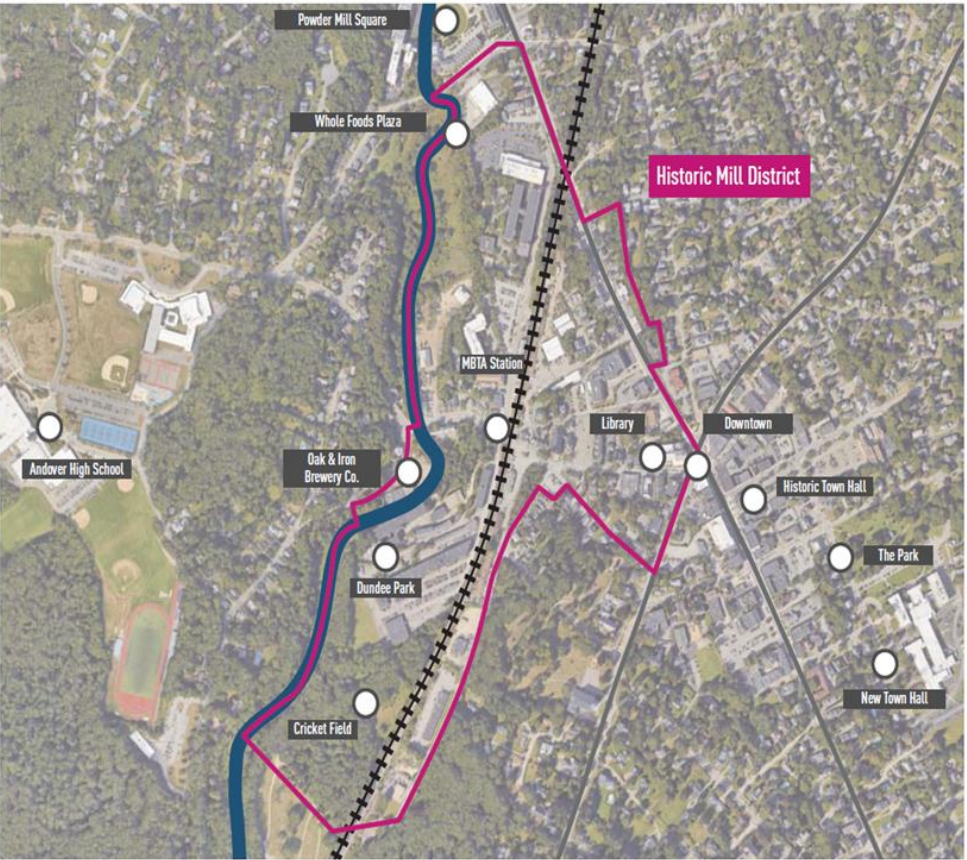
- Industrial G
- General Business
- Single-Residency B
- Single-Residency A
- Single-Residency C

Ballardvale Commuter Rail Station  
Andover Street, Andover, MA





# CURRENT ZONING

## Historic Mill District (HMD)

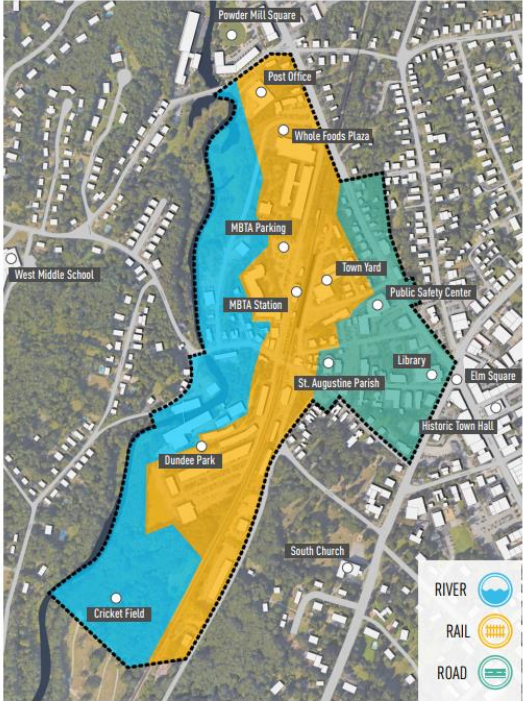


### Three corridors

 **RIVER CORRIDOR**  
Sites located along the Shawsheen River and Greenway

 **RAIL CORRIDOR**  
Sites proximate to the MBTA commuter rail line

 **ROADWAY CORRIDOR**  
Sites along Main Street and the Downtown Center



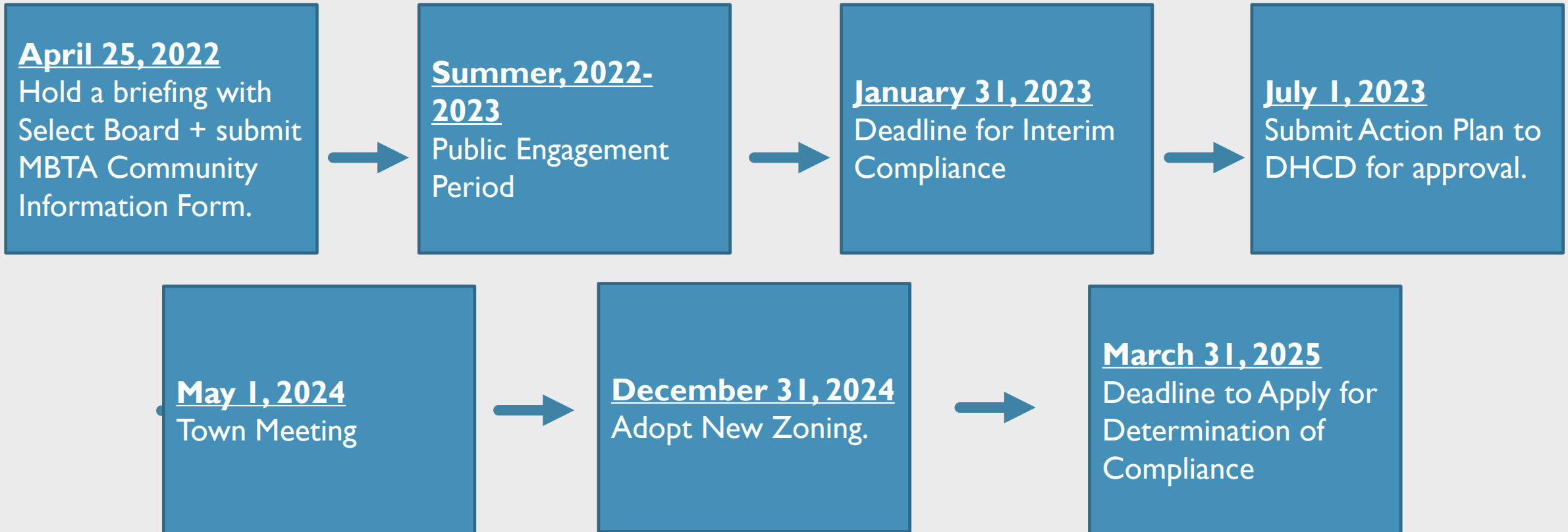
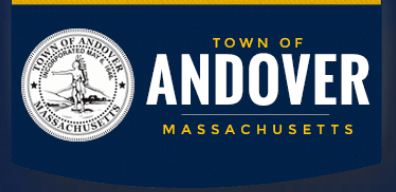
# REVISIONS TO SECTION 3A GUIDELINES



- Eliminates the requirement that affordable units be eligible for listing on the Subsidized Housing Inventory.
- Allowed communities to set income limits for affordable units below 80% AMI
- Allow a community to require that more than 10% of the units in a project be affordable units (but not more than 20%).



# MBTA COMMUNITIES COMPLIANCE TIMELINE



An MBTA community that does not comply with Section 3A is not eligible for funding from: the Housing Choice Initiative, the Local Capital Projects Fund, or the MassWorks Infrastructure Program.

# TECHNICAL ASSISTANCE



- Mass Housing Partnership
- DHCD
- EEA: Land use Planning Grant program
- Regional Planning Agencies through prioritization of Commonwealth provided District Local Technical Assistance (DLTA) funding.

# QUESTIONS



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For more information:  
[Andoverma.gov/MBTAzoning](http://Andoverma.gov/MBTAzoning)