

Action Plan for MBTA Communities

Description Area 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.

Section 1: Identification

Description Area 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.

1.1 MBTA Community Name Andover

1.2. Community Category Commuter rail community

1.3. Multifamily Unit Capacity Requirement 2031

1.4. Does this municipality have any MBTA rapid transit stations within its boundaries? No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries? Yes

1.5a. Please list MBTA commuter rail stations that are located within the municipal boundaries Andover Station
Ballardvale Station

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? No

1.7. Please provide the name of the person filling out this form Paul Materazzo

1.7a. Title Planning Director

1.7b. Email Address paul.materazzo@andoverma.us

1.7c. Phone Number	(978) 623-8650
1.8 Please provide the name of the municipal CEO	Andrew Flanagan
1.8b Mailing address of municipal CEO	36 Bartlet Street Andover, MA 01810
1.8c Email address of municipal CEO	monica.gregoire@andoverma.us
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	The core team is as follows: Town of Andover Planning Staff Barrett Planning Group, LLC (Providing Technical Assistance through MHP's MBTA Communities Technical Assistance Program) Town of Andover Planning Board

Section 2: Housing Overview

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
2.1a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	In 2015, The Town of Andover approved the Historic Mill District (section 8.7 of The Town of Andover Zoning by-law), an overlay district with 100 acres of land near the Andover Commuter rail station. This overlay district allows for density of up to 40 acres through the Special Permit process.
2.2. Is this municipality currently working on any other planning for housing?	Yes
2.2a. Please briefly describe the housing work underway.	The Town of Andover is starting to work on an update to the Housing Production Plan.

Section 3: Preliminary Zoning Strategies

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)	<ul style="list-style-type: none"> b. An existing zoning district or districts that must be amended to comply with the Section 3A Guidelines c. A new 40R or other overlay zoning district
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3.1b. Please select the changes that may be necessary for the existing district to comply. Optional: Attach any supporting documents that describe this district.

District boundaries
 Use schedule
 Dimensional regulations

Explanation:

Section 8.7.3.2 Historic Mill District (HMD) currently requires Applicants to seek a Special Permit. Under the current zoning, the minimum requirement for a residential use in the HMD is 3,000 sq feet of lot area per dwelling unit. We see in our analysis that our proposed district exceeds the potential unit development when the 3,000 sq.ft. is not taken into account.

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).

In 2015, The Town of Andover approved the Historic Mill District (see section 8.7 of The Town of Andover Zoning by-law), an overlay district with 100 acres of land near the Andover Commuter rail station. This overlay district allows for density of up to 40 acres through the Special Permit process. Due to the existing, approved overlay in the Andover District, we believe that the MBTA Communities district would present an opportunity to down zone from the already approved zoning in the HMD District.

3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?

The Town of Andover seeks to encourage smart growth, and to foster a range of housing opportunities within mixed-use development projects, to be proposed in a distinctive and attractive site development program that promotes compact design, preservation of open space, and a variety of transportation options, including enhanced pedestrian access to employment and nearby transportation systems. The Town of Andover also requires residential developments a minimum of 15% of the total dwelling units proposed to be affordable.

Section 4: Action Plan Timeline

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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. 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. Public outreach
 Developing zoning
 Applying DHCD's compliance model to test for density and unit capacity
 Holding planning board hearings
 Holding legislative sessions and adopt compliant zoning
 Submit District Compliance application to DHCD

Description Area

Task

Description Area

Start

Description Area	Finish
Short Answer	Community Engagement
	Jan 25, 2023
	May 01, 2024
Short Answer	Submit Compliance Model
	Jan 31, 2023
	Jan 31, 2023
Short Answer	Develop Zoning Amendment
	Jan 31, 2023
	Oct 31, 2023
Short Answer	Hold Public Hearings
	Oct 31, 2023
	Nov 30, 2023
Short Answer	Town Meeting Approval
	May 01, 2024
	May 03, 2024
Short Answer	MBTA Communities Adoption
	Dec 31, 2024
	Dec 31, 2024

If there is any other feedback you would like to share about the compliance process, please use this space to provide it. We may want to consider future development of two surface lots currently owned by the Town within the half-mile buffer of the Andover Commuter Rail Station. These lots are currently noted as institutional parcels due to the current ownership. These parcels are excluded in the compliance model calculations; however, we see them as potentially developable, and they are included in the Andover Station Boundary.