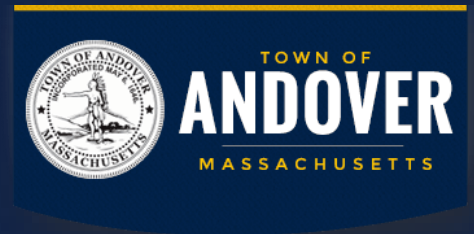


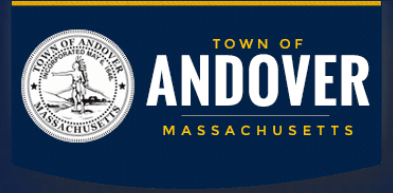
# MBTA COMMUNITIES MULTI-FAMILY ZONING

ANDOVER PRESERVATION COMMISSION | APRIL 19, 2023

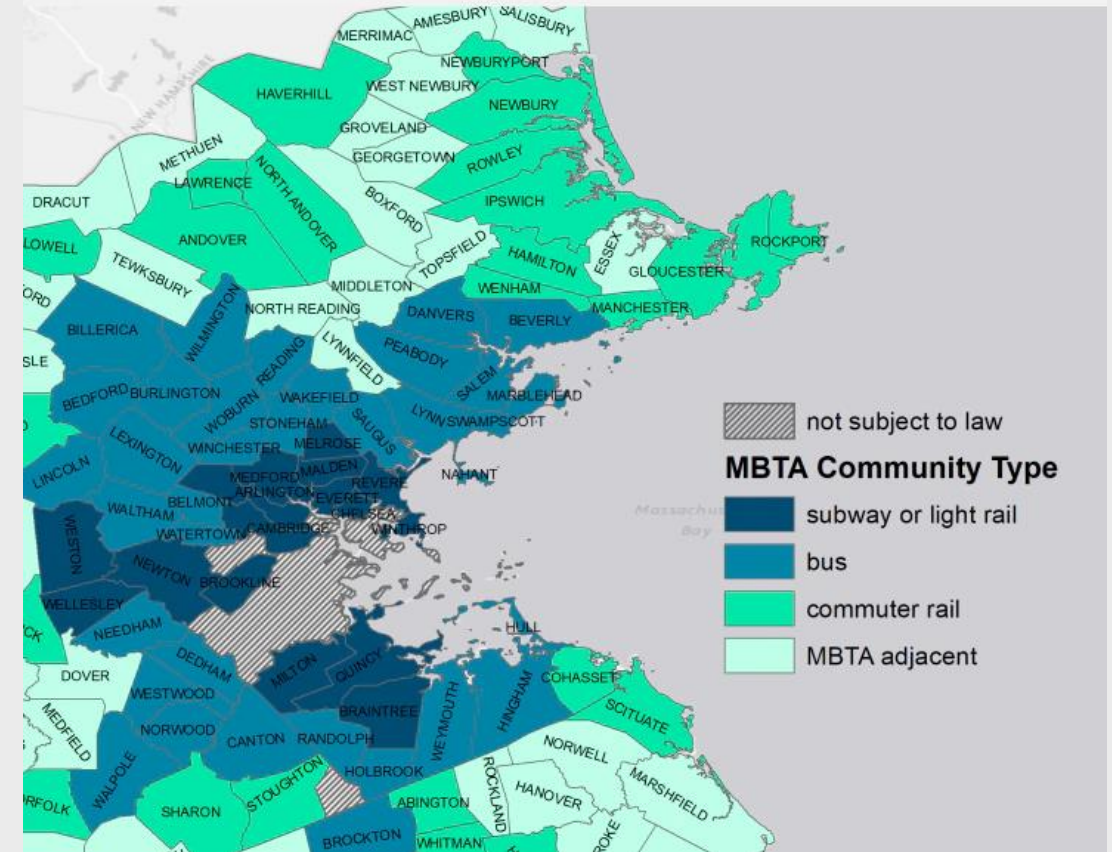
MONICA GREGOIRE, ASSOCIATE PLANNER, PLANNING & LAND USE



# MULTI-FAMILY ZONING REQUIREMENT FOR MBTA COMMUNITIES

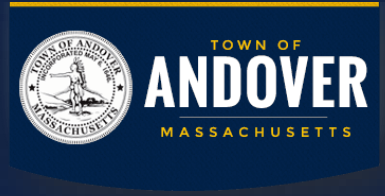


- Enacted as part of the economic development bill - Section 3A of M.G.L c. 40A requires MBTA communities to have at least one zoning district of reasonable size in which multi-family housing is **permitted as of right** and meets other criteria set forth in the statute:
  - Minimum gross density of 15 units per acre
  - Not more than 1/2 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.
  - No age restrictions and suitable for families with children.
- **Section 3A requires multi-family by right zoning, not housing production.**



MBTA Communities Map – Mass Housing Partnership

# ABOUT THE PROCESS: THE LAW DOES NOT



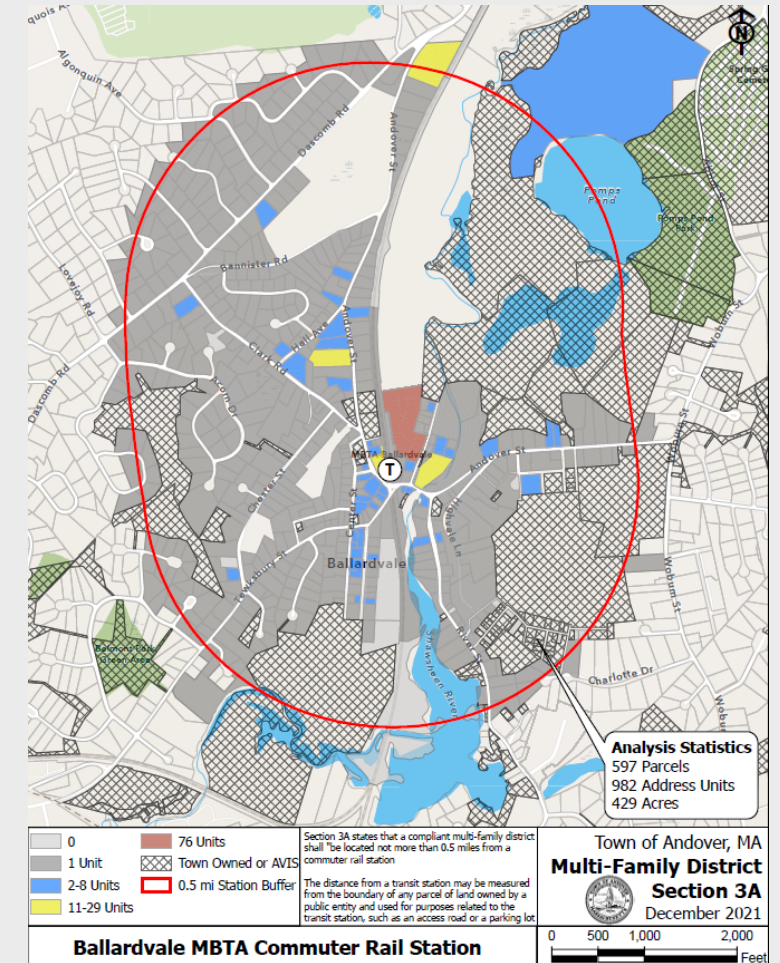
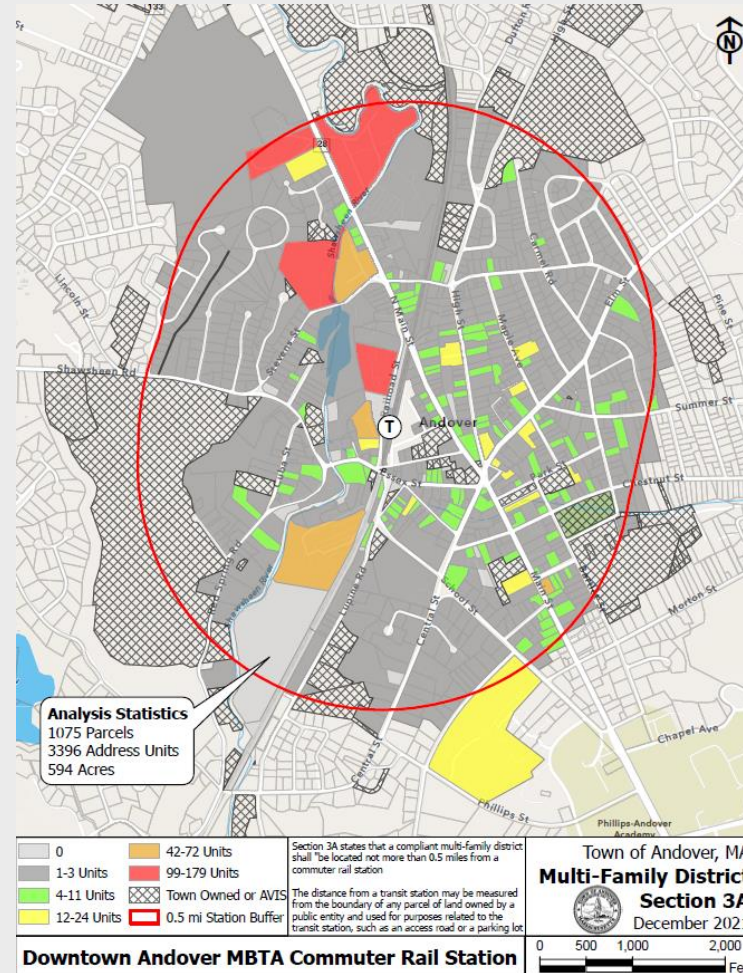
Require	Require new housing development (compliance Require not measured by production)
Require	Require communities to pay for infrastructure needed in a 3A district
Require	Preclude districts with lower-density and higher-density subdistricts as long as the district-wide average is 15 units/acre
Require	Preclude districts with lower-density and higher-density subdistricts as long as the district-wide average is 15 units/acre
Override	Override the Massachusetts Wetlands Protection Act or Title V of the Massachusetts Environmental Code
Provide	Provide communities with options for waivers or exemptions

# HOW IT APPLIES TO ANDOVER

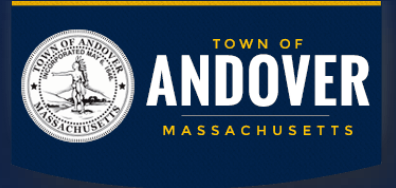


Andover served by two MBTA Commuter Rail Stations.

- Andover Station – Railroad Street
- Ballardvale Station – Andover Street



# ACCESS TO STATE FUNDING



Cities and town will need to comply to be eligible for certain state funding

## In Andover:

- 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	\$ -	\$ -	\$ -

# PREVIOUS STUDIES



## Historic Mill District Andover, Massachusetts



### Circulation and Street Design Study



Prepared For:  
Town of Andover

Prepared by:  
Design Consultants, Inc.

April 2019

### STRATEGIC PLACEMAKING PLAN

What WAYS can Public Art and Placemaking activities be showcased, celebrated, the history, and enrich the life of Andover and WHERE would that occur?

ESTABLISH COMPLETE STREETS  
CELEBRATE HISTORIC FABRIC  
LEVERAGE ARTS - CULTURE  
FOSTER COMMUNITIES  
PROMOTE RECREATION

**COMMUNITY INPUT**

**PROPOSED PLACEMAKING**

**DUNDEE PARK**

**SHAWSHEN RIVER**

**TOWN YARD**

**DEPOT**

**OLD TOWN HALL**

### HISTORIC MILL DISTRICT WATER & SEWER MASTER PLAN

DRAFT

# HMD

HISTORIC MILL DISTRICT ANDOVER

## Design Guidelines

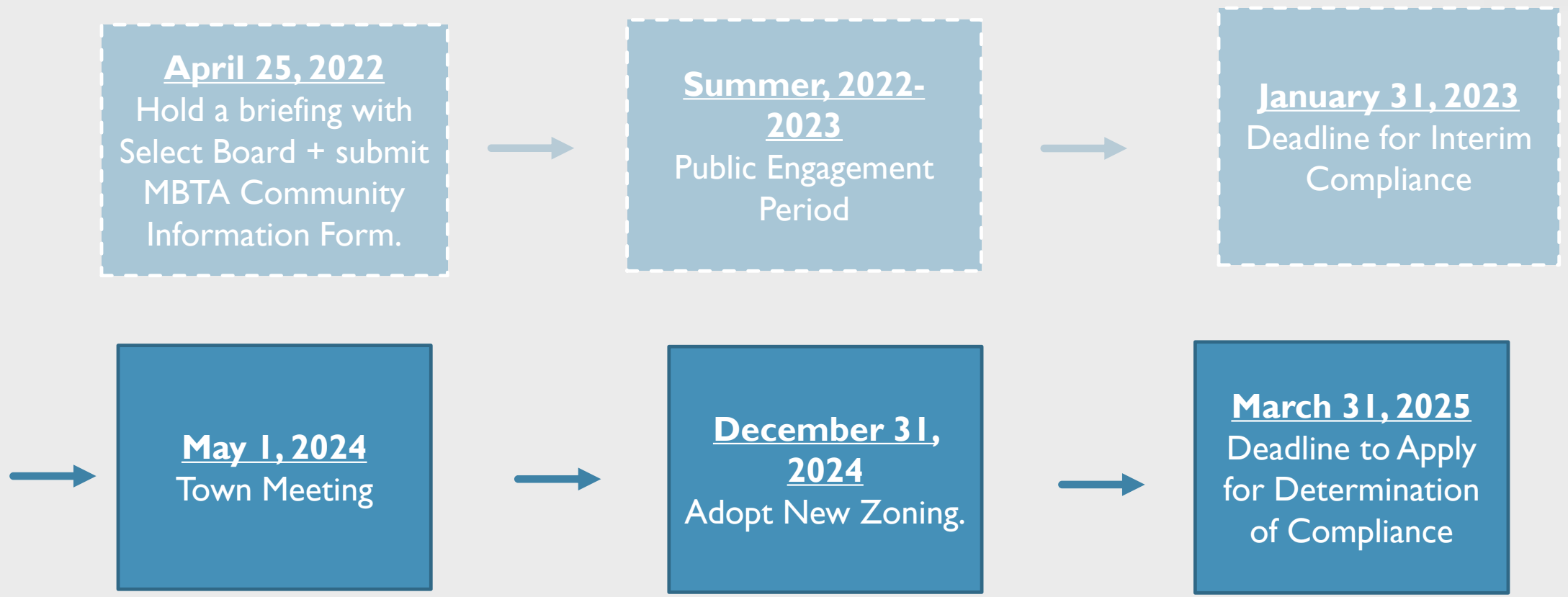
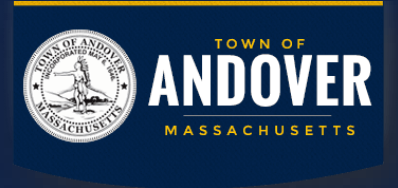
Andover, MA

February 6, 2018

River Rail Road

GAMBLE ASSOCIATES

# MBTA COMMUNITIES COMPLIANCE TIMELINE

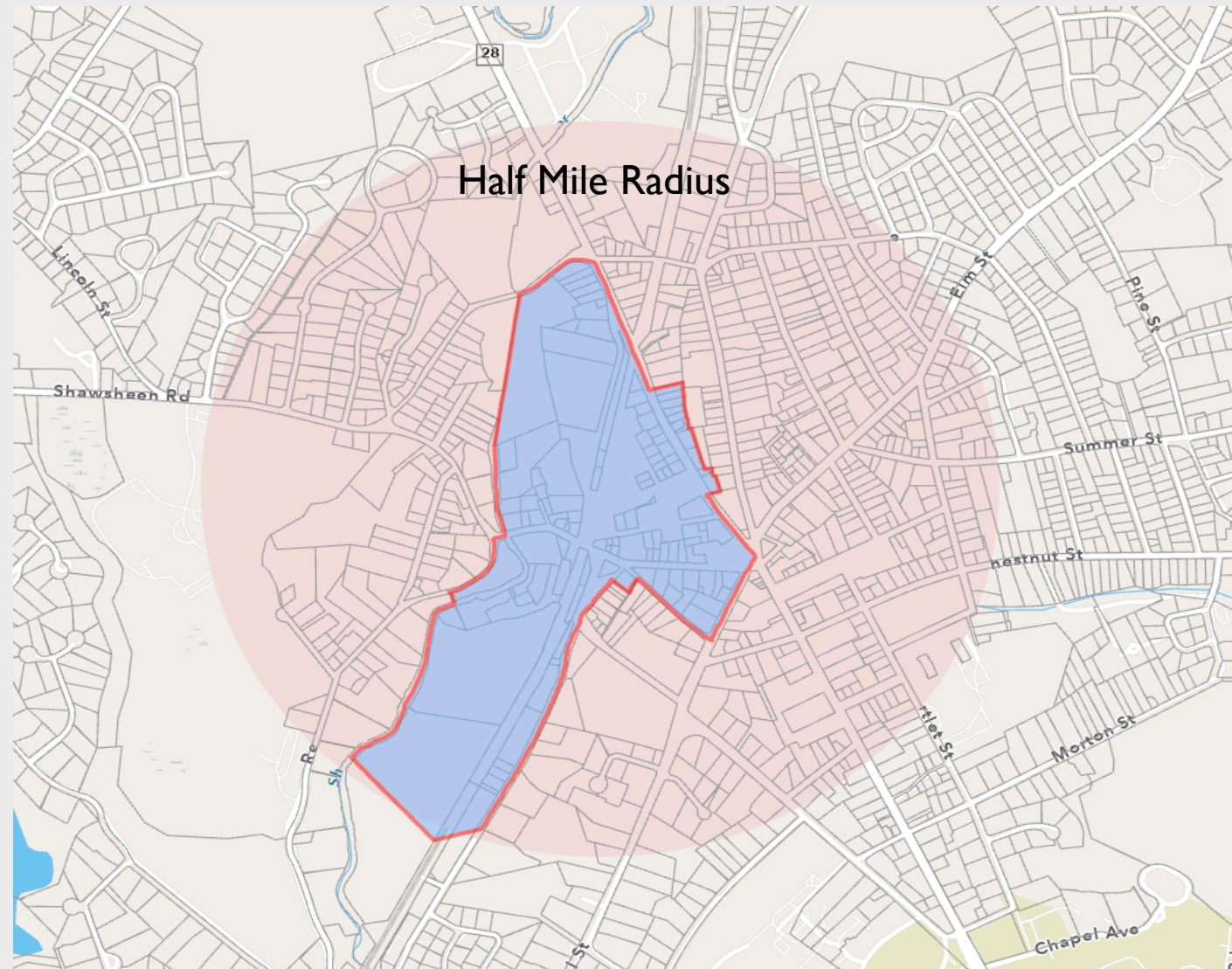


Communities cannot opt out of or avoid their obligations by choosing to forego state funding. Failure to comply may result in civil enforcement action or liability under federal and state fair housing laws.

# ANDOVER STATION



TOWN OF  
**ANDOVER**  
MASSACHUSETTS



# WHAT IS THE NEW REQUIREMENT?



- The requirement is codified a Section 3A of M.G.L. ch. 40A and it provides:
- Section 3A. (a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.
- (b) An MBTA community that fails to comply with this section shall not be eligible for funds from: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.
- (c) The department, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, shall promulgate guidelines to determine if an MBTA community is in compliance with this section.

# MISSING MIDDLE HOUSING

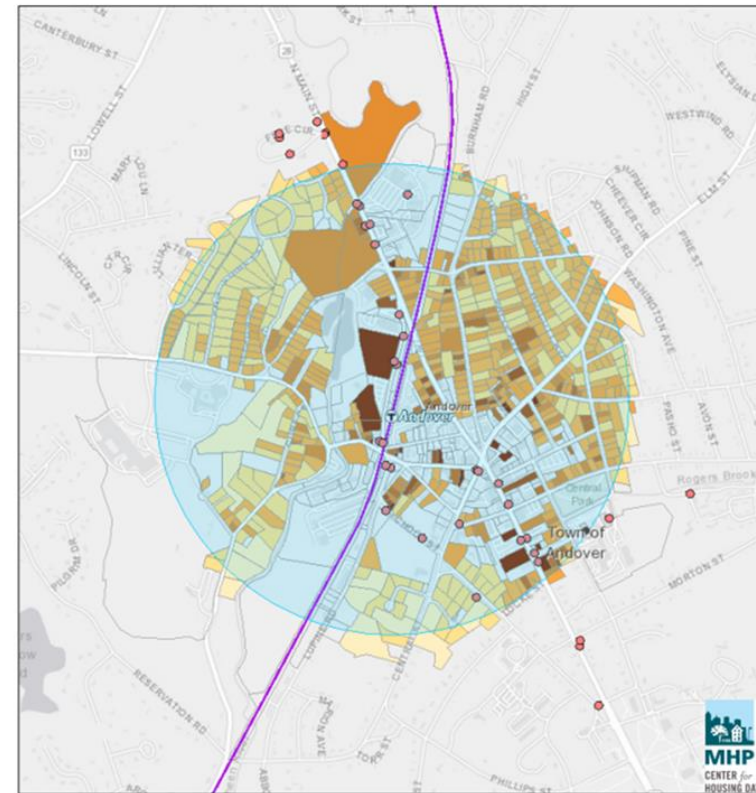


# CURRENT DENSITY: ANDOVER STATION



**Total Residential Units:** 1852 Units  
**Neighborhood Area:** 501.74 Acres  
**Neighborhood Density:** 3.69 Units per Acre

Use Description	Residential Units	Parcel Acres	Avg. Parcel Density
Single-family	482	186.51	2.58
Condominium	430	32.56	13.21
Apartments over eight units	199	5.51	36.11
Two-family	196	29.02	6.75
Apartments with four to eight units	141	11.23	12.55
Boarding house or other congregate housing	129	8.83	14.60
Mixed-use -- commercial with residential	115	4.46	25.77
Mixed-use -- residential with commercial	77	2.39	32.17
Three-family	51	5.28	9.65
Multiple houses on parcel	29	2.63	11.01
Other exempt housing	3	0.88	3.42
Commercial	0	66.77	0.00
Tax-exempt; public; charitable; institutional	0	191.00	0.00
Industrial	0	7.46	0.00
Potentially developable residential land	0	2.05	0.00
Accessory land with improvement	0	0.51	0.00
Commercial; Tax-exempt; public; charitable; institutional	0	1.60	0.00
Undevelopable residential land	0	1.10	0.00



March 10, 2023

1:18,056

0 0.1 0.2 0.4 mi  
0 0.17 0.35 0.7 km

Override 1  
 Light Gray Canvas Reference  
 Commuter Stations  
 RTA Bus Stations  
 Commuter Routes  
 Regular Service  
 Community Borders

Parcel Density Database  
 <1  
 1 - 3  
 3 - 5  
 5 - 10  
 10 - 15  
 15 - 20  
 20 - 30  
 30 +

Enl. HERE, MapGIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

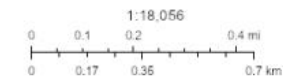
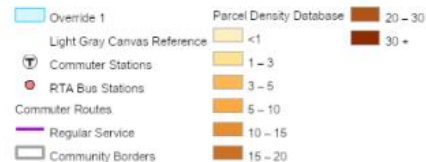
# CURRENT DENSITY: BALLARDVALE STATION

**Total Residential Units:** 537 Units  
**Neighborhood Area:** 501.74 Acres  
**Neighborhood Density:** 1.07 Units per Acre

Use Description	Residential Units	Parcel Acres	Avg. Parcel Density
Single-family	340	195.70	1.74
Condominium	102	11.21	9.10
Two-family	40	6.18	6.48
Apartments over eight units	27	0.78	34.78
Apartments with four to eight units	21	1.85	11.36
Three-family	3	0.19	15.94
Mixed-use -- residential with commercial	3	0.26	11.65
Other exempt housing	1	0.77	1.31
Industrial	0	11.21	0.00
Tax-exempt; public; charitable; institutional	0	363.42	0.00
Undevelopable residential land	0	11.06	0.00
Commercial	0	1.50	0.00
Developable residential land	0	3.42	0.00
Commercial; Tax-exempt; public; charitable; institutional	0	2.46	0.00
Accessory land with improvement	0	1.37	0.00

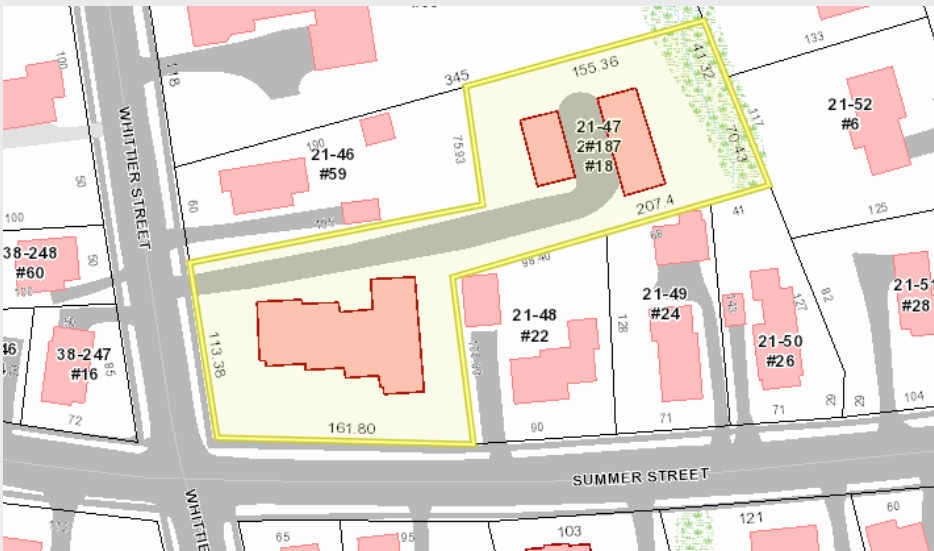


April 13, 2023



Esri, HERE, DeLorme, Mapbox, Microsoft, Swire, Unacademy, USGS, EPA

# DENSITY EXAMPLE: 1-9 UNITS PER ACRE



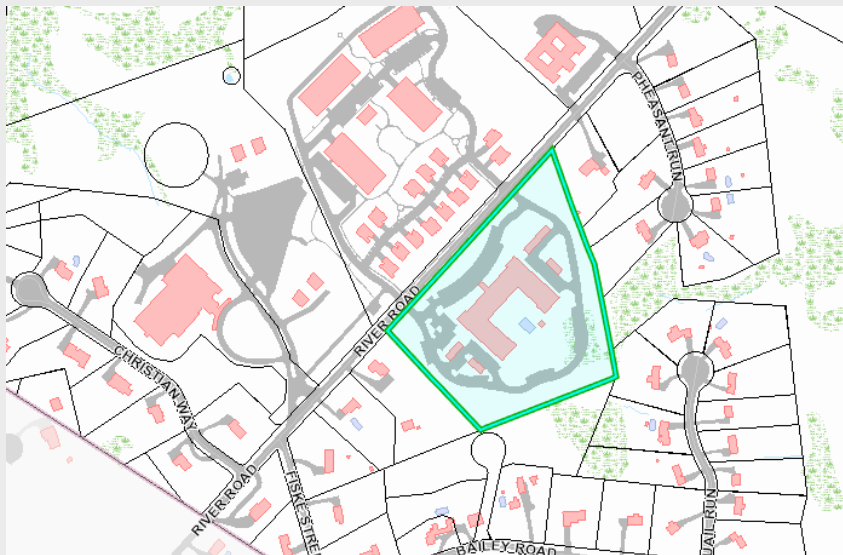
Address	18 Summer Street
City	Andover
Use Description (Standardized)	Condominium
Est. Residential Units	5
Parcel Acreage	0.95
Parcel Density (Units per Acre)	5.28
Use Code (Standardized)	102
Non-Residential Uses	Tax-exempt; public; charitable; institutional
Assessed Year	2022
Use Description (Assessor's Data)	Other; Non-Taxable Condominium Common Land; Residential Condominium
Source	Town Assessor

# DENSITY EXAMPLE: 9-12 UNITS PER ACRE



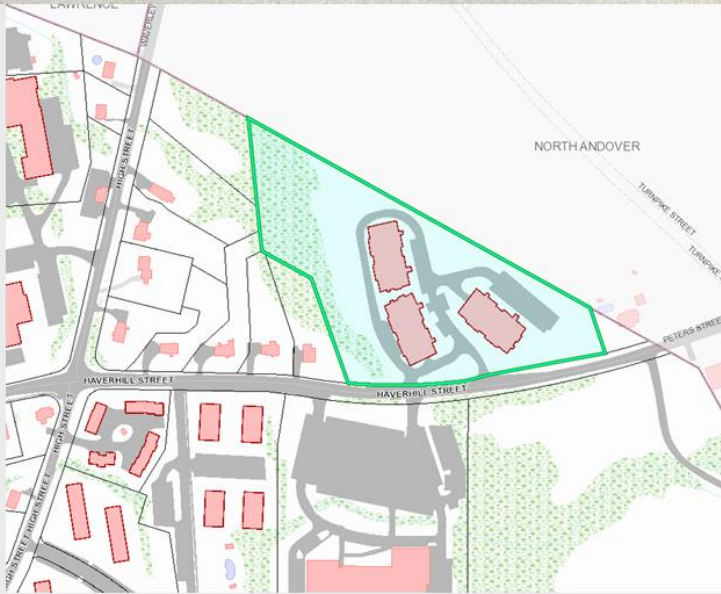
Address	11 Michael Way
City	Andover
Use Description (Standardized)	Condominium
Est. Residential Units	45
Parcel Acreage	8.40
Parcel Density (Units per Acre)	5.36
Use Code (Standardized)	102
Non-Residential Uses	Tax-exempt; public; charitable; institutional
Assessed Year	2022
Use Description (Assessor's Data)	Residential Condominium; Other; Non-Taxable Condominium Common Land
Source	Town Assessor

# DENSITY EXAMPLE: 9-12 UNITS PER ACRE



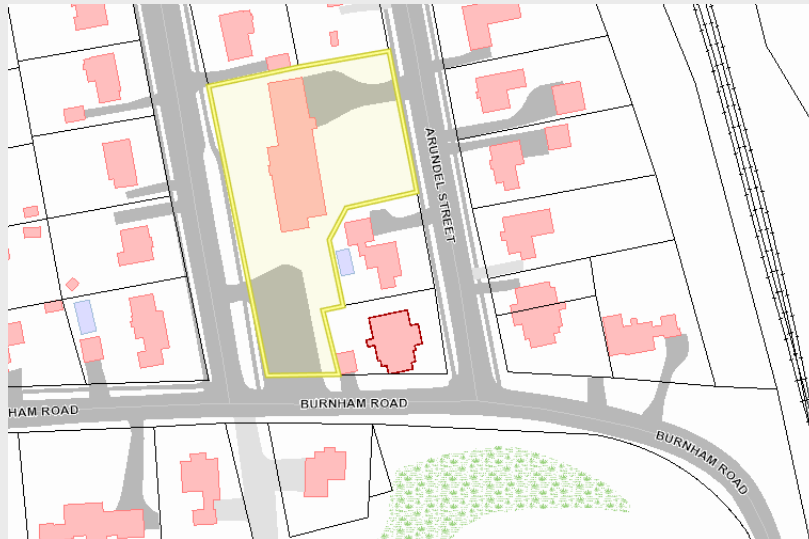
Address	460 River Road
City	Andover
Use Description (Standardized)	Apartments over eight units
Est. Residential Units	115
Parcel Acreage	9.44
Parcel Density (Units per Acre)	12.18
Use Code (Standardized)	112
Non-Residential Uses	
Assessed Year	2022
Use Description (Assessor's Data)	Apartments with More than Eight Units

# DENSITY EXAMPLE: 9-12 UNITS PER ACRE



Address	170 Haverhill Street
City	Andover
Use Description (Standardized)	Condominium
Est. Residential Units	80
Parcel Acreage	8.03
Parcel Density (Units per Acre)	9.97
Use Code (Standardized)	102
Non-Residential Uses	Tax-exempt; public; charitable; institutional
Assessed Year	2022
Use Description (Assessor's Data)	Other; Non-Taxable Condominium Common Land; Residential Condominium
Source	Town Assessor

# 15-20 UNITS PER ACRE



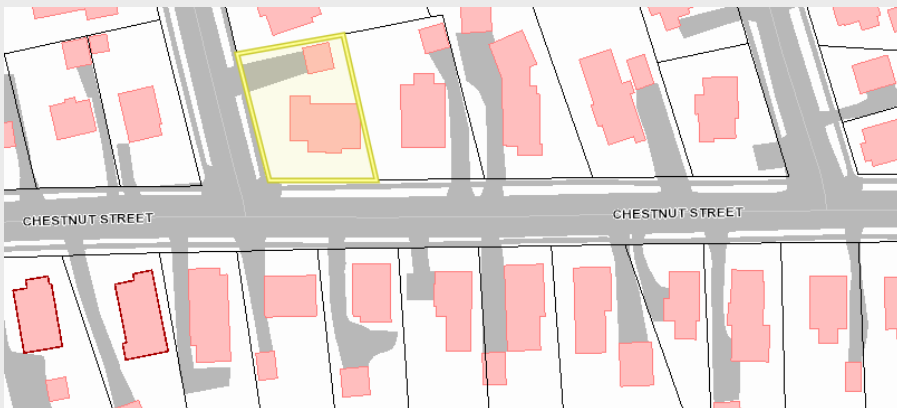
Address	7 Argyle Street
City	Andover
Use Description (Standardized)	Apartments over eight units
Est. Residential Units	15
Parcel Acreage	0.87
Parcel Density (Units per Acre)	17.28
Use Code (Standardized)	112
Non-Residential Uses	
Assessed Year	2022
Use Description (Assessor's Data)	Apartments with More than Eight Units
Source	Town Assessor

# 12-15 UNITS PER ACRE



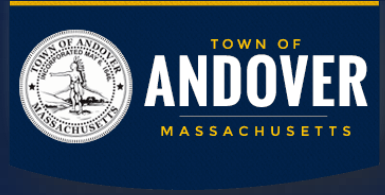
Address	104r Main Street
City	Andover
Use Description (Standardized)	Three-family
Est. Residential Units	3
Parcel Acreage	0.22
Parcel Density (Units per Acre)	13.68
Use Code (Standardized)	105
Non-Residential Uses	
Assessed Year	2022
Use Description (Assessor's Data)	Three-Family Residential
Source	Town Assessor

# 15-20 UNITS PER ACRE



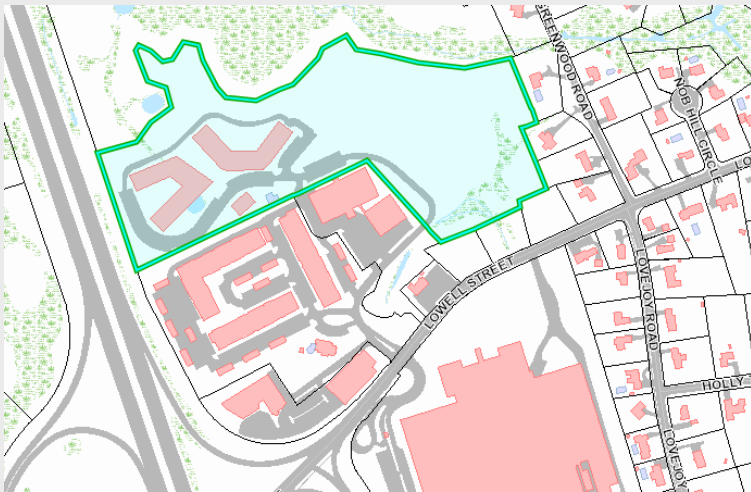
Address	78 Chestnut Street
City	Andover
Use Description (Standardized)	Three-family
Est. Residential Units	3
Parcel Acreage	0.19
Parcel Density (Units per Acre)	15.81
Use Code (Standardized)	105
Non-Residential Uses	
Assessed Year	2022
Use Description (Assessor's Data)	Three-Family Residential
Source	Town Assessor

# 15-20 UNITS PER ACRE



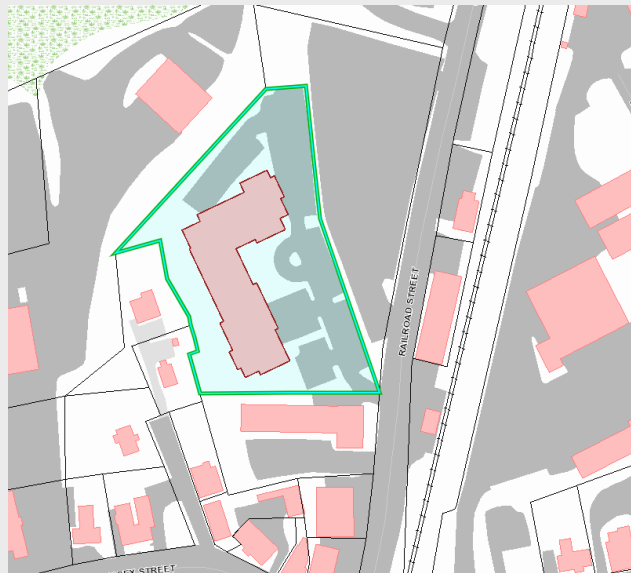
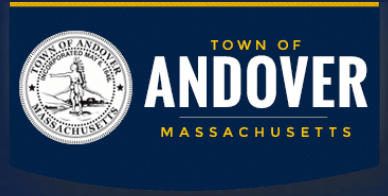
Address	72 North Main Street
City	Andover
Use Description (Standardized)	Condominium
Est. Residential Units	3
Parcel Acreage	0.17
Parcel Density (Units per Acre)	17.73
Use Code (Standardized)	102
Non-Residential Uses	Tax-exempt; public; charitable; institutional
Assessed Year	2022
Use Description (Assessor's Data)	Other; Non-Taxable Condominium Common Land; Residential Condominium
Source	Town Assessor

# 20-30 UNITS PER ACRE



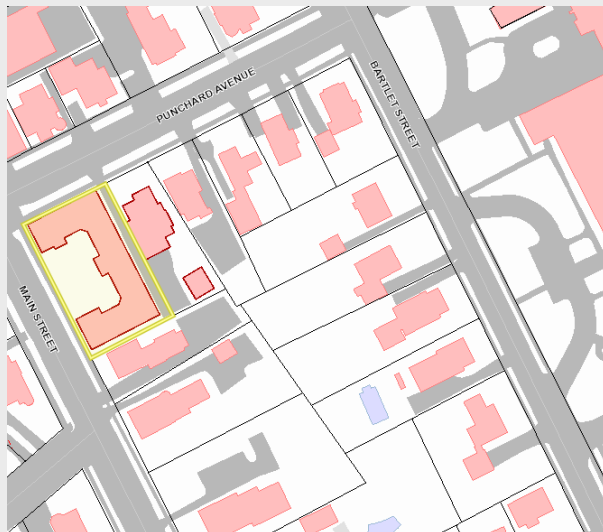
Address	50 Woodview Way
City	Andover
Use Description (Standardized)	Apartments over eight units
Est. Residential Units	225
Parcel Acreage	20.15
Parcel Density (Units per Acre)	11.17
Use Code (Standardized)	112
Non-Residential Uses	
Assessed Year	2022
Use Description (Assessor's Data)	Apartments with More than Eight Units
Source	Town Assessor

# 30+ UNITS PER ACRE



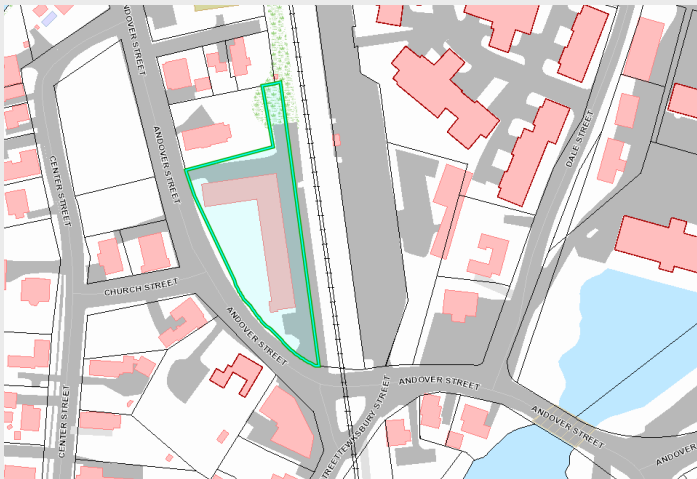
Address	22 Railroad Street
City	Andover
Use Description (Standardized)	Condominium
Est. Residential Units	70
Parcel Acreage	1.79
Parcel Density (Units per Acre)	39.04
Use Code (Standardized)	102
Non-Residential Uses	Tax-exempt; public; charitable; institutional
Assessed Year	2022
Use Description (Assessor's Data)	Residential Condominium; Other; Non-Taxable Condominium Common Land
Source	Town Assessor

# 30+ UNITS PER ACRE



Address	102 Main Street
City	Andover
Use Description (Standardized)	Condominium
Est. Residential Units	22
Parcel Acreage	0.42
Parcel Density (Units per Acre)	52.83
Use Code (Standardized)	102
Non-Residential Uses	Tax-exempt; public; charitable; institutional
Assessed Year	2022
Use Description (Assessor's Data)	Other; Non-Taxable Condominium Common Land; Residential Condominium
Source	Town Assessor

# 30+ UNITS PER ACRE



Address	180 Andover Street
City	Andover
Use Description (Standardized)	Apartments over eight units
Est. Residential Units	27
Parcel Acreage	0.78
Parcel Density (Units per Acre)	34.78
Use Code (Standardized)	112
Non-Residential Uses	
Assessed Year	2022
Use Description (Assessor's Data)	Apartments with More than Eight Units
Source	Town Assessor

# NEXT STEPS



Join the Andover  
Communities Working  
Group

## MBTA COMMUNITY ZONING

Help shape Andover's  
Housing future. Join  
the MBTA Community  
Working Group!

[andoverma.gov/getinvolved/mbta](https://andoverma.gov/getinvolved/mbta)



Attend the Andover MBTA Community Zoning Visioning Workshop: June 7, 2023

# QUESTIONS



Monica Gregoire  
Associate Planner Planning & Land Use  
(978) 623-8650  
Monica.Gregoire@Andoverma.us

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