

# MBTA ZONING – CHELMSFORD

## Current Status

- Chelmsford has achieved interim compliance via the April 19, 2022 presentation to the Select Board AND submission of the MBTA Community Information Form.

## Timeline Moving Forward

- 2024 deadline for the creation of a compliant multi-family district.
- Otherwise will not be eligible for One Stop Grant Program

## Process Moving Forward

- MBTA Form indicated that the Town would need technical assistance to draft zoning AND to calculate multifamily capacity
- MBTA Form expressed a desire to receive technical assistance from NMCOCG
- Local process is envisioned to be led by the Planning Board

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## MBTA Zoning District Requirements – per MBTA Form Responses

Q6 - within 0.5 miles of transit amenity – NO (LRTA bus stops not defined as “Bus Stops”)

Q6a – areas of concentrated development – YES

- Center and North Villages
- Rt. 110 (Westford to Center)
- Rt. 3 (Tyngsboro Road)

Q7 – existing 15 units / gross acre by right zoning - YES

- UMW Multi-family Overlay District
- 34 acres

Other Relevant Draft Requirements / Provisions

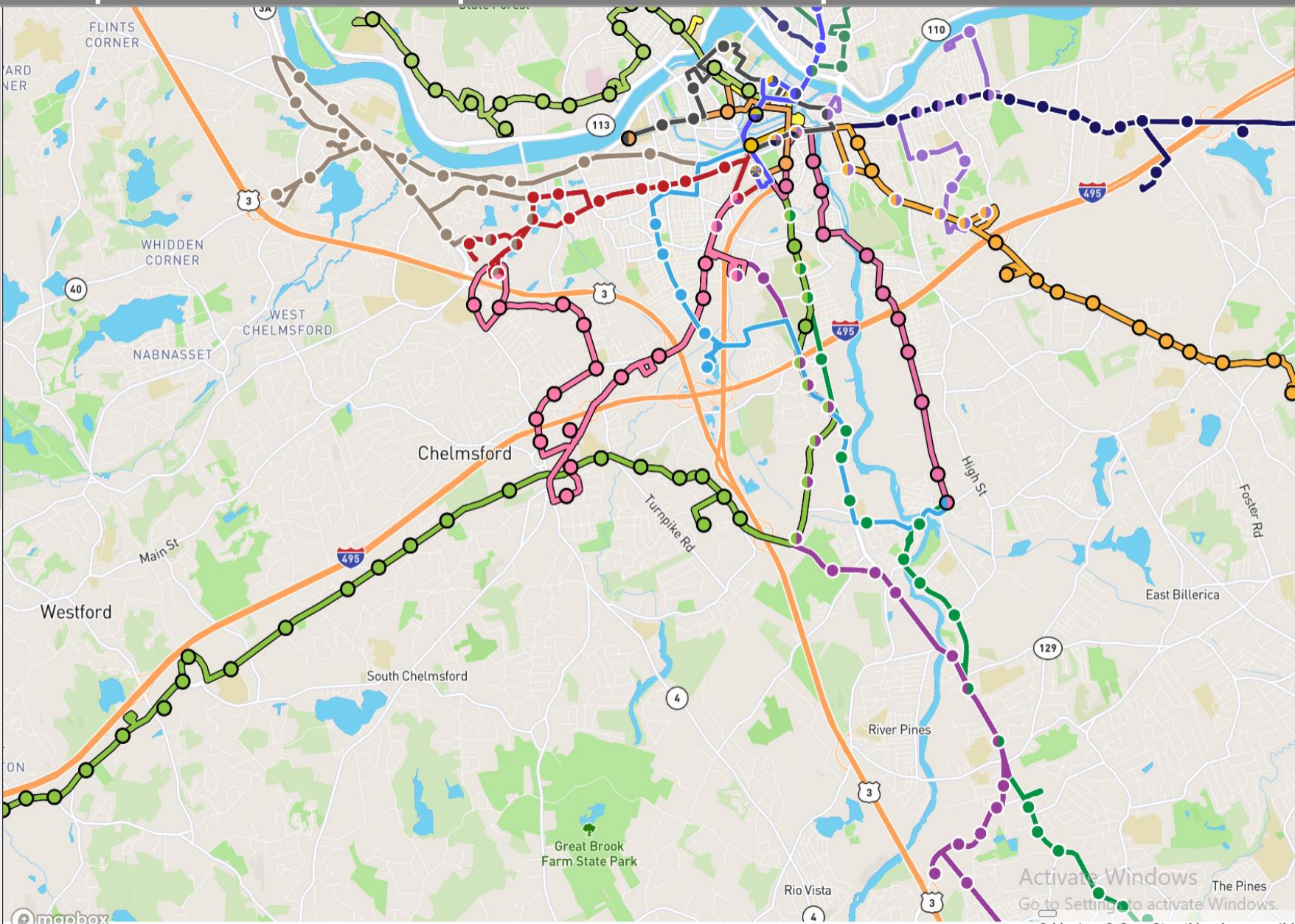
- Minimum Land Area of at least 50 acres – may consist of sub-districts
- Minimum Unit Capacity as an MBTA adjacent community = 1,477 units

\*\*\* CAPACITY is about “enabling” opportunity...NOT about actual Production\*\*\*

\*\*\*Not required to ensure production (utilities, title V, wetlands, economics)

- If NO land area within 0.5 miles of transit amenity – reasonable access to transit

# Initial Considerations - LRTA Routes



## Other Considerations

1. Mathematically - 98 acres x 15 units per acre = 1,477 units
  - UMW – 26 developable acres x 15 units per acre = 390 units
  - Need for additional UNIT CAPACITY = 1,087 units
  - In order to replicate UMW = 73 acres of land area

### 2. Strategy

- Developed vs Vacant Land areas
- Vacant / under-utilized buildings
- Existing villages and commercial corridors

Conclusion – options for compliance exists - mathematically and mirroring exiting zoning districts & zoning overlay strategies