

MBTA Communities Status Update

Boxford Planning Board

October 18, 2023



Boxford's Regulations – Adjacent Small Town

Adjacent Small Town Regulations:

1. The district must have a **zoned capacity** equal to 5% of the community's total housing stock
2. The district must allow for 15 units per acre by right
3. There is no minimum land area requirement
4. The district may be located anywhere in the community

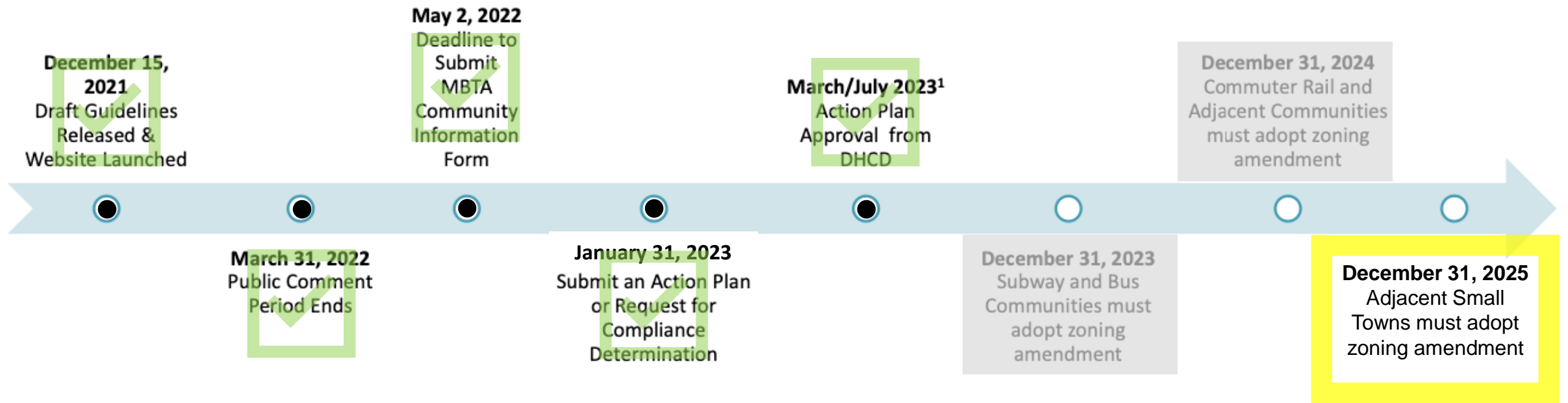
For Boxford, this means the district must have a **zoning capacity** of 141 units. There is no construction requirement as part of these regulations, only zoning.

What does this look like in each Merrimack Valley community?

Community	Comm. Type	2020 Housing Units	Min. # Of Units in District	% District in Station Area	Community	MBTA Comm. Type	2020 Housing Units	Min. # Of Units in District	% District in Station Area
Amesbury	AC	7889	789	0%	Merrimac	AST	2,761	138	0%
Andover	CR	13,541	2,031	50%	Newbury	AST	3,072	154	0%
Boxford	AST	2,818	141	0%	Newburyport	CR	8,165	1,292	20%
Georgetown	AC	3,159	750	0%	N. Andover	AC	11,914	1,191	0%
Groveland	AST	2,596	130	0%	Rowley	CR	2,405	601	20%
Haverhill	CR	27,927	4,189	50%	Salisbury	AC	5,305	750	0%
Lawrence	CR	30,008	4,501	40%	W. Newbury	AST	1,740	87	0%
Methuen	AC	20,194	2,019	0%	TOTAL	-	143,494	18,763	

AC = Adjacent Community | AST = Adjacent Small Town | CR = Commuter Rail

Timeline for Implementation



Modeling for Compliance

The State has provided a model (in Microsoft Excel) that can be used to test dimensional criteria for potential districts, such as:

- Minimum lot size
- Maximum units per lot
- Building height
- Floor area ratio (FAR)
- Lot coverage
- Setbacks
- Parking ratios

The model is “plug and play” – it will be used to ensure that the chosen district complies with requirements, such as 141 unit capacity requirement and 15 units per acre density requirement.

Modeling for Compliance

To demonstrate the theoretical unit capacity calculations done by the state's compliance model, we will use an example from one of Boxford's parcels.

1. Start with your parcel square footage: **98,516** square feet
2. Deduct open space requirement
 1. We require 45% open space, so for this calculation we do **98,516** sqft*0.45 = 44,332sqft. Deducting that 44,332 from the total parcel sqft in step 1 leaves us with **54,184** sqft of developable parcel area.
3. Deduct parking space requirements
 1. Our parking space requirements would necessitate 32,510 sqft of surface parking, so we subtract that from the **54,184** in step 2, leaving us with a potential building footprint of **21,673** sqft
4. Multiply the building footprint by the # of floors according to the zoning to get your potential building envelope
 1. We allow up to two stories, so **21,673***2 = **43,346** sqft
5. Divide your total building envelope by 1,000 (estimated sqft of each dwelling unit) to get your final unit capacity
 1. **43,346**/1,000 = **43 Units**

Potential District Options for Compliance

Bradford Street District 9.18 Acres

Minimum Lot Size: 85,000 sqft

Building Height: 2 Stories

Setbacks: 50ft front yard, 25ft side/rear

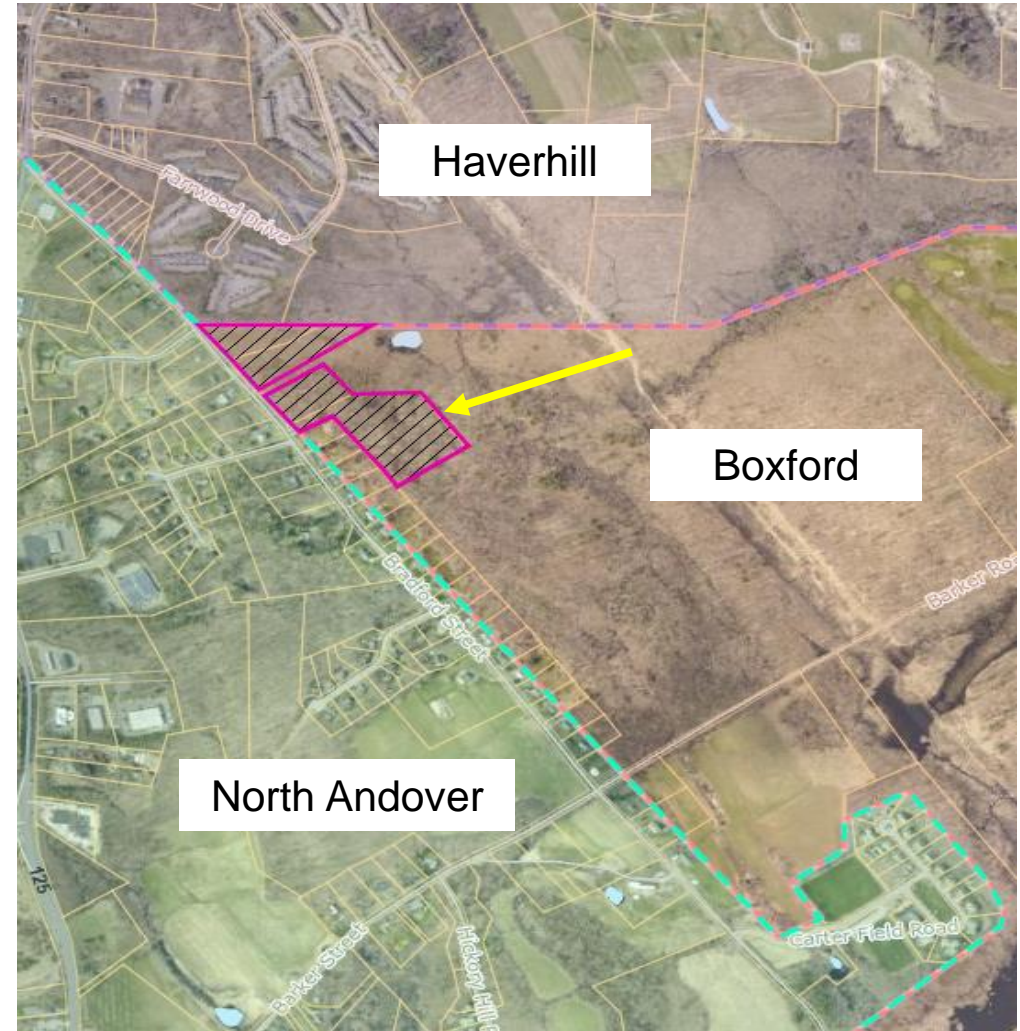
Max building coverage: 25%

Minimum Open Space: 45%

Parking: 1.5 spaces per unit

Modeled unit capacity: 147

Modeled Density: 16 units/acre



Potential District Options for Compliance

Bradford St, Haverhill Border
4.79 Acres

Minimum Lot Size: 85,000 sqft

Building Height: 2 Stories

Setbacks: 50ft front yard, 25ft side/rear

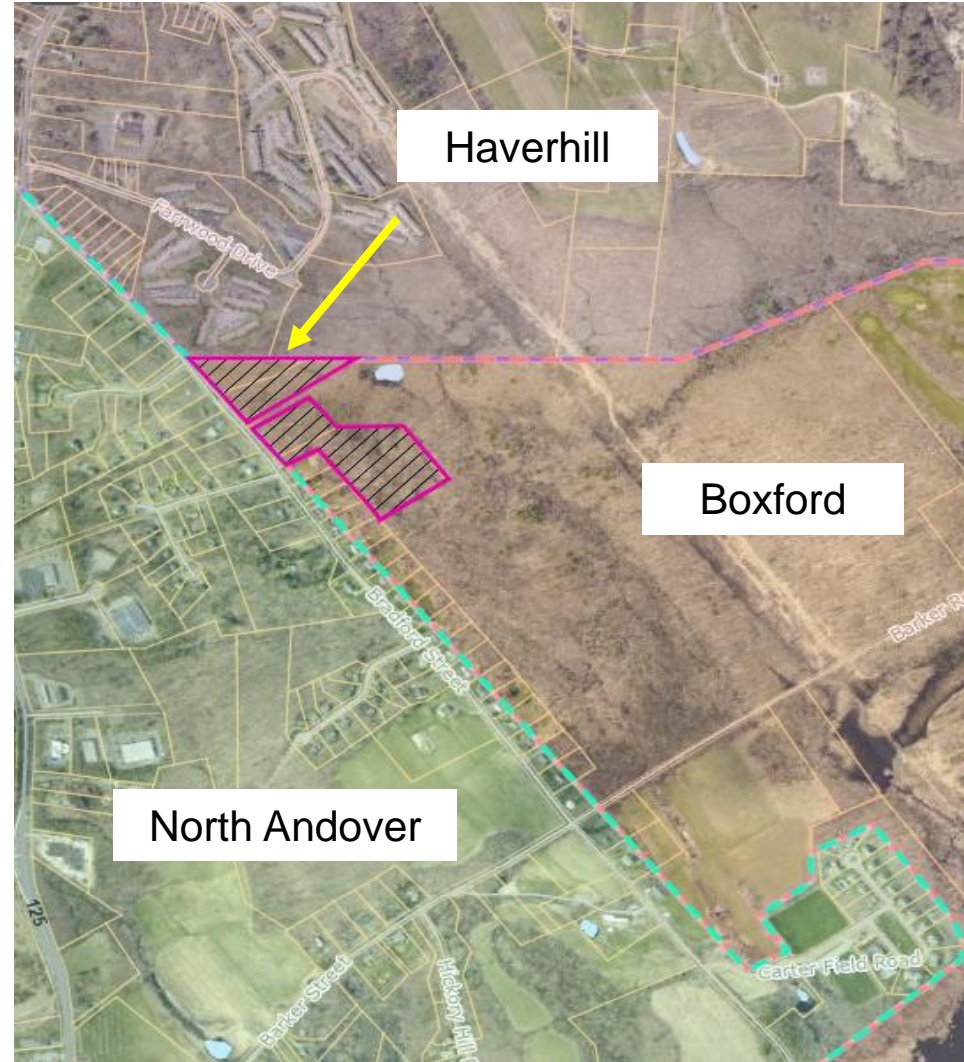
Max building coverage: 25%

Minimum Open Space: 45%

Parking: 1.5 spaces per unit

Modeled unit capacity: 77

Modeled Density: 16.1 units/acre



Next Steps

- MVPC Staff & Town staff will continue to meet and refine parameters
- Fall 2023:
 - Take planning board's feedback and refine the district and dimensional requirements
 - Present the refined district to the Select Board
- Winter/Spring 2024:
 - Conduct community engagement and education about the requirements and Boxford's proposed district
 - Draft the zoning bylaw
- Summer/Fall 2024:
 - Make final refinements and adjustments based on community feedback
- Winter/Spring 2025:
 - Conduct public hearings on the final bylaw
 - Present and vote on final bylaw at Town Meeting

Questions & Discussion

