

MBTA Communities in Salisbury

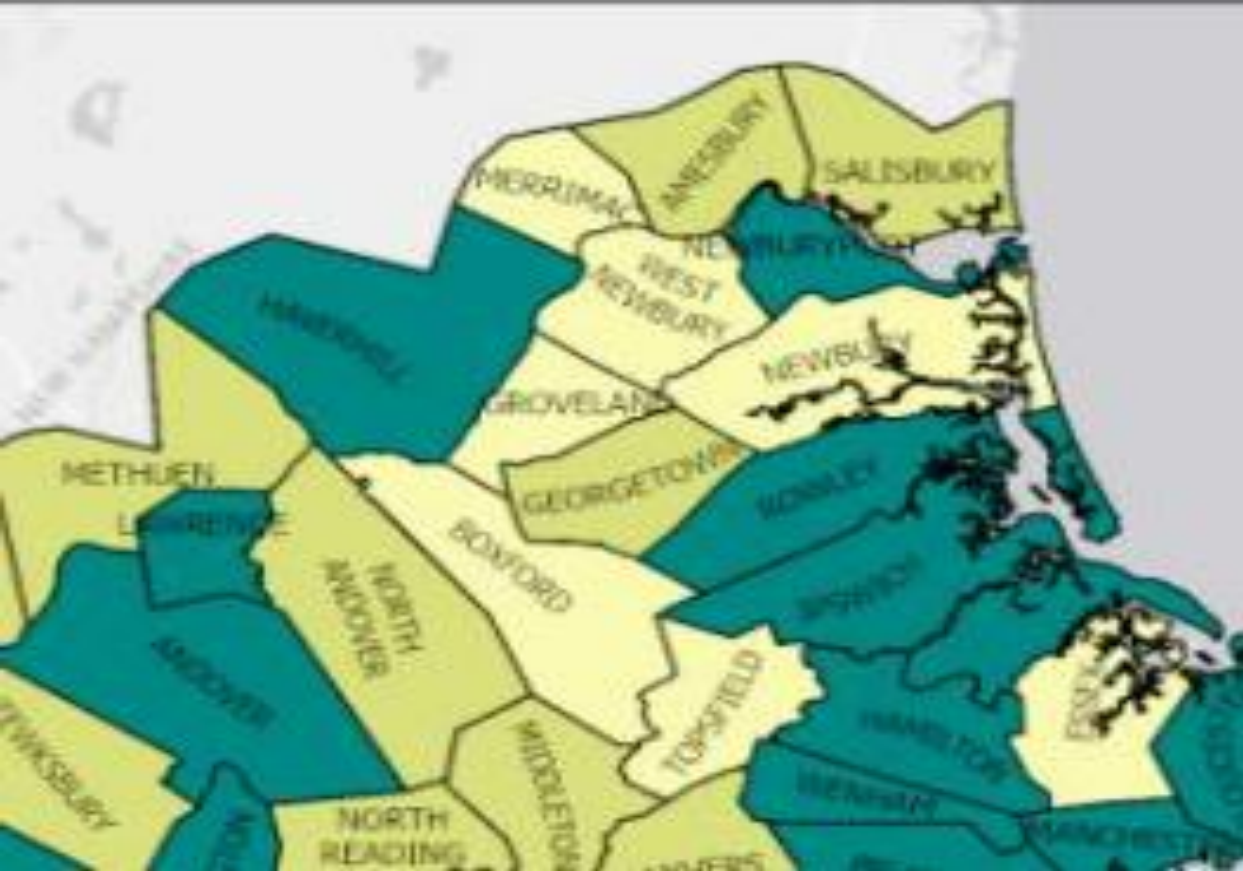
June 27, 2023



The Legislation

- 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.

Merrimack Valley Region



Commuter Rail
Communities

Adjacent
Communities

Adjacent Small
Towns

Merrimack Valley MBTA Communities

MBTA Adjacent Communities:

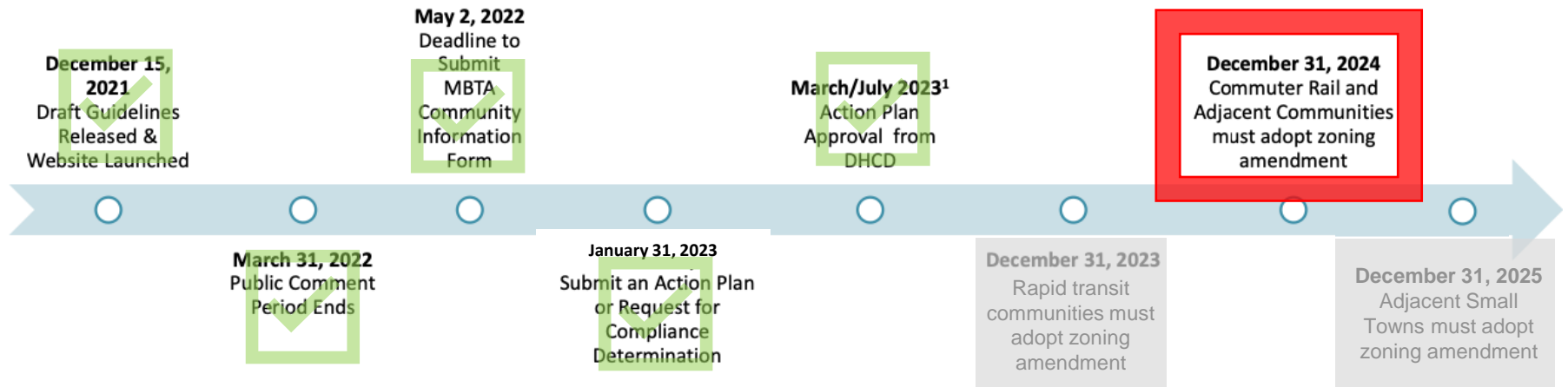
- District must be a minimum of 50 acres or 1.5% of developable land, whichever is less
- Zoning must allow for up to 15 units per acre
- Zoning district must have a capacity for multifamily units equal to either 10% of the community's entire housing stock, or equal to the unit capacity in the district given the 15 units/acre requirement, whichever is greater
- Zoning district should have reasonable access to a transit station

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

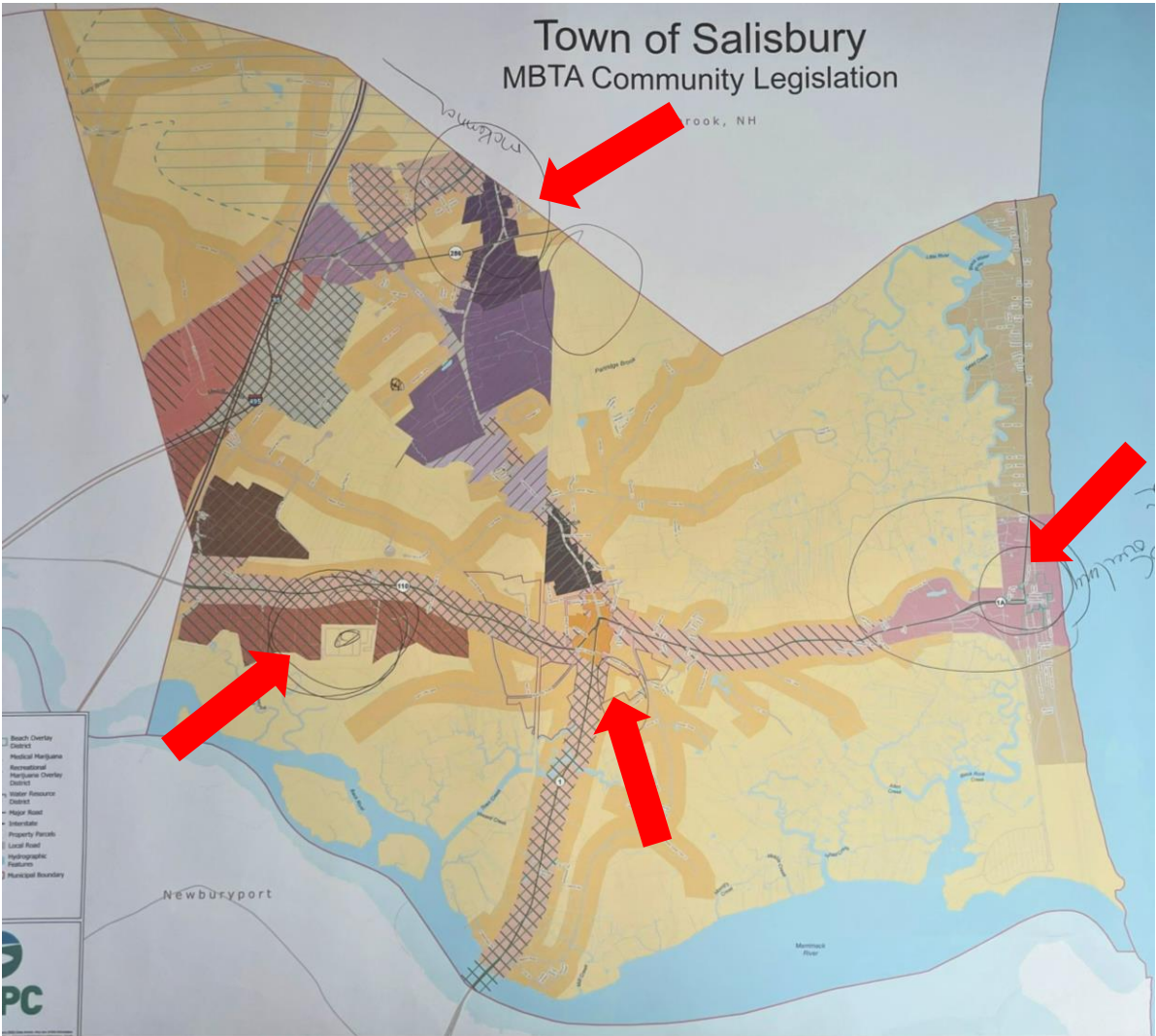
Timeline for Implementation



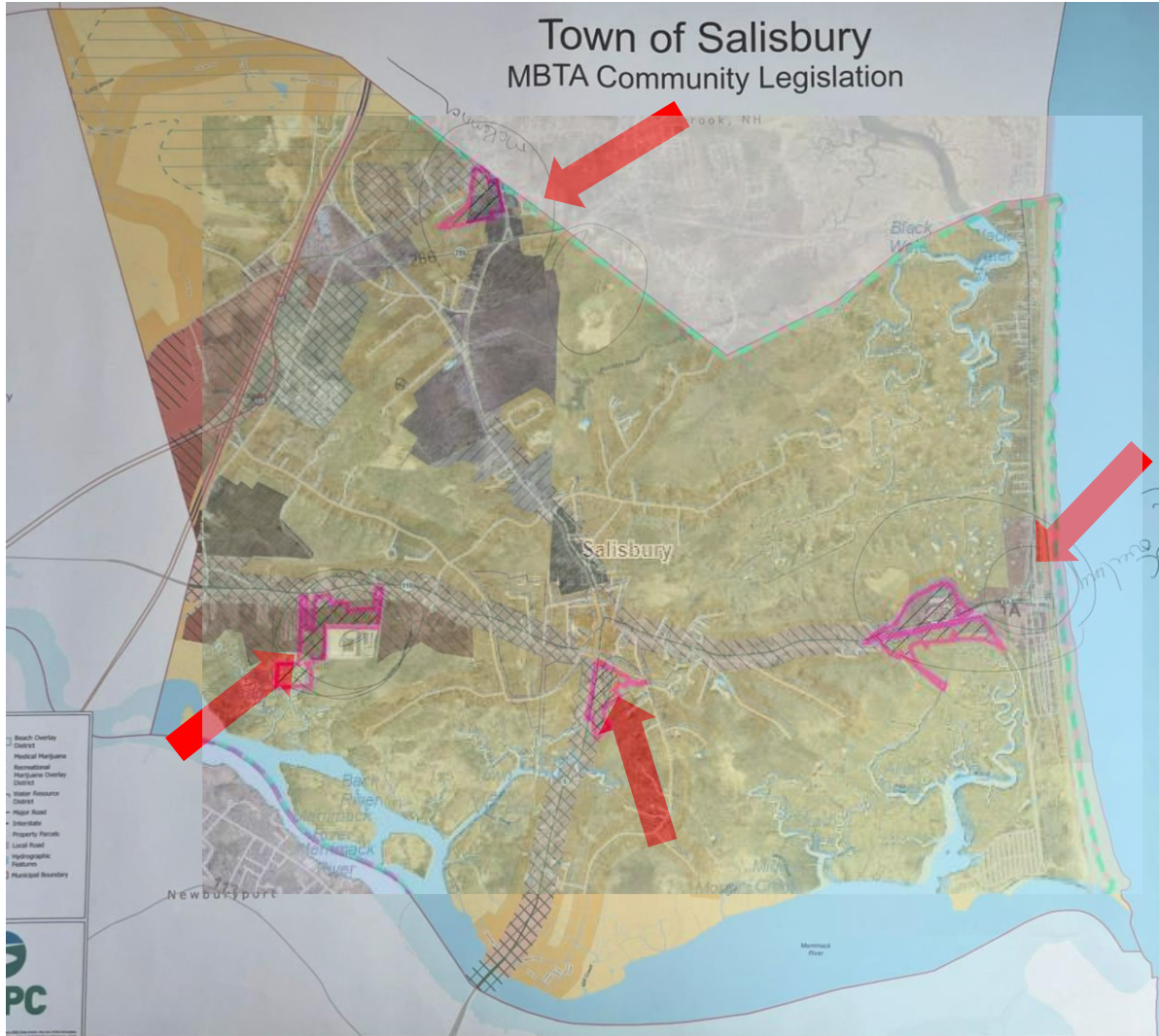
Why Do We Need to Comply?

- Communities that do not comply with housing choice legislation will be ineligible for the following state grant programs:
 - Housing Choice Community Grants
 - MassWorks Infrastructure Grants
 - Local Capital Projects Funds
- **“Determinations of compliance also may inform funding decisions by EOHED, DHCD, the MBTA and other state agencies which consider local housing policies when evaluating applications for discretionary grant programs, or making discretionary funding decisions.”**
- Non-compliant communities have lost some of their housing authority funding
- Attorney General recently released guidance stating *the law is not optional*

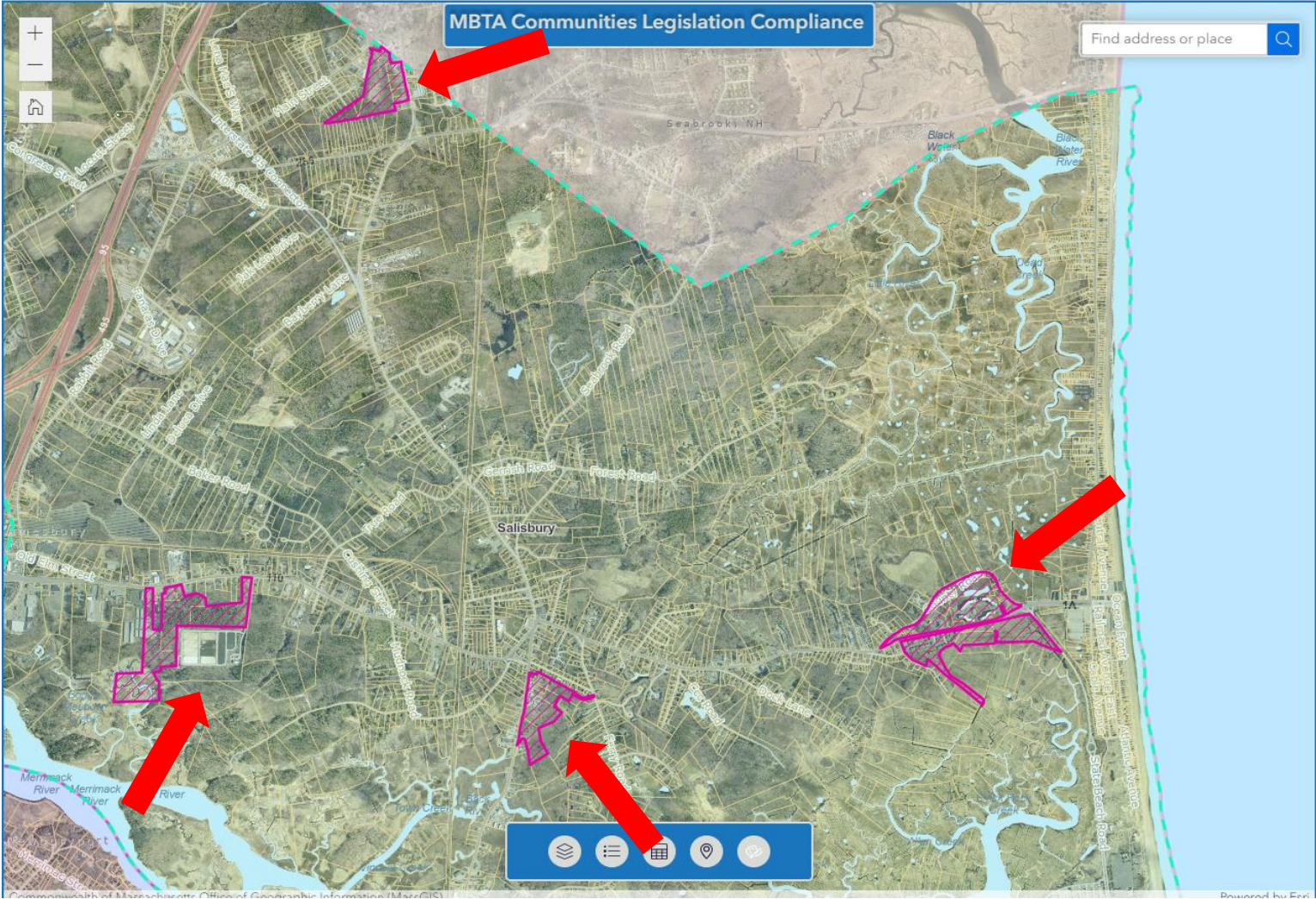
Potential District Locations 4/3/2023



Current Plan for Salisbury's Compliance

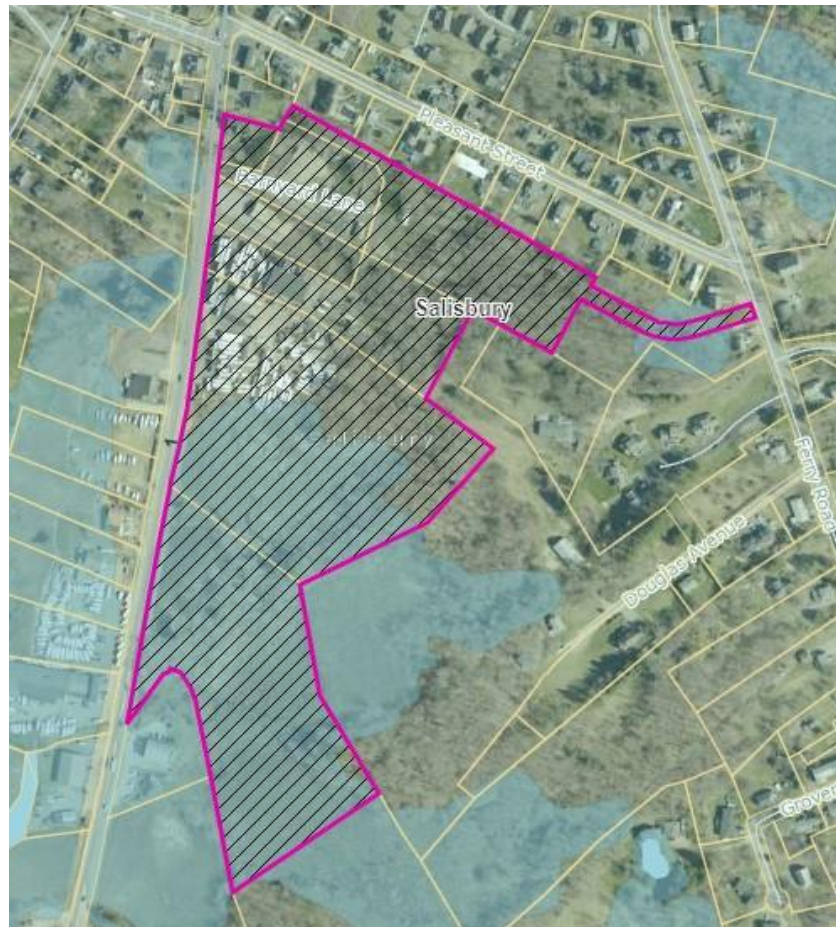


Current Plan for Salisbury's Compliance



Proposed Bridge Road District Map

- 24-acre district along Route 1 with Route 20 bus service to the Newburyport Commuter Rail station



Proposed Bridge Road District Parameters

- 24-acre district along Route 1 with Route 20 bus service to the Newburyport Commuter Rail station
- Zoning Highlights:
 - Minimum lot size: 21,780 SF (1/2 acre)
 - Max building height: 3 Stories
 - Max building lot coverage: 25%
 - Minimum open space required: 20%
 - Minimum parking spaces per unit: 2
- With these zoning parameters, the sub-district has a modeled density of 30.3 units per acre

Proposed McKenna Mtn. District Map

- 25-acre district off Lafayette Road near NH border



Proposed McKenna Mtn. District Parameters

- 25-acre district off Lafayette Road near NH border
- Zoning Highlights:
 - Minimum lot size: 87,120 SF (2 acres)
 - Max building height: 3 Stories
 - Max building lot coverage: 100%
 - Minimum parking spaces per unit: 2
- With these zoning parameters, the sub-district has a modeled density of 6.8 units per acre

Proposed Elm Street District Map

- 54-acre district off Elm Street near I-95

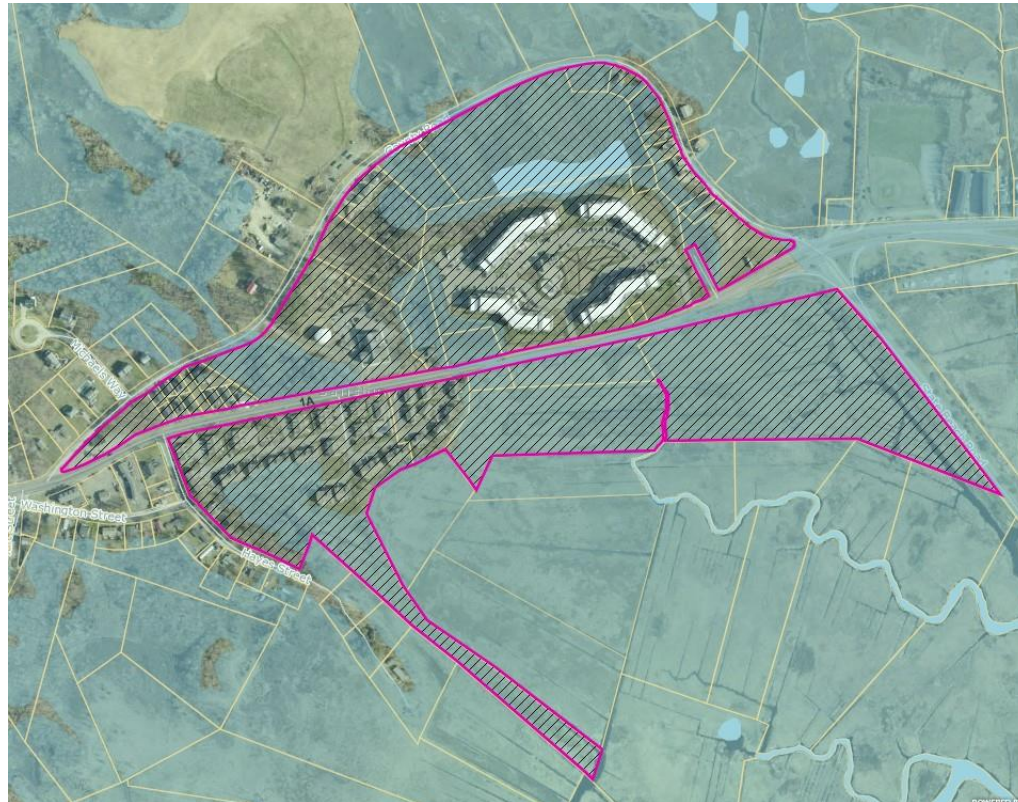


Proposed Elm Street District Parameters

- 54-acre district off Elm Street near I-95
- Zoning Highlights:
 - Minimum lot size: 87,120 SF (2 acres)
 - Max building height: 3 Stories
 - Max building lot coverage: 25%
 - Minimum open space required: 20%
 - Minimum parking spaces per unit: 2
- With these zoning parameters, the sub-district has a modeled density of 7.9 units per acre

Proposed Beach Commercial District Map

- 71-acre district off Route 1A



Proposed Beach Commercial District Parameters

- 71-acre district off Route 1A
- Zoning Highlights:
 - Minimum lot size: N/A
 - Max building height: 3 Stories
 - Max building lot coverage: 100%
 - Minimum parking spaces per unit: 2
- With these zoning parameters, the sub-district has a modeled density of 28.0 units per acre

Current Plan for Salisbury's Compliance



Bridge Road

Unit Capacity:
386
Density:
30.3 units/acre

Elm Street

Unit Capacity:
326
Density:
7.9 units/acre

McKenna Mtn

Unit Capacity:
142
Density:
6.8 units/acre

Beach
Commercial
Unit Capacity:
856
Density:
28 units/acre

Total Unit Capacity: 854
Average Density: 15.0 units/acre

Current Plan for Salisbury's Compliance

Comparison Table of Requirements and Modeled Results

Category	Guideline Requirements	Modeled Results
Community:	Salisbury	Salisbury
Community Category:	Adjacent Community	Adjacent Community
2020 Housing Units (Census PL-94):	5,305	5,305
Minimum Multi-family Unit Capacity:	750	1,710
Final Dwelling Units Per Acre	15.0	18.3
Minimum Land Area:	50	174.3
Developable station area:	0.00	0.00

Next Steps

- Obtain community input and feedback
- Complete EOHLC's Compliance Model spreadsheet
- Draft zoning bylaw
- Approval at Town Meeting

Questions & Discussion

