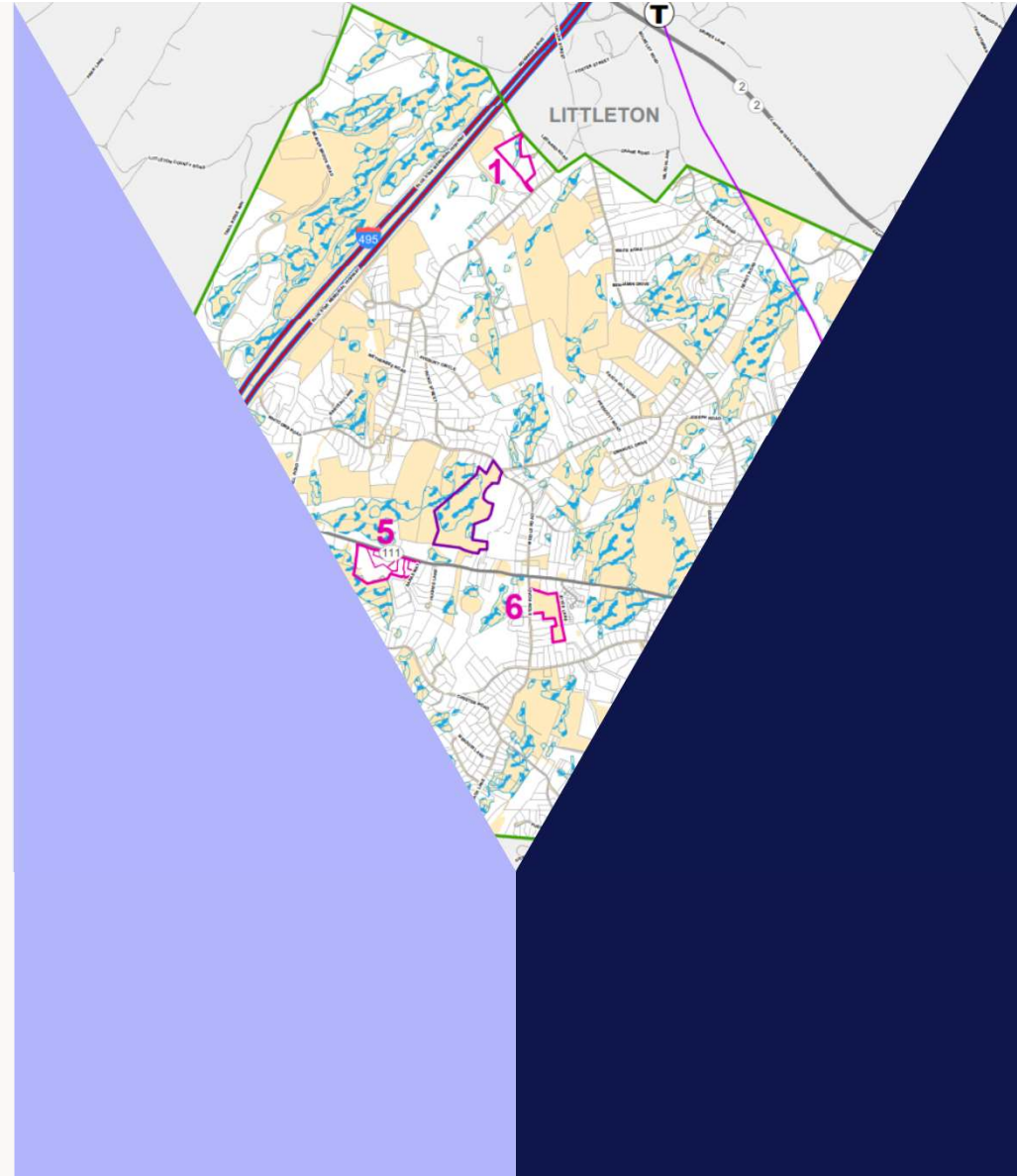




**BOXBOROUGH**  
MASSACHUSETTS

# Boxborough's MBTA Community District

June Advisory Update



# Agenda

Brief Reintroduction

Engagement to Date

Next Steps

Available Resources



# MBTA COMMUNITIES ACT

## Passage

In 2020, the MBTA Communities act was passed and signed into law by January of 2021. This bipartisan bill passed by 183-4 majority across both the House and Senate.

## Intent

The purpose of the law is to address the need for housing in Massachusetts, decrease the state's population decline, and promote more sustainable communities through walkability and transit oriented development. In short, this law seeks to help fill the "Missing middle housing" here in Massachusetts.

## Who does this affect?

175 Massachusetts cities and towns are considered MBTA communities. Based on size and proximity to a station, each is assigned a designation, with differing requirements.



Image prepared by Opticos Design, Inc 2020

# MBTA COMMUNITIES ACT IN BOXBOROUGH

## Deadline for Decision

The Town of Boxborough has until December 2025 to pass a compliant district.

## Location

As an adjacent small town, Boxborough's district can be anywhere in town.

## Capacity

Our district must "allow" for a capacity of 118 units, at a density of at least 15 units per acre.

## What can be included in the district

The district can include existing buildings and unencumbered land. Protected lands do not count towards our calculation.





Photo taken by Boxborough News

## Public Mapping Forum

During which 15 residents assisted in selecting sites, considering priorities, and weighed in on how best to comply

## 7 Advisory Group Meetings

During which the advisory group reviewed available data, designed forums and surveys, and considered alternative districts.

## Public Input Survey

95+ Participants responded to our survey, weighing in on priorities for housing typology, appropriate regions, and priorities for housing.

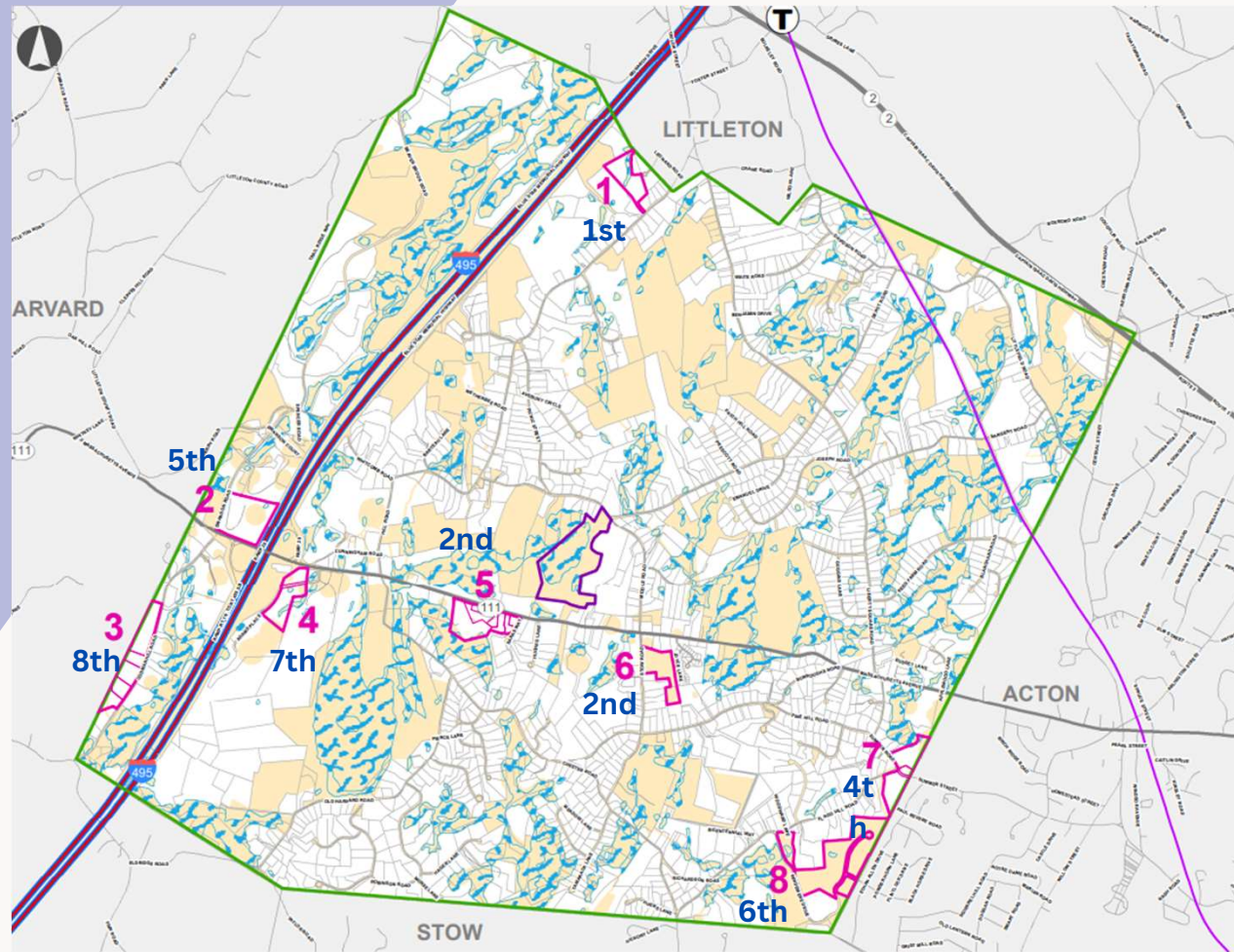
# OUR WORK TO DATE



# DRAFT RECCOMENDATIONS

Prepared using:

- Mapping Session - Heat Map
- Excluded Land
- Suitability



## Draft Recommendations

The above map has been  
generated but not voted

# **Next Steps**

## **3A RECOMMENDATION**

**NOTICE TO ABUTTERS**

## **ZONING DRAFT – PB SPECIFIC**

With feedback from the planning board, MAPC and our offices must prepare the draft zoning bylaw. This should include dimensional regulations, parking requirements, and affordability provisions.

# **Timeline for Adoption**

**6/12 – RECONVENE AND SUMMER STRATEGY**

**6/18 – DISCUSSION OF DRAFT DISTRICTS AND  
REVIEW OF REVISED DISTRICT 1**

**6/23 – RECCOMENDATION TO THE PB**

**JULY/AUGUST – PB PUBLIC HEARINGS**

**OCTOBER 14 – FALL TOWN MEETING VOTE**



# **Additional Engagement**

**FIFERS DAY BOOTH – 6/21 \***

**BXB TV SERIES – JULY, AUGUST, AND SEPTEMBER\***

**PB PUBLIC HEARINGS – JULY/AUGUST**

**LAND OWNER ENGAGEMENT – AUGUST \***

**PUBLIC INFO SESSION – OCTOBER\***

# More Resources & Info

Detailed adoption timeline

Frequently asked questions and answers

Detailed draft sites map, suitability map, & detailed draft district descriptions

Detailed description

Survey results

