

Town of Shirley

BOARD OF SELECTMEN



7 KEADY WAY – SHIRLEY, MASSACHUSETTS - 01464-2812

Andree Jean Jacques—Chair, Debra Flagg—Vice Chair, Bryan Sawyer—Clerk

Tel: (978) 425-2000, x200

Fax: (978) 425-2602

selectmen@shirley-ma.gov

Board of Selectmen

Agenda

Monday, February 8, 2021 at 6:00pm

Town Office Building, 1st Floor, Meeting Room A & B

This Meeting Will Also be Held Virtually at:

<https://us02web.zoom.us/j/84981078721?pwd=cTBseVllWFc2a2FOWHBFNjhvUmgwdz09>

or by Using the Meeting ID: 849 8107 8721 Password: 325489 at Zoom.us

or dial by your location: +1 929 205 6099 Meeting ID: 849 8107 8721 Passcode: 325489

Find your local number: <https://us02web.zoom.us/j/84981078721?pwd=cTBseVllWFc2a2FOWHBFNjhvUmgwdz09>

Residents Have the Ability to Ask Questions via Zoom

1. Call to order at 6:00 p.m.

2. Announcements:

- a. This meeting is being recorded and may be shown live on the local broadcast channel by Shirley Media and recorded for internet access. Any audience member recording or video-taping must notify the chair.
- b. The Town has tested our ability to cablecast a live meeting on Channel 99, and it is functioning. This will permit anyone to view a live Cablecast meeting as it occurs on channel 99. Those who do not have Comcast can also watch live by going to the Shirley Media website: <https://www.shirleymedia.org>. Once anyone who would like to watch a meeting is at the website they will see at the top of the screen a row of tabs indicating different services and channels. They need to click on the tab that says LIVE. The live tab will show what is streaming at that moment on channel 99 - if a meeting is live it will be shown live.

3. Hearings, Meetings, Licenses and/or Appointments (vote may follow):

- a. Appointment of Deb Seeley to the Devens Enterprise Commission
- b. Call to Order of Ayer Shirley Regional School Committee
- c. Call to Order of Town of Shirley Finance Committee
- d. Ayer Shirley Regional School District Budget
- e. Ambulance Rate Increase

4. Town Administrator Report:

- a. FY22 Budget Update

- b. Free Cash Certification
- c. One Stop for Growth
- d. 40R and 40S

5. Selectmen's comments or other business unforeseen at the posting of the agenda:

6. Public Comments: An opportunity for residents to bring matters before that Board of Selectmen that are not on the official agenda:

7. Approval of Treasury Warrants:

8. Approval of Meeting Minutes:

- a. January 11, 2021
- b. January 25, 2021

9. Executive Session

10. Adjournment

Agenda lists all anticipated items. Please note unanticipated items may be added if
needed

Agenda items may be taken out of order.

Deborah (Jurga) Seeley

Personal:

Street Address:
16 Center Road
Shirley, MA. 01464

Mailing Address:
P.O. Box 566
Shirley, MA.01464

Ph#: 978-425-5254 home
978-582-7537 cell
deborah.seeley@comcast.net

Registered Voter in the Town of Shirley
Born and raised in Shirley
Resident of Lunenburg 28 years
Relocated back to Shirley 2016

Work History:

Retired
Nashoba Valley Medical Center – Director of Finance
MetroWest Chamber of Commerce – Director of Membership Development
Nashoba Valley Chamber of Commerce – Office Coordinator

Municipal Experience – Town of Lunenburg:

Finance Committee – Appointed - 11 years
served on several sub-committees including Town Manager Selection Committee, Police
Contract Negotiating Committee, Audit Review Committees
Planning Board – Elected – 8 years
served on several sub-committees including Land Use Director Selection Committee, MJTC
Building Re-Use Committee – Appointed – 2 years
Council on Aging Board of Directors – 5 years

Professional and Community Organizations:

former Nashoba Valley Chamber of Commerce Board Member
former Nashoba Valley Chamber of Commerce Annual Meeting Chair
Main Street Bank – Incorporator
Nashoba Valley Medical Center Patient/Family Advisory Committee

Awards:

Hospital Financial Management Association – Founder's Award

Nashoba Valley Chamber of Commerce – 2005 Albin Jodka Memorial Award

Nashoba Valley Chamber of Commerce – 2009 Community Service and Leadership Award

Town of Shirley

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February 4, 2021

Chair Andree Jean Jacques
and
Board of Selectmen Members Debra Flagg and Bryan Sawyer

REFERENCE: **Ambulance Rate Increase**

Dear Chair Jean Jacques and Board Members:

I am writing to request the Board approve the new ambulance rates for private transports. The amounts are billed to private insurance companies. The rates are comparable to what surrounding communities charge.


<u>Procedure Code</u>	<u>Procedure Code Definition</u>	<u>Current Fee</u>	<u>Proposed</u>
A0429	Ambulance service, basic life support, emergency transport (BLS, emergency)	\$1015.50	\$1218.60
A0427	Ambulance service, advanced life support, emergency transport, level 1 (ALS1— emergency)	\$1205.90	\$1447.08
A0433	Advanced life support, level 2 (ALS 2)	\$1745.00	\$2094.48
A0425	Ground mileage	\$33.75 per mile	\$33.75

EMERGENCY ALERTS

Coronavirus Update

Sign-up for COVID-19 alerts: Get notified by text, email, or phone in your preferred language. *Feb. 1st, 2021, 9:00 pm*

[Read more](#) 

For the latest information on COVID-19: Vaccines, Cases, Restrictions *Feb. 3rd, 2021, 5:00 pm* [Read more](#) 

HIDE ALERTS

Mass.gov

Community One Stop for Growth

The Community One Stop for Growth is a single application portal and collaborative review process of grant programs that make targeted investments based on a Development Continuum.

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About the One Stop

The Community One Stop for Growth is a single application portal and collaborative review process of community development grant programs that make targeted investments based on a **Development Continuum** ([/info-details/one-stop-for-growth-development-continuum](#)). This process will streamline the experience for the applicant and better coordinate economic development programs and staff on engagement and grant making. It will also reorient the State from a passive reviewer of funding requests to an active partner in economic development strategy, priorities, and investment.

The One Stop benefits communities as they pursue state funding to realize their housing and economic development goals:

- **Ability to be considered for more than one grant program simultaneously**, saving time on research and applications to different agencies and programs.
- **Guidance and State partnerships**, allowing applicants to receive key feedback before completing a full application, and allowing the State to holistically and directly engage with local leadership.
- **Direct referrals to additional programs** that applicants may realize could support their priorities.
- **Removal of redundant legacy program processes and questions** to streamline the application experience.
- **A full view by program staff of community priorities**, allowing the state to understand community vision beyond four corners of a single, discrete application.
- **Collaborative review**, allowing for State funding coordination and enhanced State awareness and support for community development goals.

Beginning in January 2021, ten programs will be administered through the Community One Stop for Growth – one application door to access programs offered by the Executive Office of Housing and Economic Development, Department of Housing and Community Development, and MassDevelopment.

Executive Office of Housing and Economic Development

- [MassWorks \(/orgs/massworks\)](#)
- [Urban Agenda \(/service-details/urban-agenda-grant-program\)](#)
- [43D Expedited Permitting \(/service-details/chapter-43d-expedited-local-permitting\)](#)

Department of Housing and Community Development

- [Housing Choice Community Capital Grants \(/how-to/housing-choice-community-grant-program\)](#)
- [Massachusetts Downtown Initiative \(/service-details/massachusetts-downtown-initiative-mdi\)](#)
- [NEW Community Planning Grants \(/service-details/planning-and-zoning-grants\)](#)
- [NEW Rural Development Fund \(/service-details/rural-and-small-town-grants\)](#)

MassDevelopment

- [Brownfields \(https://www.massdevelopment.com/what-we-offer/financing/grants/#brownfields\)](https://www.massdevelopment.com/what-we-offer/financing/grants/#brownfields)
- [Site Readiness \(https://www.massdevelopment.com/what-we-offer/real-estate-services/site-readiness\)](https://www.massdevelopment.com/what-we-offer/real-estate-services/site-readiness)
- [NEW Underutilized Properties \(https://www.massdevelopment.com/what-we-offer/real-estate-services/underutilized-properties-program\)](https://www.massdevelopment.com/what-we-offer/real-estate-services/underutilized-properties-program)

The Community One Stop for Growth represents a major shift in how the State and its partner agencies do business, not in the way you do business. We are inviting you to apply for multiple funding sources through a single portal on a single timeline, so that we can better understand and support your economic development goals and vision for your community.

KEY ORGANIZATIONS

Community One Stop for Growth

Process Overview and Key Dates

The One Stop is an opportunity for the state's economic development agencies to work with communities to define their objectives, submit applications and obtain funding for projects following a collaborative process:

- **Step 1: Virtual Sessions**
- **Step 2: Expressions of Interest & Guidance (Optional)**
- **Step 3: One Stop Full Application(s)**
- **Step 4: Review & Evaluation**
- **Step 5: Notification of Award**

By participating in this process and submitting either an Expression of Interest or a Full Application, a project will be automatically referred to all relevant grant programs, particularly those under EOHED, DHCD, and MassDevelopment. If this process identifies additional needs that align with other programs not listed above, further coordination and referrals may be made, on a case-by-case basis.

Key Dates

- One Stop Official Launch
January 21, 2021
- Webinar 1: One Stop Overview Webinar
January 28, 2021, 12 noon
- Webinar 2: One Stop Application Guidance Webinar
February 2, 2021, 12 noon
- Webinar 3: Technology Webinar
February 4, 2021, 12 noon
- Expressions of Interest Accepting Applications
February 8 – April 2, 2021
- Full Application Accepting Applications
May 3, 2021 – June 4, 2021
- Review & Evaluation
June-September, 2021
- Notification of Award
October/November 2021

- Anticipated Contracting
November/December 2021

Key Actions

View a detailed overview of the application process

(/info-details/detailed-overview-of-one-stop-process)

Download the One Stop Notice of Funding Availability (NOFA)

(https://www.mass.gov/doc/community-one-stop-for-growth-nofa)

Virtual Sessions (webinars)

Three webinars will be available to applicants prior to submitting any application materials, covering an overview of the Community One Stop for Growth, reframing a grant application for the One Stop, and using the Agate technology platform:

- Webinar 1: One Stop Overview Webinar (January 28, 2021, 12 noon)
- Webinar 2: One Stop Application Guidance Webinar (February 2, 2021, 12 noon)
- Webinar 3: Technology Webinar (February 4, 2021, 12 noon)

Applicants are strongly encouraged to attend or view these sessions.

Key Actions

Sign Up, Recordings and Downloads

(/info-details/community-one-stop-for-growth-virtual-sessions)

Submit an Expression of Interest

Expressions of Interest will be accepted February 8 – April 2, 2021

The **Expression of Interest** (</info-details/community-one-stop-for-growth-expression-of-interest>) is optional but highly encouraged. It is recommended that all applicants watch all three webinars before submitting a One Stop Expression of Interest.

The Expression of Interest is a simple form that allows applicants to indicate its economic development priorities and seek guidance from EOHED and its partner agencies. A community may seek guidance for up to five (5) projects.

Once the Expression of Interest is submitted, staff at all partner agencies will review the submissions and provide guidance and insight to strengthen applications. Applicants may also be referred to other available programs that are not fully integrated into the One Stop application. All applicants are encouraged to submit an Expression of Interest early in the process to allow for the maximum amount of time for feedback. Applicants may also request a meeting to review their priority projects with EOHED.

An Expression of Interest is not a substitute for any grant application.

Key Actions

Submit an Expression of Interest

(<https://eohed.intelligrants.com>)

Download a Microsoft Word version of the Expression of Interest Form

(<https://www.mass.gov/doc/community-one-stop-for-growth-expression-of-interest-word>)

Download the One Stop Notice of Funding Availability (NOFA)

(<https://www.mass.gov/doc/community-one-stop-for-growth-nofa>)

Submit a Full Application

One Stop applications will be accepted May 3, 2021 – June 4, 2021.

After the guidance phase of the process concludes, the One Stop will open to accept applications. Applicants are able to submit multiple projects for consideration, but must submit one application per project. The number of project applications submitted is not limited, but it is recommended that communities prioritize their requests to reflect the goals submitted in the Expression of Interest phase. Interested applicants will have full access to the online application the launch of the One Stop in January to the final submission

deadline June. During this time, applicants may draft applications, but submissions will only be accepted between May 3 and June 4, 2021.

Key Actions

Submit a Full Application

(<https://eohed.intelligrants.com/>)

Download a Microsoft Word version of the Application

(<https://www.mass.gov/doc/community-one-stop-for-growth-full-application-word>)

Download the One Stop Notice of Funding Availability (NOFA)

(<https://www.mass.gov/doc/community-one-stop-for-growth-nofa>)

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EMERGENCY ALERTS

Coronavirus Update

Sign-up for COVID-19 alerts: Get notified by text, email, or phone in your preferred language. *Feb. 1st, 2021, 9:00 pm*

[Read more](#)

For the latest information on COVID-19: Vaccines, Cases, Restrictions *Feb. 3rd, 2021, 5:00 pm* [Read more](#)

HIDE ALERTS

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Chapter 40R

Chapter 40R seeks to substantially increase the supply of housing and decrease its cost, by increasing the amount of land zoned for dense housing.

The Smart Growth Zoning Overlay District Act, Chapter 149 of the Acts of 2004, codified as M.G.L. chapter 40R (the Act), encourages communities to create dense residential or mixed-use smart growth zoning districts, including a high percentage of affordable housing units, to be located near transit stations, in areas of concentrated development such as existing city and town centers, and in other highly suitable locations.

Projects must be developable under the community's smart growth zoning adopted under Chapter 40R, either as-of-right or through a limited plan review process akin to site plan review.

Upon state review and approval of a local overlay district, communities become eligible for Chapter 40R payments, as well as other financial incentives.

Chapter 40R seeks to substantially increase the supply of housing and decrease its cost, by increasing the amount of land zoned for dense housing. It targets the shortfall in housing for low- and moderate-income households, by requiring the inclusion of affordable units in most private projects.

40R News/Highlights

Effective December 29, 2017, DHCD has amended the Chapter 40R Regulation and adopted Guidance for Chapter 40R and the 40R Regulation. See General Information About 40R Below.

40R Profiles

- [Haverhill \(/files/documents/2016/07/xj/profile-haverhill.pdf\)](/files/documents/2016/07/xj/profile-haverhill.pdf)
- [Northampton \(/files/documents/2016/07/vv/profile-northampton.pdf\)](/files/documents/2016/07/vv/profile-northampton.pdf)
- [Reading \(/files/documents/2016/07/qz/profile-reading.pdf\)](/files/documents/2016/07/qz/profile-reading.pdf)

[Compact Neighborhoods Policy \(/files/documents/2017/10/26/compact-neighborhoodspolicy.pdf\)](/files/documents/2017/10/26/compact-neighborhoodspolicy.pdf) (effective 11-14-12)

State Applauds Easton's Affordable Housing Efforts, March 2012

[MassHousing 40B Project Eligibility Denial \(/files/documents/2016/07/xv/masshousing-40bprojecteligibility.pdf\)](/files/documents/2016/07/xv/masshousing-40bprojecteligibility.pdf)– Easton

[State gives \\$800K boost to Natick High project \(/files/documents/2017/10/26/stategives800k-boost-natick.pdf\)](/files/documents/2017/10/26/stategives800k-boost-natick.pdf)

[A Road Less Traveled - MassHousing 40B Decision Recognizes Town's 40R Efforts](http://masshousing.typepad.com/my_weblog/2011/03/the-road-less-traveled.html)

(http://masshousing.typepad.com/my_weblog/2011/03/the-road-less-traveled.html)

General Information About 40R

- [Chapter 40R Activity Map \(/doc/chapter-40r-activity-map-0/download\)](/doc/chapter-40r-activity-map-0/download)
- [40R Districts / Activity Summary \(/doc/40r-districts-activity-summary/download\)](/doc/40r-districts-activity-summary/download)
- [Chapter 40R Regulation \(/files/documents/2017/12/29/ch40r760CMR592017final.rtf\)](/files/documents/2017/12/29/ch40r760CMR592017final.rtf) - Effective December 29, 2017
- [Chapter 40R Regulation \(/files/documents/2017/12/29/ch40r760CMR592017redlined.rtf\)](/files/documents/2017/12/29/ch40r760CMR592017redlined.rtf) - Redlined amendments effective December 29, 2017

(Older versions of the Chapter 40R Regulations may be available upon request)

- [Guidance for M.G.L. c. 40R and 760 CMR 59:00:Smart Growth Zoning and Starter Home Zoning \(/doc/guidance-for-mgl-c-40r-and-760-cmr-5900smart-growth-zoning-and-starter-home-zoning/download\)](/doc/guidance-for-mgl-c-40r-and-760-cmr-5900smart-growth-zoning-and-starter-home-zoning/download) - September 2018
- [Chapter 40R Statute \(https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter40R\)](https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter40R)
- [Transition Guidelines for 2013 Version Chapter 40R Regulation \(/files/documents/2017/10/26/regulationtransitionguidelines760cmr59-00.pdf\)](/files/documents/2017/10/26/regulationtransitionguidelines760cmr59-00.pdf)
- [Chapter 40S Statute \(https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter40S\)](https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter40S)
- [40R District Application for Preliminary Determination of Eligibility \(/doc/40r-district-application-for-preliminary-determination-of-eligibility/download\)](/doc/40r-district-application-for-preliminary-determination-of-eligibility/download)
- Density Data and District Summary Information Spreadsheets
- [Housing Production Summary Template \(/doc/housing-production-summary-template/download\)](/doc/housing-production-summary-template/download)
- [Annual Update Form \(Districts in Active Development\) \(/doc/annual-update-form-districts-in-active-development/download\)](/doc/annual-update-form-districts-in-active-development/download)
- [Annual Update Form \(Future Districts\) \(/doc/annual-update-form-future-districts/download\)](/doc/annual-update-form-future-districts/download)
- [Annual Update Form \(Districts Effectively Built Out\) \(/doc/annual-update-form-districts-effectively-built-out/download\)](/doc/annual-update-form-districts-effectively-built-out/download)
- [Chapter 40R Local Starter Home Zoning Bylaw Guidance and Sample Zoning Bylaw with Comments \(/doc/chapter-40r-local-starter-home-zoning-bylaw-guidance-and-sample-zoning-bylaw-with-comments/download\)](/doc/chapter-40r-local-starter-home-zoning-bylaw-guidance-and-sample-zoning-bylaw-with-comments/download)
- [Chapter 40R Starter Home Zoning Bylaw Template \(/doc/chapter-40r-starter-home-zoning-bylaw-template/download\)](/doc/chapter-40r-starter-home-zoning-bylaw-template/download)
- [Density Bonus Payment Application \(/doc/density-bonus-payment-application/download\)](/doc/density-bonus-payment-application/download)

- [Density Bonus Payment Definitions \(/files/documents/2016/07/vr/densitybonusdef.doc\)](/files/documents/2016/07/vr/densitybonusdef.doc)
- [The Use of Chapter 40R in Massachusetts \(/files/documents/2016/07/ug/theuseofch40rin-ma.pdf\)](/files/documents/2016/07/ug/theuseofch40rin-ma.pdf)
- [40R Design Standards Guidebook \(/files/documents/2016/07/xn/40rdesignstandardsguidebook.pdf\)](/files/documents/2016/07/xn/40rdesignstandardsguidebook.pdf) (March 2008)
- [Local Action Units - 760 CMR 56 \(/files/documents/2017/10/26/760%20CMR%2056.docx\)](/files/documents/2017/10/26/760%20CMR%2056.docx)
- [The City Incentive Payment Application \(/files/documents/2016/07/rg/thecityincentivepayment.doc\)](/files/documents/2016/07/rg/thecityincentivepayment.doc)
- [The Town Incentive Payment Application \(/files/documents/2016/07/un/thetownincentivepayment.doc\)](/files/documents/2016/07/un/thetownincentivepayment.doc)
- LEED for Neighborhood Development
- [Sustainable Development Principles \(/files/documents/2016/07/rt/sdprinciples.pdf\)](/files/documents/2016/07/rt/sdprinciples.pdf)

Chapter 40R and 40S Explained: Reaping the Benefits of Compact Development

40R - Cities and towns may establish special zoning overlay districts that allow densities of 8 units/acre for single family homes, 12 units/acre for townhouses, and 20 units/acre for condominiums and apartments. The zoning must require that 20% of the district be affordable homes, and it should allow "mixed use" - the combination of residential, office and retail within close proximity. The location of these districts helps consolidate growth and cut down on dispersal: in town centers, downtowns, near a transit station, on unused industrial land or in other locations municipalities have deemed appropriate for higher density housing. Assistance is available for writing a bylaw and for planning and design. Well-designed districts create a distinctive sense of place and fulfill a significant market demand for convenience, while reducing car trips and preserving open space elsewhere in the community. In return for adopting the zoning and streamlining the development process for 40R districts, cities and towns can get between \$10,000 and \$600,000 in state funding, plus an additional \$3,000 for every new home created.

40S - Additional state funding will also be directed to cities and towns that establish a 40R district, to cover the costs of educating any school-age children who move into such districts. This legislation was in response to the common concern that new housing was costly in terms of municipal finances, given the imbalance of tax revenues and service costs. Qualifying communities will be reimbursed for the net cost of educating students living in new housing in smart growth districts.

The reimbursement equals the cost of educating students living in new housing in smart growth districts less an amount equal to the sum of: (a) new property and excise taxes in the smart growth district multiplied by the average percent of total local spending on education across the commonwealth (about 52%), and (b) any increases in other state education funding that is directly a result of these new students.

Chapter 40R Explained Further

Chapter 40R: Purpose, Program Overview: 760 CMR 59.00 establish rules, standards, and procedures for the Smart Growth Zoning Overlay District Program created by M.G.L c.40R, added by Chapter 149 of the Acts of 2004. The Department of Housing and Community Development (the "Department") is the regulatory agency for the program and is authorized to issue regulations to explain and to provide specifics of the program and

its operation. It is the purpose of M.G.L. c.40R and 760 CMR 59.00 to encourage smart growth and increased housing production in Massachusetts. "Smart growth" is a principle of land development that: (a) increases the availability of affordable housing by creating a range of housing opportunities in neighborhoods; (b) emphasizes mixing land uses; (c) takes advantage of compact design; (d) fosters distinctive and attractive communities; (e) preserves open space, farmland, natural beauty and critical environmental areas; (f) strengthens existing communities; (g) provides a variety of transportation choices; (h) makes development decisions predictable, fair and cost effective; and (i) encourages community and stakeholder collaboration in development decisions.

760 CMR 59.00 describes the process by which municipalities may propose, for review and approval by the Department, new smart growth zoning provisions that allow the as-of-right development of high-density housing and mixed-use development within zoning overlay districts. To be approvable, overlay districts shall be located near transit stations, in existing city and town centers, commercial districts, and other areas of concentrated development, and in other eligible smart growth locations. The smart growth zoning for an overlay district must require that at least 20% of the housing developed will be affordable. Projects must be developable as-of-right under the smart growth zoning, subject only to the review of plans and the application of design standards by a local approving authority.

The proposed smart growth zoning shall be submitted to the Department for its preliminary approval, after which it may be adopted by the municipality. Once the municipality has adopted the smart growth zoning and received final approval from the Department, it becomes eligible for two types of 40R payment from the Commonwealth. First, the municipality receives an immediate incentive payment, based upon the projected number of additional new units that could be built under the smart growth zoning in excess of what would previously have been allowed as-of-right through the underlying zoning. Second, the municipality receives a bonus payment upon the issuance of a building permit for each such additional unit.

Within the boundaries of an overlay district, a developer may elect either to develop a project in accordance with the requirements of the applicable smart growth zoning adopted under M.G.L. c.40R and 760 CMR 59.00, or to develop a project in accordance with requirements of the applicable underlying zoning adopted under M.G.L. c.40A. Nothing in M.G.L. c.40R and 760 CMR 59.00 shall affect a municipality's authority under M.G.L. c.40A to amend any provision of its local zoning ordinance or by-law, including the underlying zoning applicable within any area that lies within the boundaries of the smart growth zoning district.

40R Bylaws & Design Standards, Completed Applications

(please note: if there is no separate Design Standards document, any corresponding Design Standards are contained within the 40R bylaw.)

- [Amesbury Gateway Village 40R Bylaw \(/files/documents/2016/07/ot/blamesbury.pdf\)](/files/documents/2016/07/ot/blamesbury.pdf)
- [Brockton Downtown \(/files/documents/2016/07/ql/blbrockton.pdf\)](/files/documents/2016/07/ql/blbrockton.pdf)
- [Brockton Downtown Design Standards \(/files/documents/2017/10/26/ds-brocktona.pdf\)](/files/documents/2017/10/26/ds-brocktona.pdf)
- [Grafton Fisherville Mill 40R Bylaw \(/files/documents/2016/07/tj/blgraston.pdf\)](/files/documents/2016/07/tj/blgraston.pdf)
- [Haverhill Downtown 40R Bylaw \(/files/documents/2016/07/tx/blhaverhill.pdf\)](/files/documents/2016/07/tx/blhaverhill.pdf)
- [Kingston 1021 Kingston's Place 40R Bylaw \(/files/documents/2016/07/os/blkingston.pdf\)](/files/documents/2016/07/os/blkingston.pdf)

- Kingston 1021 Kingston's Place 40R Design Standards
- [Lynnfield Planned Village Development 40R Bylaw \(/files/documents/2016/07/qw/bllynnfield.pdf\)](/files/documents/2016/07/qw/bllynnfield.pdf)
- [Lynnfield Planned Village Development Design Standards \(/files/documents/2017/10/26/ds-lynnfielda.pdf\)](/files/documents/2017/10/26/ds-lynnfielda.pdf)
- [Northampton Village at Hospital Hill \(/files/documents/2016/07/ug/blnhampton.pdf\)](/files/documents/2016/07/ug/blnhampton.pdf)
- [North Andover Osgood \(/files/documents/2016/07/vo/blnandover.pdf\)](/files/documents/2016/07/vo/blnandover.pdf)
- [Plymouth Coordage Park \(/files/documents/2016/07/qy/blplymouth.pdf\)](/files/documents/2016/07/qy/blplymouth.pdf)
- Completed 40R District Application (Plymouth)

Resources for 40R

- Building on Our Heritage: A Housing Strategy for Smart Growth and Economic Development (Executive Summary)
- LEED for Neighborhood Development Rating System (Pilot Version)
- LEED for Neighborhood Development Pilot Project Checklist
- Understanding the Relationship Between Public Health and the Built Environment
- [Growing Cooler: The Evidence on Urban Development and Climate Change \(/files/documents/2016/07/wg/growingcooler.pdf\)](/files/documents/2016/07/wg/growingcooler.pdf)(Executive Summary)

Workshops, Presentations, and Training

[Overview of M.G.L. Chapter 40R \(/files/documents/2016/07/vi/overviewof-mgl-c40r.pdf\)](/files/documents/2016/07/vi/overviewof-mgl-c40r.pdf)

Chapter 40R Districts Activity Table

[Chapter 40R Activity Map \(/doc/40ractivitypdf/download\)](/doc/40ractivitypdf/download)

Approved Districts: have received final approval from DHCD total=38 (as of March 8, 2016)

Area Map	Community	District Name	Transit*	ACD*	HSL*
map (/files/documents/2016/07/rd/40r-amesbury-map.pdf)	Amesbury	Gateway Village			x
map (/files/documents/2016/07/uf/40r-belmont-map.pdf)	Belmont	Oakley Neighborhood			x

map (/files/documents/2016/07/nf/40r-boston-map.pdf)	Boston	Olmstead Green	x
map (/files/documents/2016/07/oi/40r-bridgewater-map.pdf)	Bridgewater	Waterford Village	x
map (/files/documents/2019/09/17/40r-brockton-map.pdf)	Brockton	Downtown	x
map (/files/documents/2016/07/pm/40r-chelsea-map.pdf)	Chelsea	Gerrish Ave	x
map (/files/documents/2016/07/rf/40r-chicopee-map.pdf)	Chicopee	Chicopee Center SGOD	x
map (/files/documents/2016/07/xs/40r-dartmouth-map.pdf)	Dartmouth	Lincoln Park	x
map (/files/documents/2016/07/wn/40r-easthampton-map.pdf)	Easthampton	Smart Growth Overlay District	x
map (/files/documents/2016/07/xa/40r-easton-map.pdf)	Easton	Queset Commons	x
map (/files/documents/2016/07/sx/40r-fitchburg-map.pdf)	Fitchburg	Smart Growth Overlay District	x
map (/files/documents/2016/07/rz/40r-grafton-map.pdf)	Grafton	Fisherville Mill	x
map (/files/documents/2019/09/17/40r-haverhill-map.pdf)	Haverhill	Downtown	x
map (/files/documents/2016/07/sb/40r-holyoke-map.pdf)	Holyoke	Smart Growth Overlay District	x
map (/files/documents/2016/07/qa/40r-kingston-map.pdf)	Kingston	1021 Kingston's Place	x
map (/files/documents/2016/07/ok/40r-lakeville-map.pdf)	Lakeville	Kensington Court	x
map (/files/documents/2016/07/qb/40r-lawrence-map.pdf)	Lawrence	Arlington Mills	x

map (/files/documents/2016/07/xh/40r-lowell-map.pdf)	Lowell	Smart Growth Overlay District	x
	Ludlow	Smart Growth Overlay District	x
map (/files/documents/2016/07/hs/40r-lunenburg-map.pdf)	Lunenburg	Tri-Town	x
map (/files/documents/2016/07/rp/40r-lynnfield-map.pdf)	Lynnfield	Meadow Walk	x
map (/files/documents/2016/07/pr/40r-marblehead-map.pdf)	Marblehead	Pleasant Street	x
map (/files/documents/2016/07/rx/40r-marblehead-map2.pdf)	Marblehead	Vinnin Square	x
map (/files/documents/2016/07/xm/40r-natick-map.pdf)	Natick	Smart Growth Overlay District	x
	Newburyport	Smart Growth Overlay District	x
map (/files/documents/2016/07/wa/40r-north-andover-map.pdf)	North Andover	Osgood	x
map (/files/documents/2016/07/ts/40r-north-reading-map.pdf)	North Reading	Berry Center / Edgewood Apts	x
map (/files/documents/2016/07/ta/40r-northampton-map.pdf)	Northampton	Sustainable Growth / Hospital Hill	x
	Norwood	Guild Street	x
map (/files/documents/2016/07/sp/40r-norwood-map.pdf)	Norwood	St. George Ave	x
map (/files/documents/2016/07/sn/40r-pittsfield-map.pdf)	Pittsfield	Smart Growth Overlay District	x
map (/files/documents/2016/07/qf/40r-plymouth-map.pdf)	Plymouth	Cordage Park	x

map (/files/documents/2016/07/ua/40r-reading-map.pdf)	Reading	Downtown	x	
map (/files/documents/2016/07/vu/40r-reading-map2.pdf)	Reading	Gateway		x
map (/files/documents/2016/07/vx/40r-sharon-map.pdf)	Sharon	Sharon Commons		x
	South Hadley	S. Hadley Falls SGD	x	
	Swampscott	Vinnin Square	x	
map (/files/documents/2016/07/xs/40r-westfield-map.pdf)	Westfield	Southwick Road		x
TOTALS			11	16

Eligible/Pending Districts (yet to adopt / receive final approval)

Total: 1

*** Calculation may or may not include newly-zoned units on Substantially Developed Land

Community	District Name	Eligible Location*	District Size** (acres)	Future Zoned Units	
Transit	ACD	HSL			
Haverhill	Downtown (amendment)	X		4.21	175
Norwood	Plimpton	X		7.73	240
Totals		2	0	0	12 415

* Transit = w/in 1/2 mile of transit station

**** May include a limited # of units for which DHCD has yet to verify permitting pursuant to 40R zoning

Proposed /

ACD = Area of

Currently Under
Review Districts

Concentrated
Development

Community

District Name

HSL = Highly
Suitable
Location

Bridgewater

Downtown

** not limited
to
Developable
Land Area

Brockton

Thatcher St.
HOD

(i.e., includes
Substantially
Developed
Land,

non-
residential
areas, ALL
land in
district.)

Contact Information

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