

Townsend's MBTA Community Districts:

District 1: Fitchburg Road

District 1 Summary Calculations	
	Number
District Acreage Denominator	26
Total Parcels	1
Parcel Acreage	26
Total Built Square Feet	384,283
Multi-family Unit Capacity	384
DU/AC	15.0

District 2: 47 - 53 Old City Road

District 2 Summary Calculations	
	Number
District Acreage Denominator	12
Total Parcels	4
Parcel Acreage	13
Total Built Square Feet	186,257
Multi-family Unit Capacity	185
DU/AC	15.2

District 3: 89 - 117 Fitchburg Road

District 3 Summary Calculations	
	Number
District Acreage Denominator	40
Total Parcels	6
Parcel Acreage	40
Total Built Square Feet	622,917
Multi-family Unit Capacity	596
DU/AC	15.0

The Process

At the onset of the MBTA Communities Zoning effort, a working group of municipal employees, planning board members, and MRPC staff was created to identify viable parcels in the community that could be used for creating a Zoning Overlay District. The end goal of this work is to have a designated district that would meet all of the MBTA Communities requirements and fulfill the goals identified in Townsend's Master Plan and Housing Production Plan.

Over the course of several months and numerous meetings, up to ten distinct districts were located throughout Townsend. Practical considerations that included:

- Impact to the community in terms of existing water infrastructure,
- Potential conflicts with the Aquifer Protection Overlay Zone
- environmental concerns,
- geographic limitations to any development efforts

These considerations saw to the number of districts being narrowed down to the three final potential districts.

There are several strengths that each of the potential district locations possess:

- Ease of access to the historic town center.
- Proximity to Lunenburg and Fitchburg.
- Potential for connection to neighboring community sewer infrastructure.
- At least already partially developed locations.
- Ability to tie into the MART Commuter Shuttle Bus service.

