

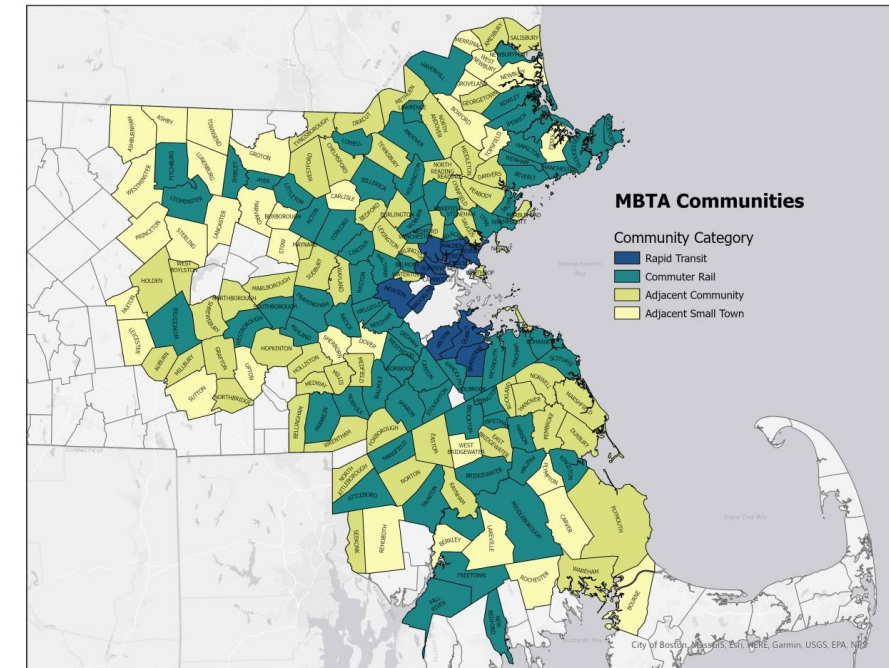
TOWN OF HANOVER MBTA Communities Zoning

M.G.L.c. 40A, Section 3A



OVERVIEW OF MBTA COMMUNITIES ACT

- Requires MBTA Communities to adopt zoning district where multi-family is permitted as of right
- A zoning law – not a production law
- Hanover is one of 59 “Adjacent Communities” that must comply by December 31, 2024
- If noncompliant, the Town forfeits eligibility for many state grants

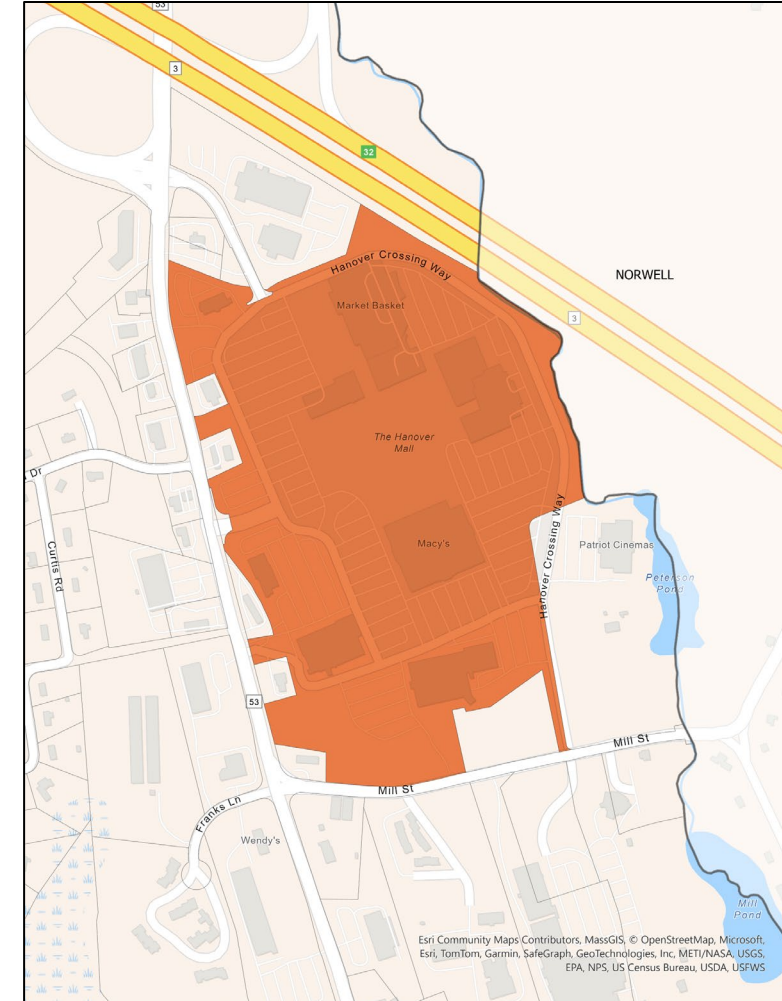
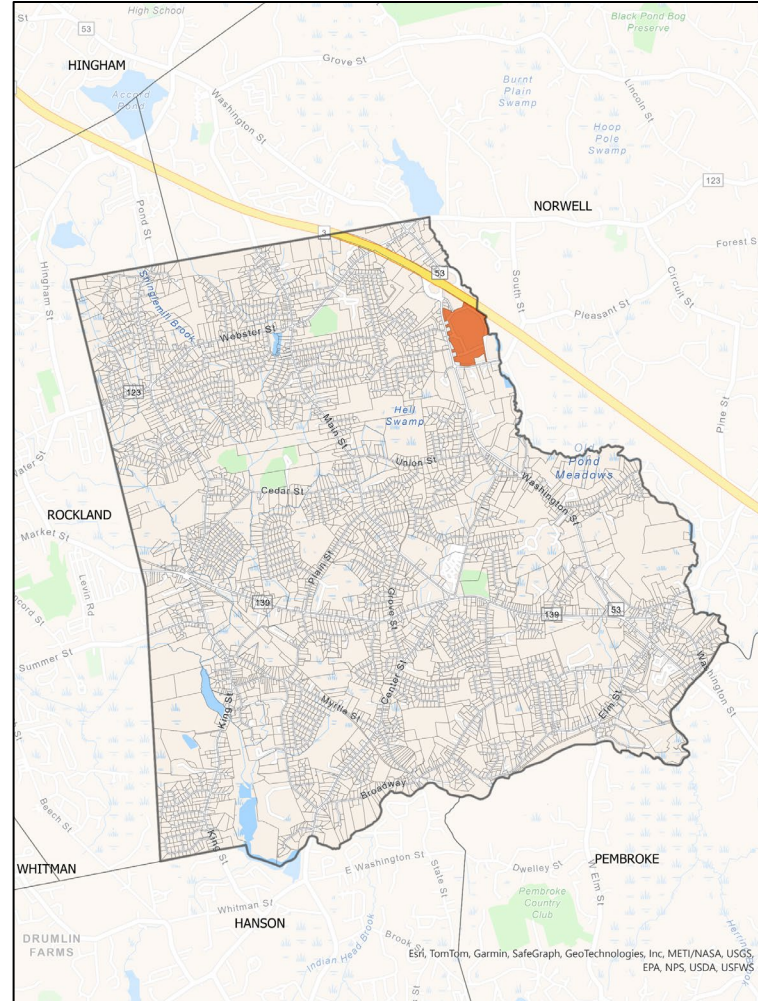


Source: Executive Office of Housing and Livable Communities

ZONING REQUIREMENTS

- Minimum of 50 acres required
- Minimum gross density of 15 units per acre
- No age restrictions permitted
- Suitable for families and children
- Developer required to go through Site Plan Review.
- **No requirement to build any of these units – just a zoning exercise.**

PROPOSED OVERLAY DISTRICT



BENEFITS OF COMPLIANCE

Compliance will mean towns can remain eligible for grants from

- Executive Office of Housing and Livable Communities (EOHLC)
- Executive Office of Economic Development (EOED)
- MassDevelopment
- Executive Office of Energy and Environmental Affairs

COMMUNITY ONE STOP FOR GROWTH

Executive Office of Economic Development

- MassWorks Infrastructure Program
- Massachusetts Downtown Initiative

Executive Office of Housing and Livable Communities

- Housing Choice Grant Program
- Community Planning Grant Program
- HousingWorks Infrastructure Program

MassDevelopment

- Site Readiness Program
- Underutilized Properties Program
- Collaborative Workspace Program
- Real Estate Services Technical Assistance

MASSWORKS INFRASTRUCTURE PROGRAM

MassWorks provides grants to communities to help them prepare for success and contribute to the long-term strength and sustainability of our Commonwealth.

FY20 - \$1,265,000 for intersection and street improvements in support of the Hanover Crossing redevelopment.