

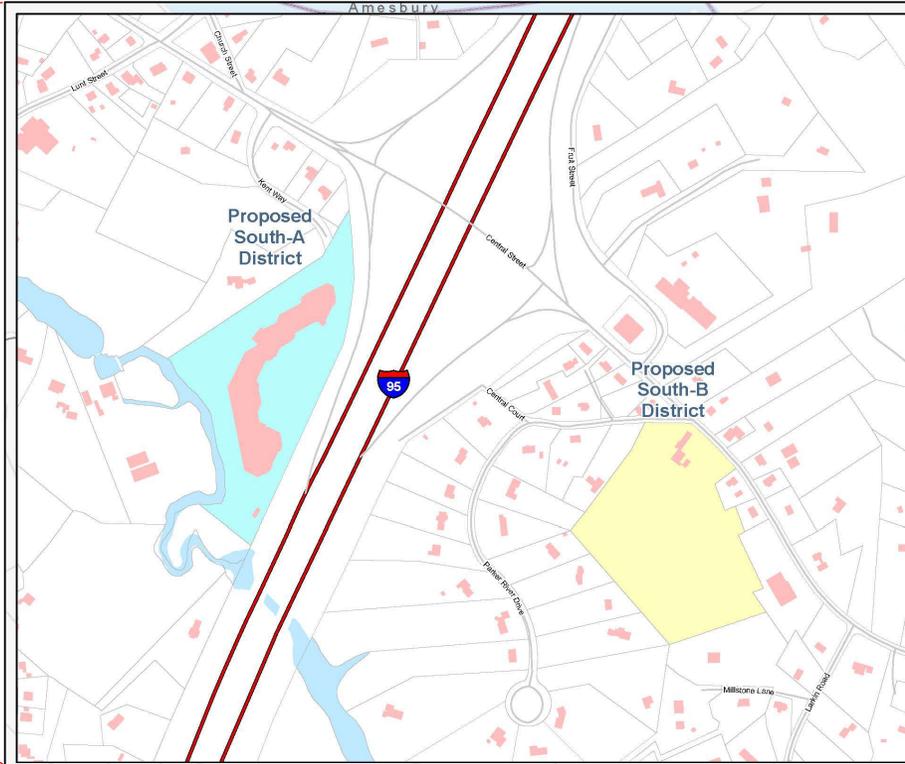
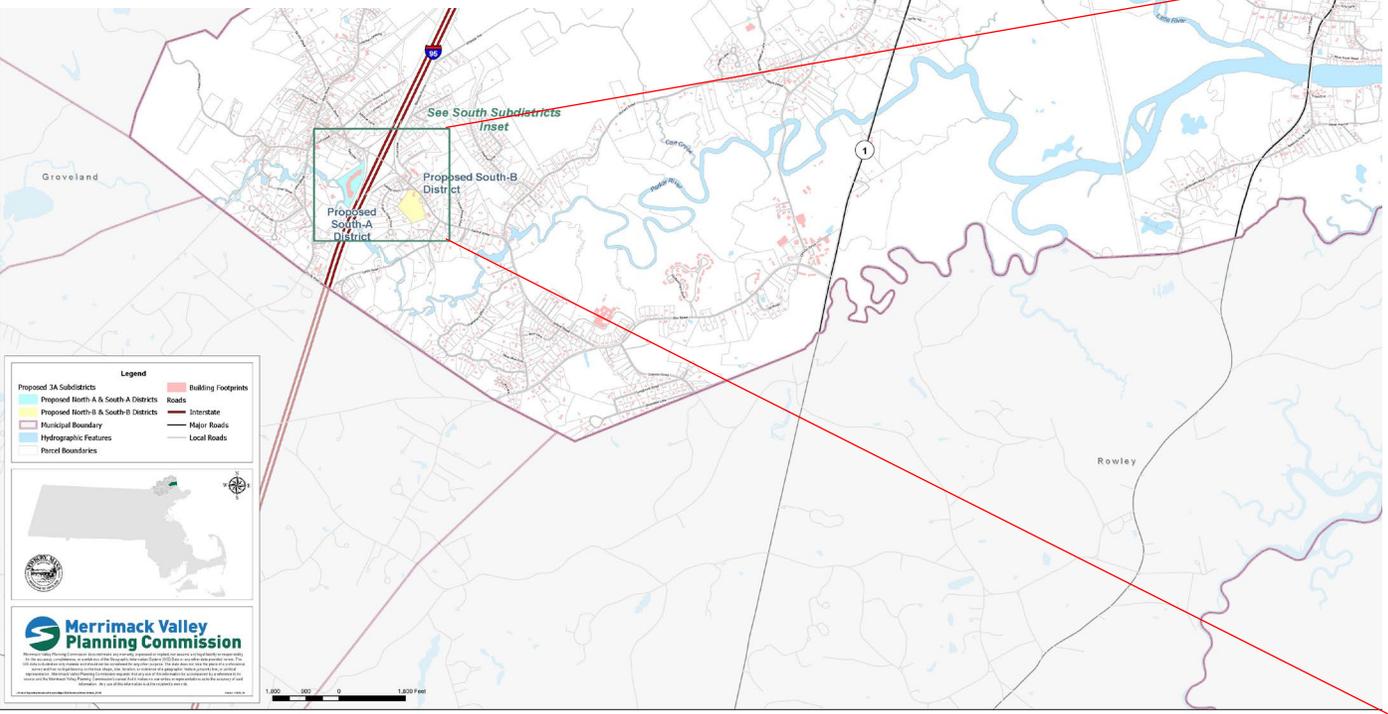
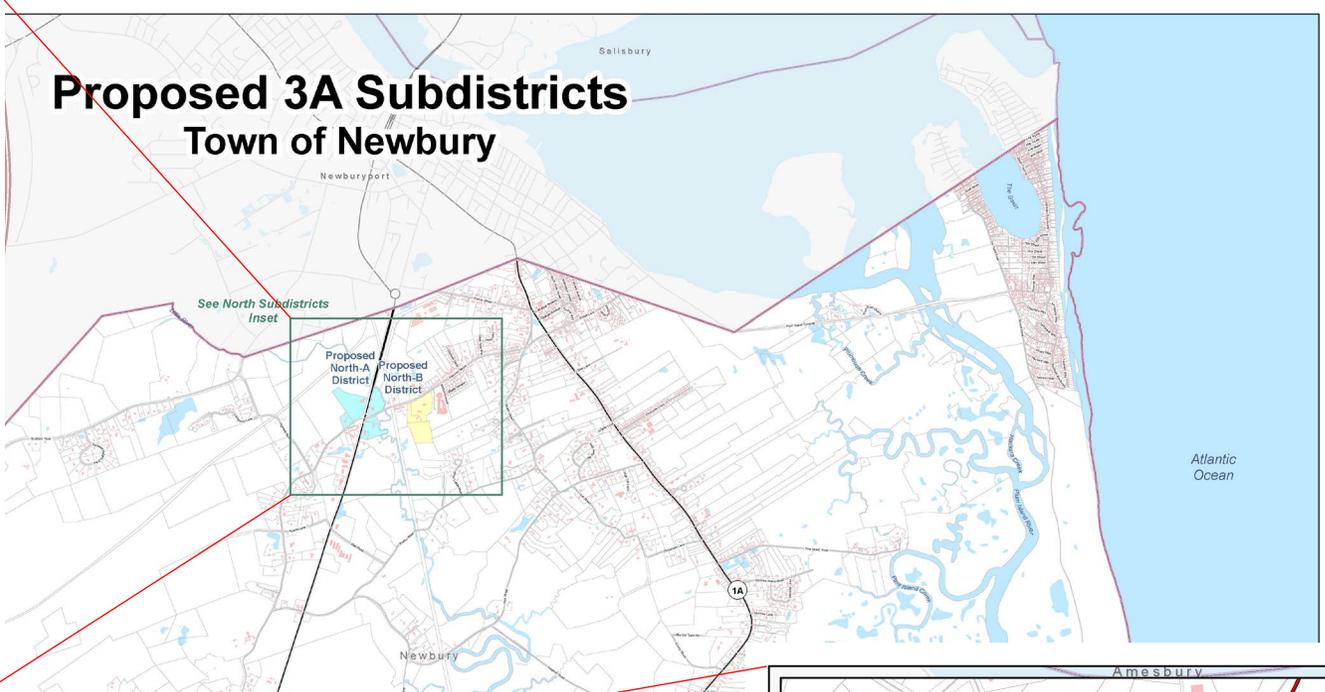
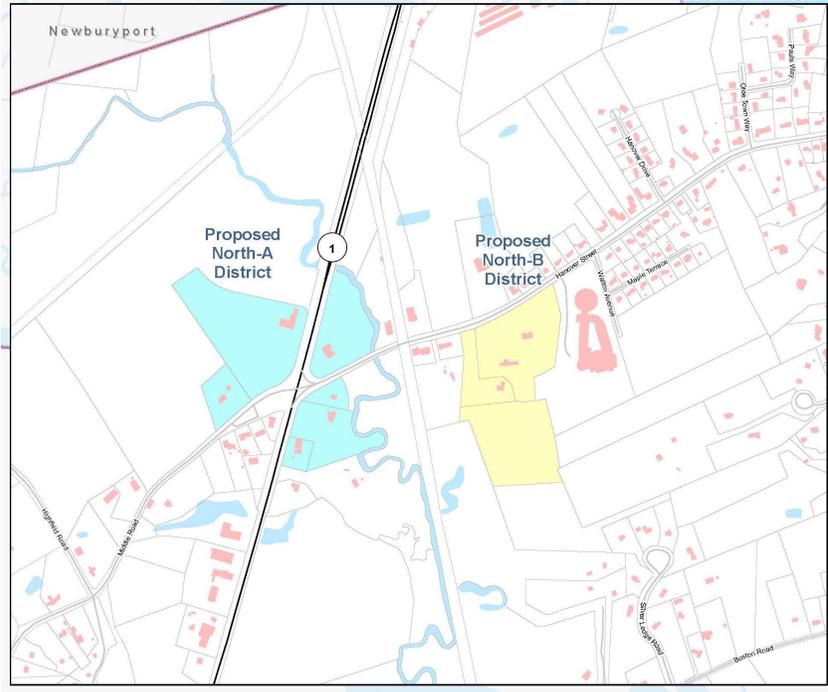


MBTA Communities

Planning Board Public Hearing

March 20, 2024





Legend

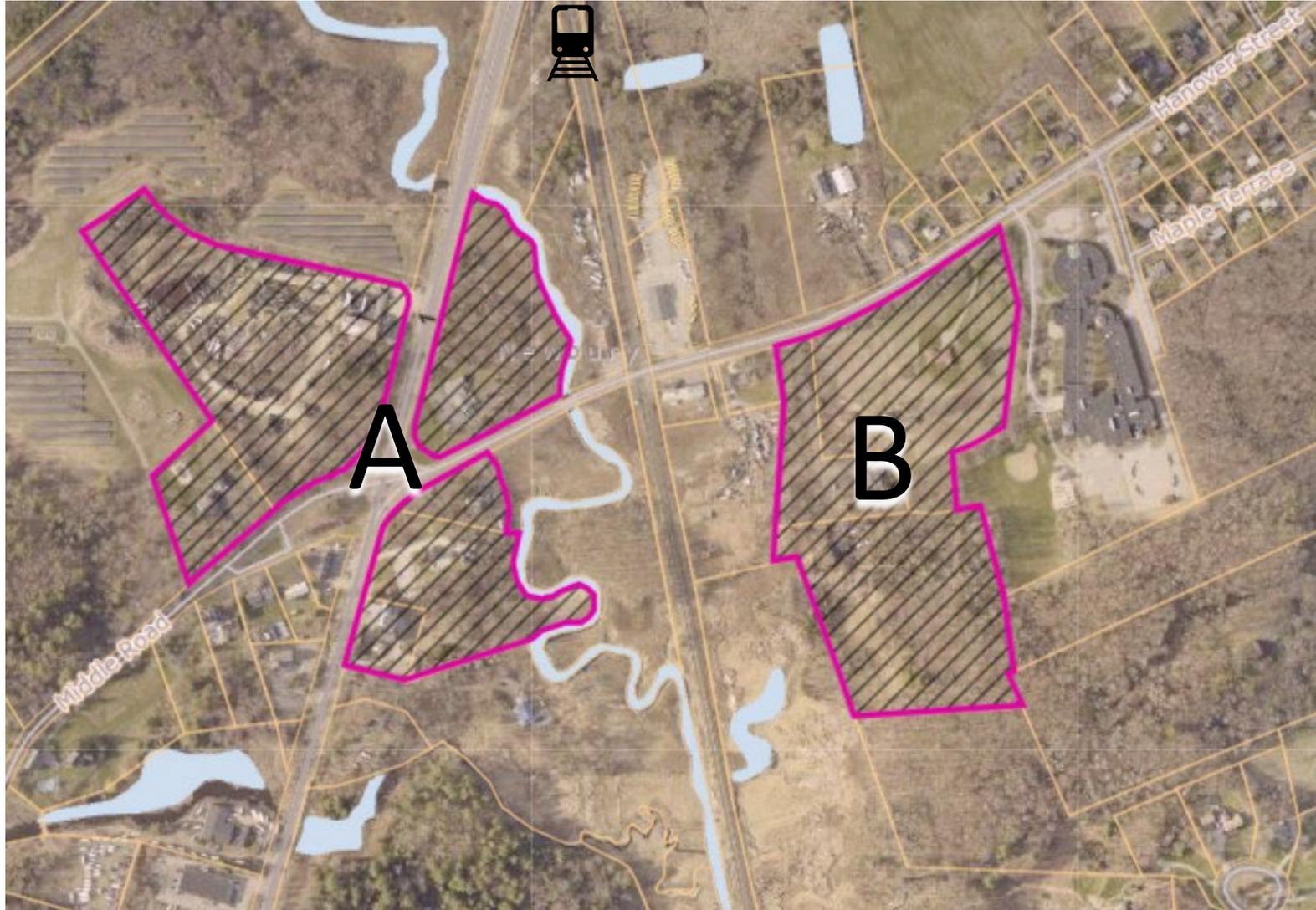
- Proposed 3A Subdistricts
- Proposed North A & South A Districts
- Proposed North B & South B Districts
- Municipal Boundary
- Hydrographic Features
- Parcel Boundaries
- Roads
- Building Footprints
- Interstate
- Major Roads
- Local Roads

Merrimack Valley Planning Commission

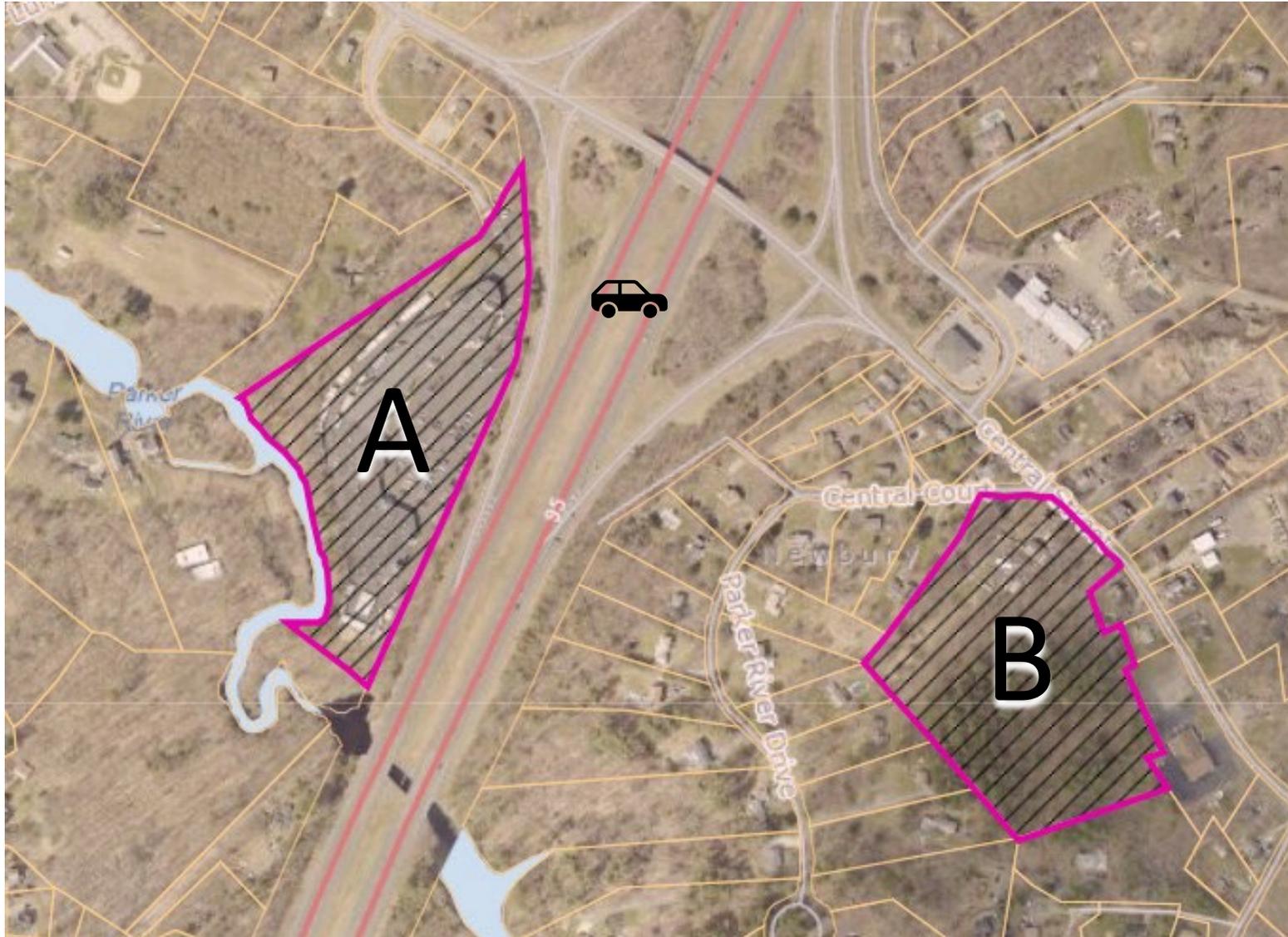
1:50,000 Scale



Newbury North – Subdistricts A & B



Newbury South – Subdistricts A & B



Dimensional Requirements

Sub-Districts North A & South A

- Minimum Lot Size: 40,000 sq. ft.
- Max Building Height: 3 Stories
- Setbacks
 - 50 ft. front yard
 - 25 ft. side yard
 - 25 ft. rear yard
- Max Building Coverage: 50%
- Minimum Open Space: 40%
- Parking: Avg. 1.5 spaces per unit
- Max. Density (units/acre): 17

Sub-Districts North B & South B

- Minimum Lot Size: 40,000 sq. ft.
- Max Building Height: 2.5 Stories
- Setbacks
 - 50 ft. front yard
 - 60 ft. side yard
 - 60 ft. rear yard
- Max Building Coverage: 40%
- Minimum Open Space: 50%
- Parking: Avg. 1.5 spaces per unit
- Max density (units/acre): 8



Oak Ridge (84 Main Street) ~11.5 units/acre



Affordability Requirements

- Draft bylaw requires 10% of any development of 10 units or more be affordable units
- An “Affordable Unit” in this case refers to housing that is income restricted to households making 80% or less of the Area Median Income (AMI)
- In Newbury, this means for a family of four the maximum allowable household income is \$118,450, and for a one-person household the maximum income is \$82,950

Environmental Protections

- Any state or federal laws pertaining to environmental protections will still be applied to any prospective multi-family development within the MBTA

Communities districts. Examples of these site constraint considerations include:

- Title 5 Septic Restrictions
- Wetlands Protections
- Utility and infrastructure capacity
- Stormwater management