

The Town of Dracut MBTA Communities Survey was available to everyone from February 8th through March 6th. It was available to take online, to print and return, and by picking up a paper copy at the Library, Town Hall or Senior Center.

We appreciate the time that people took to learn about this new Law and then to take the survey. This information will be vital as we craft compliant Zoning for Town Meeting consideration.

The following pages share the results from this survey.

Dracut MBTA Communities Survey

Section 3A of Massachusetts General Laws Chapter 40A requires that Dracut and 176 other Massachusetts communities provide at least one zoning district of reasonable size in which multi family housing appropriate for families is permitted "as-of-right." Dracut must adopt this zoning no later than December 31, 2024.

The Zoning Bylaw Review Committee, working with the Planning Board and Board of Selectmen, is working to create a compliant district for Town Meeting consideration in Fall of 2024.

This survey is intended for Dracut residents to provide initial feedback to the Zoning Bylaw Review Committee. We appreciate your time to answer the following questions and provide input on this process. This survey will be open until March 6, 2024, after which time the Zoning Bylaw Review Committee will host subsequent virtual and in-person meetings to discuss the results and compliance for the Town of Dracut.

For more information on this law, the process, and to attend the virtual community meeting on February 29, please visit www.dracutma.gov/MBTA-Zoning

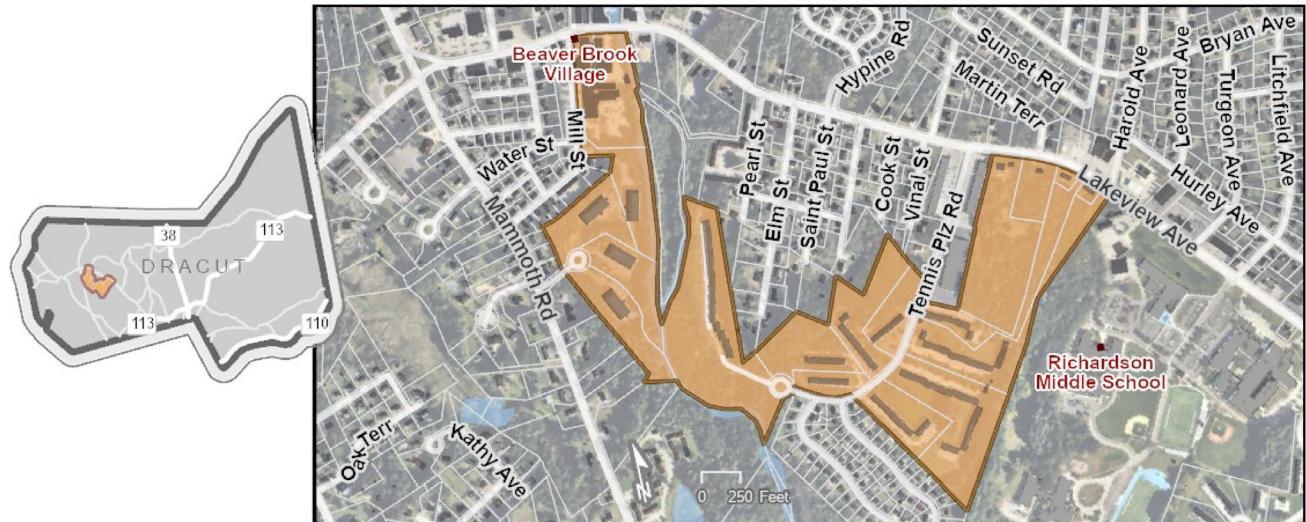
If you would like to receive email updates on the Town of Dracut MBTA Compliance process please sign up using the Notify Me button on the left side of the Town of Dracut webpage www.dracutma.gov

The Three Options

The Zoning Bylaw Review Committee has proposed three options for an MBTA Communities Overlay District. We are calling these options "Collinsville and Tennis Plaza", "Broadway/Loon Hill and Tennis Plaza", and "Broadway/Loon Hill and Navy Yard".

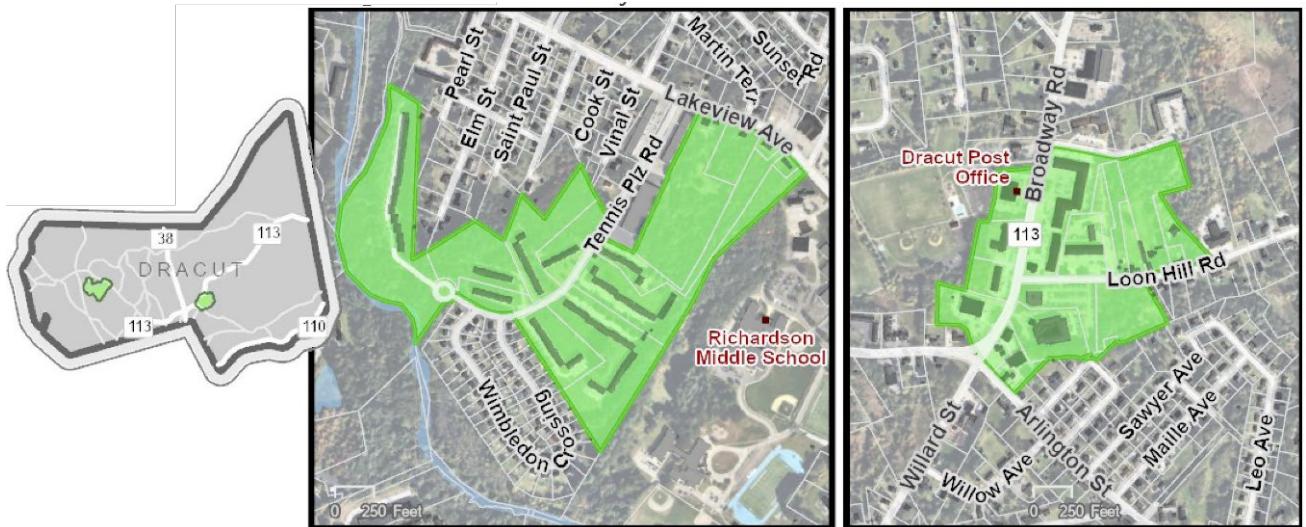
Collinsville and Tennis Plaza

This area includes the Collinsville Mill and residential parcels around Tennis Plaza. This option would allow additional residential development in Collinsville Mill and longer-term division or redevelopment of nearby properties into smaller multifamily buildings. New homes that may be eventually developed would be within walking distance to Dracut High School and the businesses in and near the mill.



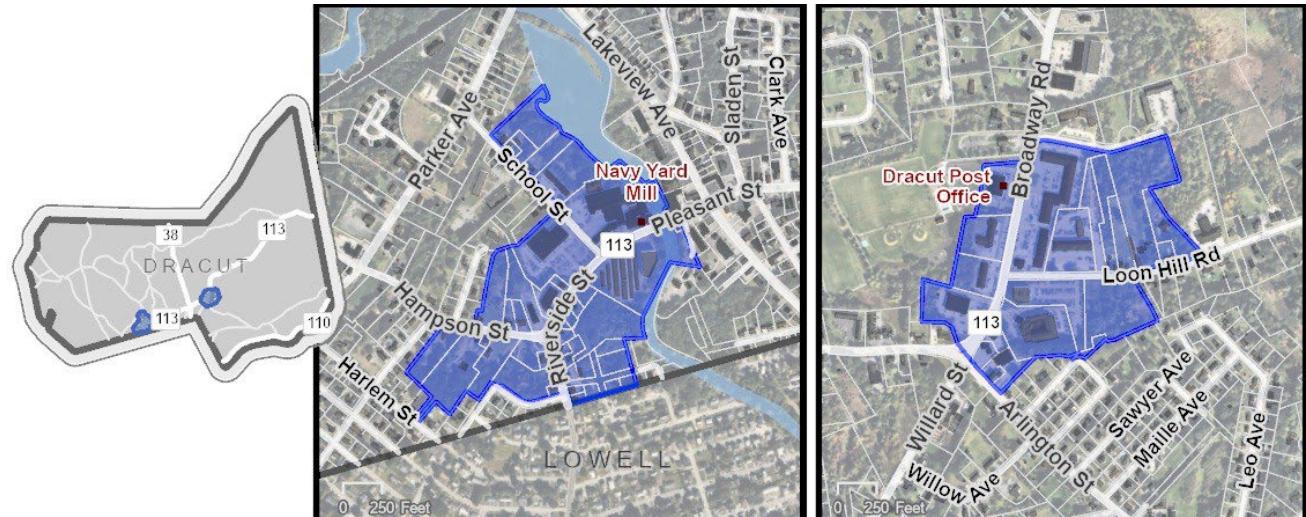
Broadway/Loon Hill and Tennis Plaza

This area does not include Collinsville Mill, and instead pairs the parcels around the Tennis Plaza with parcels near the Broadway and Loon Hill Road intersection. This option would allow larger developments set back from the road in the Broadway/Loon Hill area, possibly mixed with commercial areas. New homes that may be eventually developed would be within walking distance to Veterans Park, Dracut High School, and many businesses.



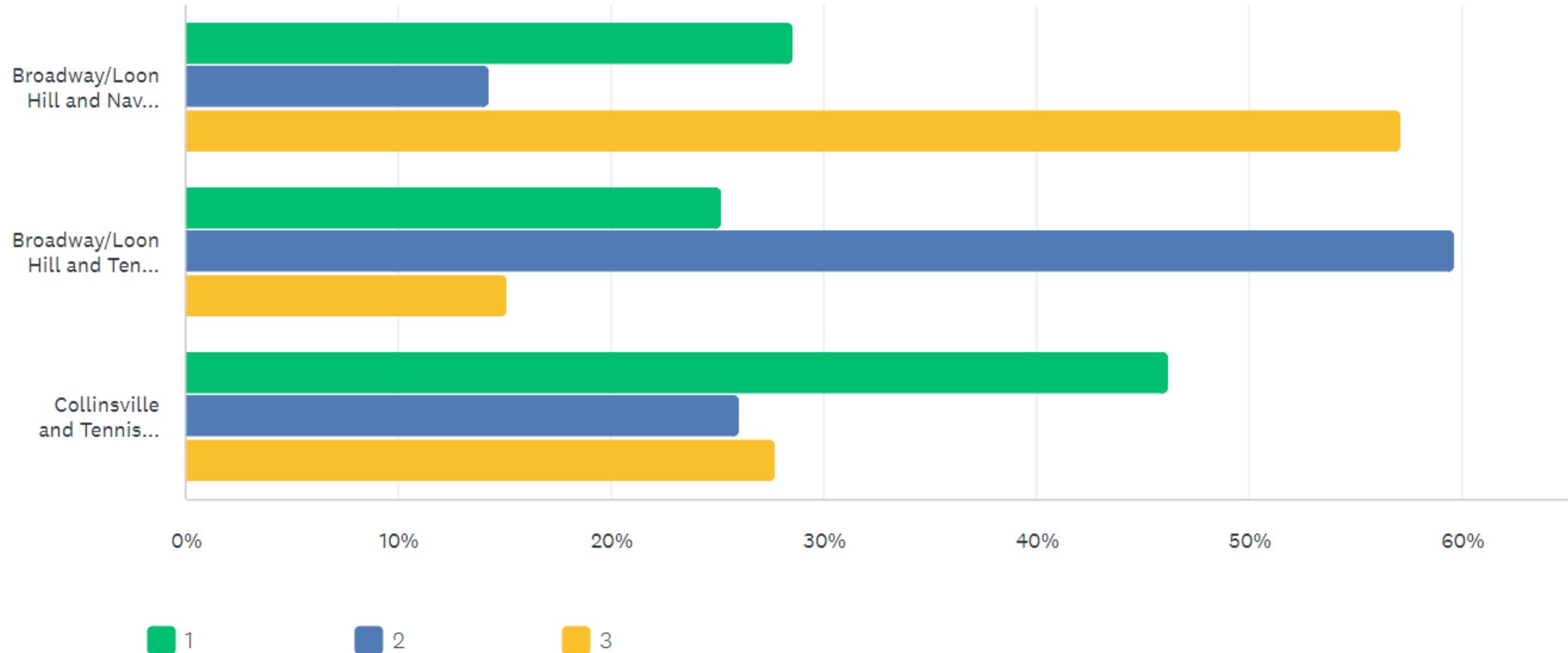
Broadway/Loon Hill and Navy Yard

Instead of the Tennis Plaza area, this area pairs Broadway/Loon Hill with the Navy Yard Mill and surrounding neighborhood. This option would allow additional residential development in the Navy Yard Mill and longer-term division or redevelopment of nearby properties into smaller multifamily buildings. New homes that may be eventually developed would be within walking distance to the businesses in the Navy Yard neighborhood along with the businesses near Veterans Park.



Which Option do you Prefer?

Answered: 119 Skipped: 15



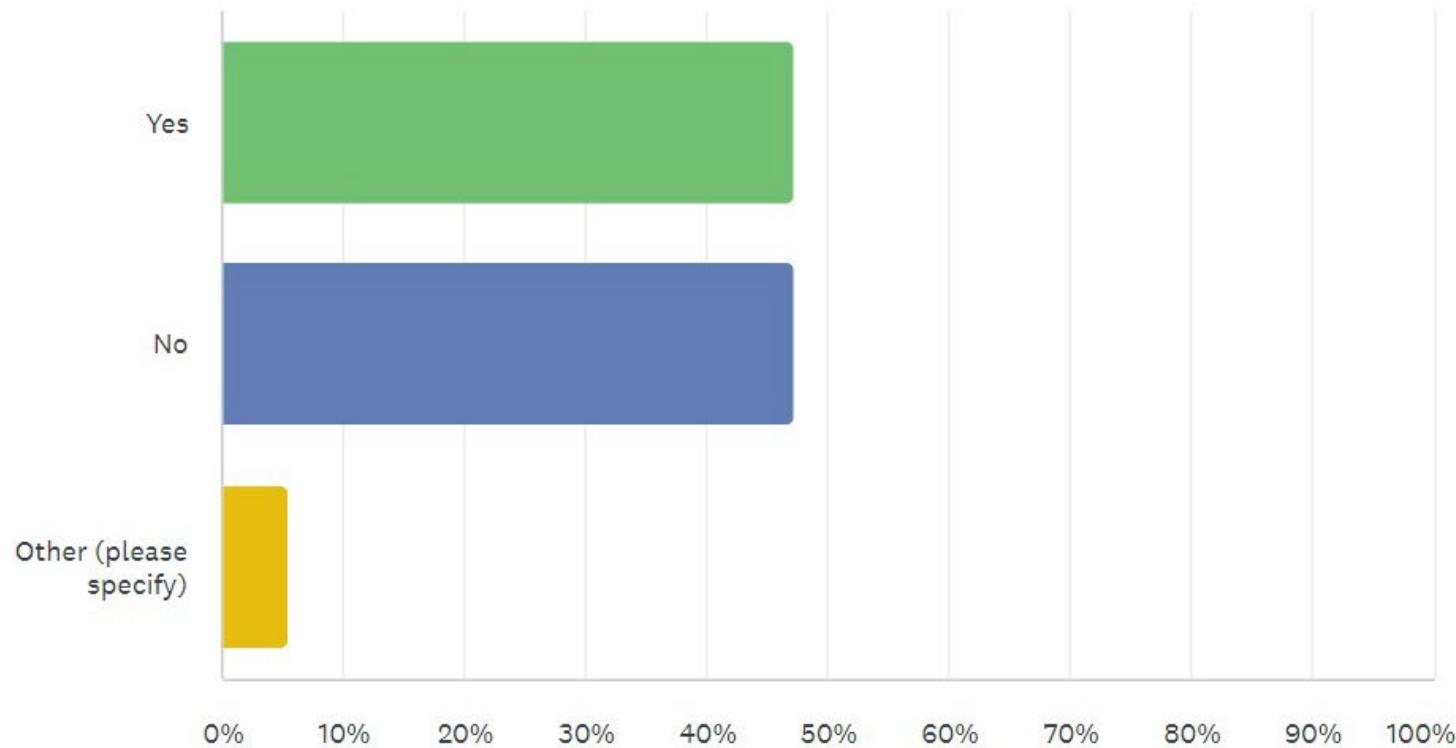
Did we miss a possibility? Knowing that this zoning is mandatory, please describe any other areas of Town not shown as options that may be suitable locations for the “MBTA Communities” district.

- 110 would've been an obvious selection, perhaps the box between Varnum, Methuen St, Hillside Dr, and 110, excluding the Nickel Mine Brook and trails in that area. If that sprawling complex on the farm comes through, then establishing that area as multifamily might be enough to get a LRTA line heading that direction, which might help pull some of the hundreds of extra cars it'll introduce off 110.
- Areas closer to Lowell line would be better suited for multi family housing, where there's already a lot of multi family housing. Shoehorning in multi family housing among all single family zoning doesn't make sense.
- Can we reject this?
- East Dracut
- East Dracut
- East Dracut needs multi family housing. There is enough multi family housing and 40B developments on the west side.
- Extend area of Broadway Rd down past Almos to Lowell. Area of Hannaford's, Coventry Gardens, and the Condominiums, Liquor store at Pleasant and Hildreth St. intersection.
- Greenmont Avenue
- Hildreth and Pleasant near Hannafords, Bridge and Pleasant to the Lowell line
- I heavily advise DRACUT choose not to comply with this MBTA ACT. Let's be honest, this is not about creating homes in Dracut for more people to access public transit. Dracut is a small town with little big city problems. Do not think for one second this will have a happy ending. It is the state legislatures' deliberate attempt to bring more ghetto style living to the entire state. I advise selectmen and women of Dracut to look to the east (LAWRENCE) and to the south (LOWELL) as examples of cities run into the ground by similar ideologies. My wife and I moved to DRACUT because it is not those things. You comply with this ridiculous MBTA Act, you (DRACUT SELECTMEN) bring this lovely farm town closer to mirroring the cities I mentioned earlier and becoming another shithole. I for one choose not to be a part of this great town's demise, and neither should you. STAND UP FOR DRACUT and do not cower to less than intelligent members running our state house
- I say you extend the MBTA services to east Dracut off of Marsh Hill road and put them there. On a side note, it is only mandatory if allow it to be. Other towns are taking on the fight.
- If the zoning change is kept to Tennis Plaza, the changes would be limited to one area.
- I'm not sure I understand WHY the zoning has to be multi-family housing. Why isn't standard housing and the mix we have - houses, condos, townhomes, multi-family - considered appropriate? Also, I thought this was related to the MBTA - are all the options listed supposed to be on a bus line or something that provides easy access to the station in Lowell? If not, why does it matter where the zoning is as long as there is zoning?
- Just tennis plaza
- Loosen all zoning restrictions, and allow multi-family housing everywhere. People should be able to do what they want with land they own.
- MURPH's FARM ONLY
- Murphy's Farm ONLY.
- Navy yard plus the larger Collinsville/Tennis Plaza combo would be my first choice. Would Mammoth Road by the Lowell line make sense? More bus routes.
- not knowing about where conservation land is - it seems that east dracut has the least amount of development - any area around lakeview is totally congested. Can we look at creating more, smaller developments maybe some near axis rd/bridge street - maybe around jones ave/methuen ave/ off of loon hill?
- Open-Ended Response
- Original Tennis Plaza entirely option
- Revolt
- Rt 110/113 area East Dracut for more space
- Stand with Milton, Rockport and other towns
- Tennis Plaza area only
- Tennis Plaza should be expanded to be just one district. The reason is that the area already has a bunch of condos/apartments, and using that area will be least disruptive to the culture and style of the town.
- The area between Broadway Road, Fox Ave, Bridge St, Greenmont Ave, Pleasant St and Arlington St. This area is near public transportation. The area between Mammoth Rd, Burdette St, Howe St, Myron St and Mill St, which is also near public transportation
- The Board of Selectman should send a letter to Governor Healy to Repeal this Law.
- The lakeshore apartments parcels on Mascupic lake could be zoned as an MBTA communities district. This would reduce the amount of land that elsewhere would need to be zoned as such.
- The MBTA does not service Dracut and therefore we should not be forced to comply!
- there is an area off of fox ave that has a paved road, but no homes - seems like it may be a more affordable option since utilities may already have been put in there. Dracut is getting too many megahouses - houses that are starting at 799,900 - who can afford that?
- There is no where in town this should be zoned. The town needs to push back against the state. This is a town not a city. We have enough multi unit buildings.
- We will move if there are any additional large developments built on Tennis Plaza Rd. There is no logical place to put additional housing without upsetting the land/housing balance we have.
- When do we get to vote on this matter? As i know the town of Milton voted overwhelmingly a 'no' on this idea.
- Why is there no option for a navy yard/ Tennis plaza

Should the new MBTA Communities Overlay District require Affordable Housing?

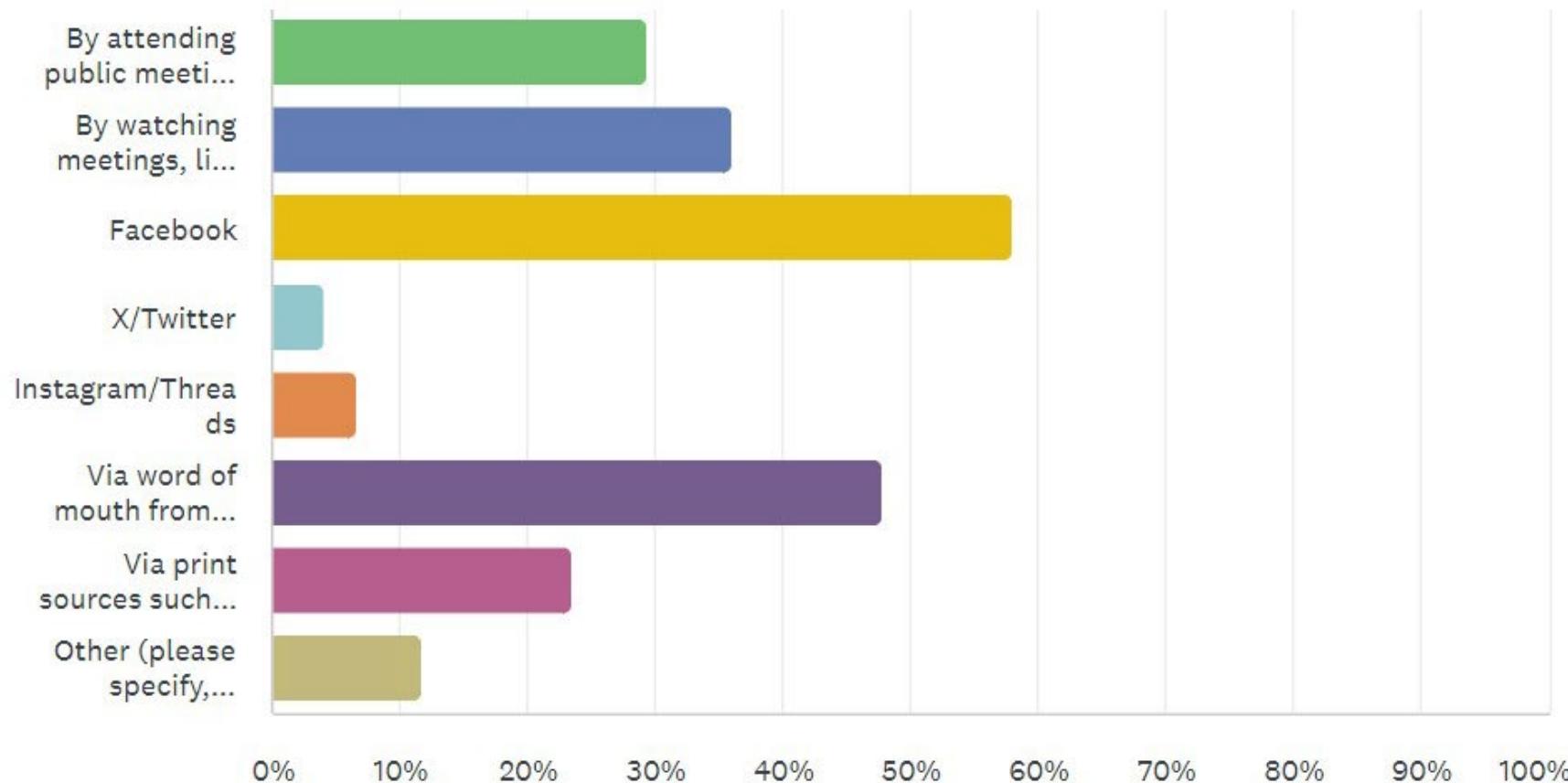
Currently less than 5% of the housing in Dracut is included on the State's Affordable Housing Inventory. Reaching the State goal of 10% would give Dracut more control over Comprehensive Permit (40B) developments. Including a requirement that 10% of future development in our MBTA Communities District be Affordable will ensure that we don't fall further behind in our progress toward this goal. Do you support requiring 10% of development in the new MBTA Compliant Overlay District be affordable?

Answered: 129 Skipped: 5



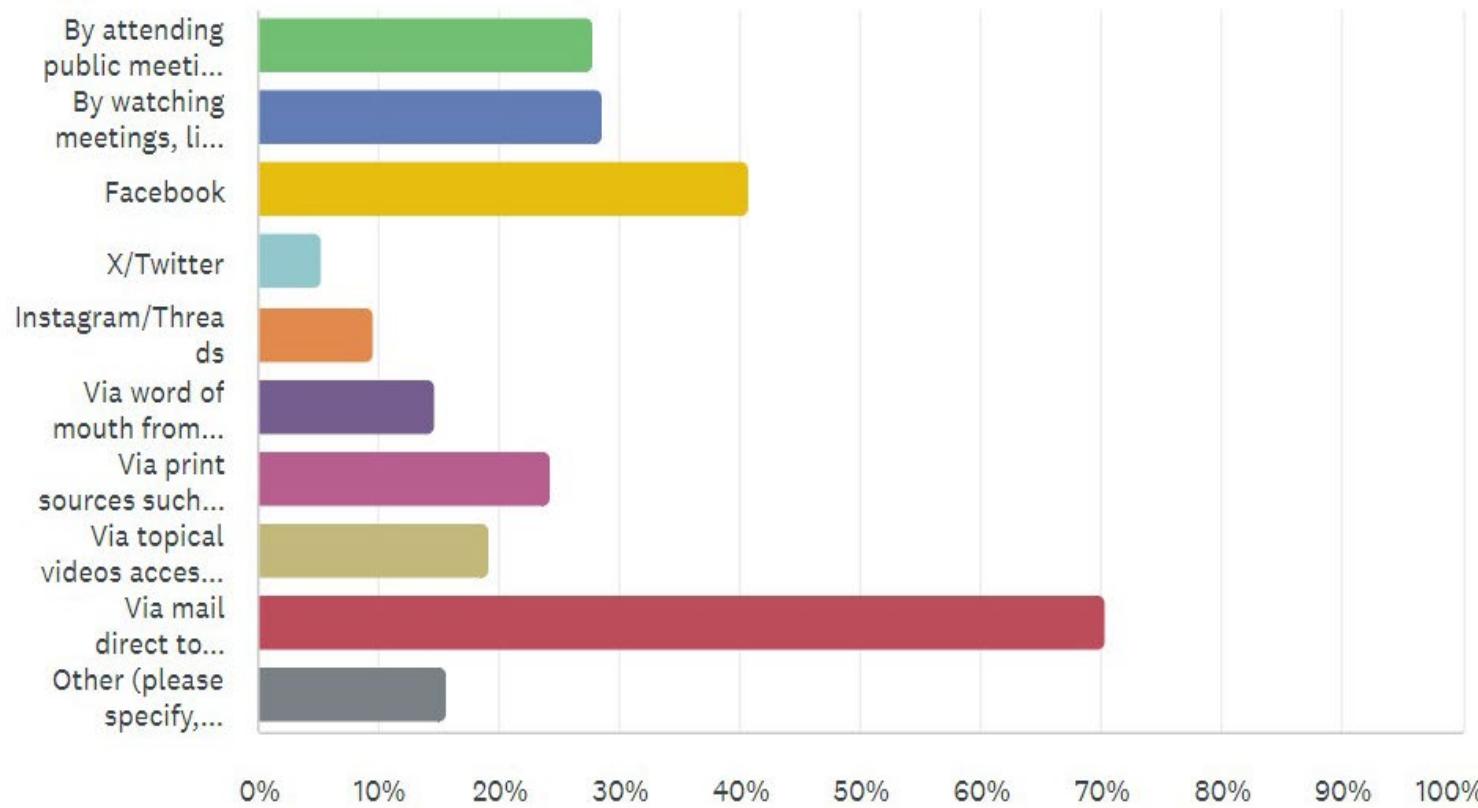
How do you currently get information about Town projects such as this? (Check all that apply)

Answered: 119 Skipped: 15



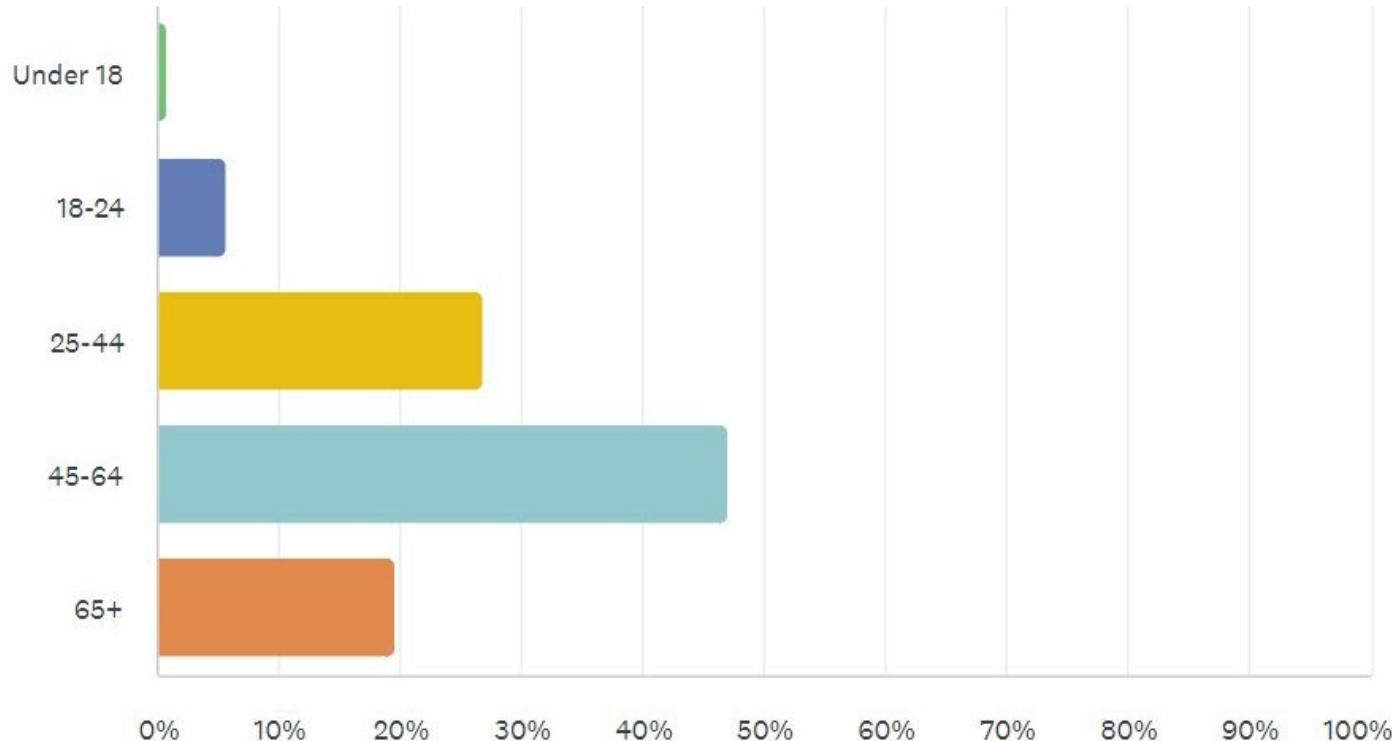
How would you prefer to get information about Town projects such as this? (Check all that apply)

Answered: 115 Skipped: 19



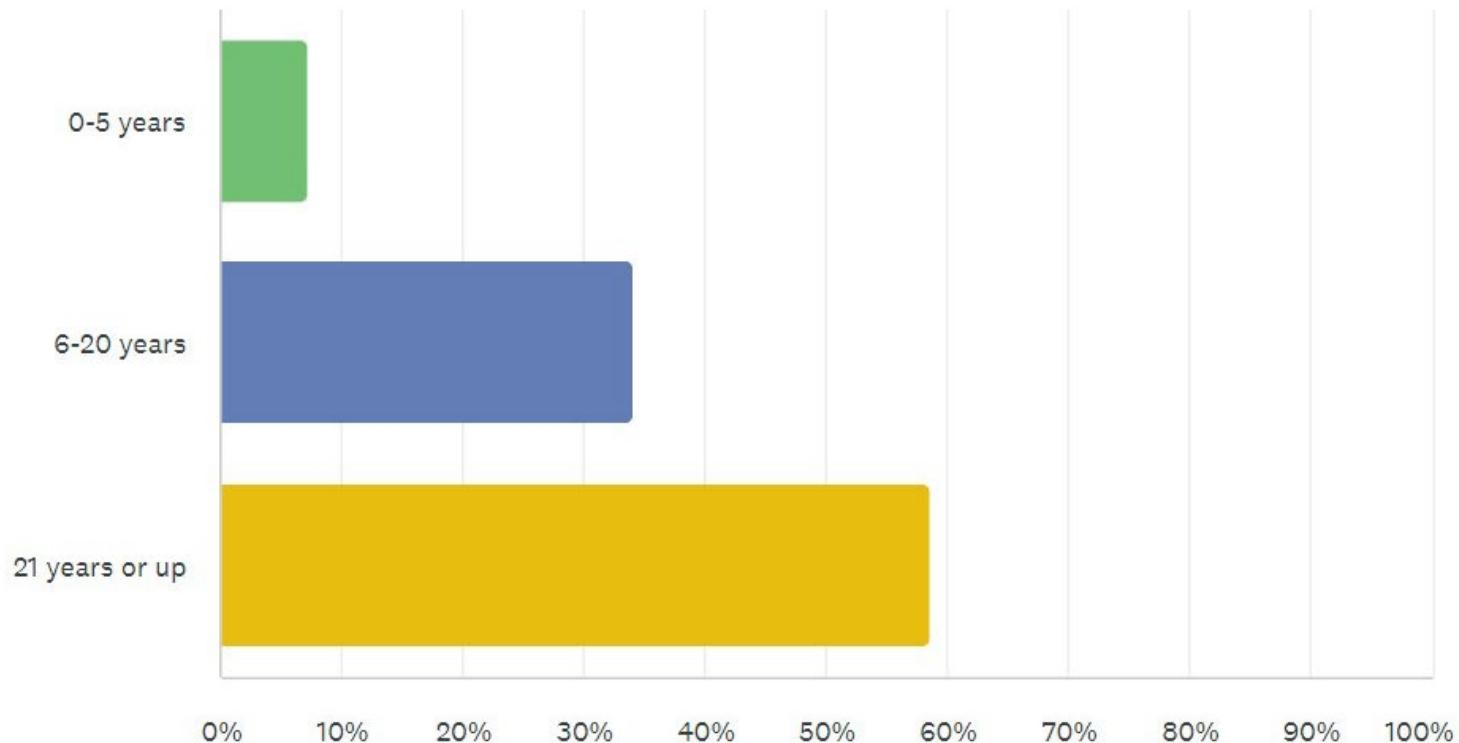
Select your Age Group

Answered: 123 Skipped: 11



How long have you lived in the Town of Dracut?

Answered: 123 Skipped: 11



After bylaw language is drafted the proposed overlay district will need to be approved at Dracut's Annual Town Meeting in November. Any resident of Dracut who is a registered voter may vote at Dracut Town Meetings. How often do you attend Dracut's Town Meetings?

Answered: 120 Skipped: 14

