

MBTA Multifamily Guidelines

Community Information Form - Harvard

Due May 2, 2022

1. What is your Municipality *

Harvard



Choose from the drop down list

2. Name of person filling out this form *

Christopher

First Name

Ryan

Last Name

3. Title of person filling out this form *

Director of Community and Economic Development

4. Email of the person filling out this form *

cryan@harvard-ma.gov

5. Phone number of the person filling out this form *

(978) 456-4100 ext. 323

5.a Will the person filling out this form ALSO be responsible to ensure compliance with section 3A of c40A and/or lead a committee that will undertake compliance with section 3A of c.40A?? *

☒ Yes

☐ No

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Section 2 - Community Information

6. Does your municipality have any land area within 0.5 miles of a public transit station, defined as a Subway station, Commuter rail station, Ferry terminal or Bus station. Note: the definition of "Bus Station" in the Draft Guidelines: "Bus station" means a building located at the intersection of two or more public bus lines, within which services are available to bus passengers; provided that a bus station does not include a shelter or other structure without walls and a foundation. *

☐ Yes

☒ No

Note: See Section 9 of the Draft Guidelines for details on measuring 0.5 miles from a transit station. Find Draft Guidelines here: www.mass.gov/mbta/communities

6.a. Does your municipality have areas of concentrated development, village center, mixed use or commercial district(s), especially areas served by public transit where future multifamily development would be consistent with any of these smart growth principles: Mix land uses; Take advantage of compact building design; Create a range of housing opportunities and choices; Create walkable neighborhoods; Foster distinctive, attractive communities with a strong sense of place; Preserve open space, farmland, natural beauty, and critical environmental areas; Strengthen and direct development towards existing communities; Provide a variety of transportation choices; Make development decisions predictable, fair, and cost effective; Encourage community and stakeholder collaboration in development decisions. *

☒ Yes

☐ No

For a more information about these smart growth principles, see <http://smartgrowth.org/smart-growth-principles>

6.a.1. Please describe the area(s) in your municipality that best meets the smart growth principles *

Ayer Road Commercial District

For a more information about these smart growth principles, see <http://smartgrowth.org/smart-growth-principles/>

7. Does your municipality have any zoning district(s) where multifamily development of 15 units/gross acre is allowed as of right without age restrictions and without restrictions on the number of bedrooms? *

- ☐ Yes, one district
- ☐ Yes, more than one district
- ☒ No
- ☐ Unsure

8. In accordance with the How to Comply in 2022 requirements for MBTA Communities issued on December 15, 2021, MBTA Communities are required to hold a briefing about the Draft Guidelines at a meeting of the Select Board, City Council or Town Council prior to May 2, 2022. Have you held such a meeting? * *

- ☐ Yes
- ☒ No

Note: How to Comply in 2022 requirements can be found here: www.mass.gov/mbtacomunities

Please note that non-compliance with the public meeting requirement in the **Interim Compliance Requirements for MBTA Communities** means that your community will not be eligible to apply for FY 23 MassWorks grants, FY 23 Housing Choice Community Grants, and Local Projects Funding established in MGL c. 29, §2E(1). Find the How to Comply in 2022 requirements at this [link](#).

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Section 3 Technical Assistance and Next Steps

9. Please tell us what, if any, technical assistance you might need in order to comply with section 3A of c40A based on the Draft Guidelines issued on December 15, 2021. *

- ☐ We can draft multifamily zoning without technical assistance
- ☐ We can calculate multifamily capacity without technical assistance
- ☒ We need technical assistance to draft multifamily zoning
- ☒ We need technical assistance to calculate multifamily capacity
- ☐ Unsure whether we need technical assistance to draft multifamily zoning
- ☐ Unsure whether we need technical assistance to calculate multifamily capacity

Select as many as apply

10. If your municipality needs Technical Assistance, please indicate which resources you prefer. *

- ☐ Support from your Regional Planning Agency
- ☒ Funding from a state agency
- ☒ Consultant procured by a state agency
- ☒ Model bylaw or ordinance
- ☐ Other:

Choose as many as you would like, if you chose Other, please give us information about that source of Technical Assistance

11. Use the space below to provide other information that you were unable to answer in the questions above. Please do not provide comments on Draft Guidelines here. (optional)

One potential solution for Harvard is to be able to incorporate these standards in our Ayer Road Vision Plan project that is currently in Phase 1, Market Analysis. We lack funding for the Vision Plan process in Phase 2 but would want to be able to address these MBTA guidelines at that time, if feasible.

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SUBMIT FORM

Progress

Further Action

- The following link accesses the form and allows editing:

<https://massgov.formstack.com/forms/?i-10390360-cSPp6gcmw>