

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

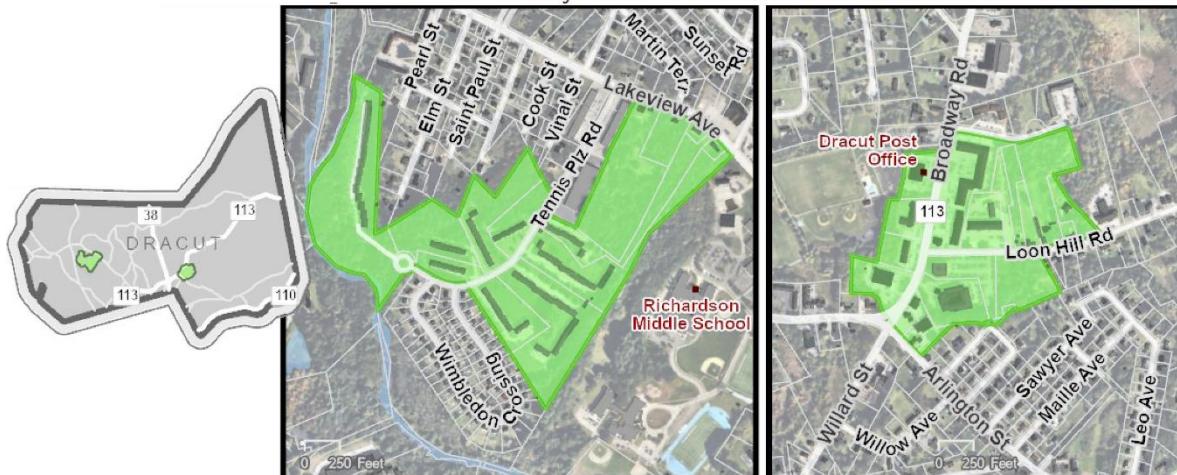
This area includes the Collinsville Mill and residential parcels around Tennis Plaza. This option would allow additional residential development in Collinsville Mill and longer-term division or redevelopment of nearby properties into smaller multifamily buildings. New homes that may be eventually developed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



Three Options (Continued)

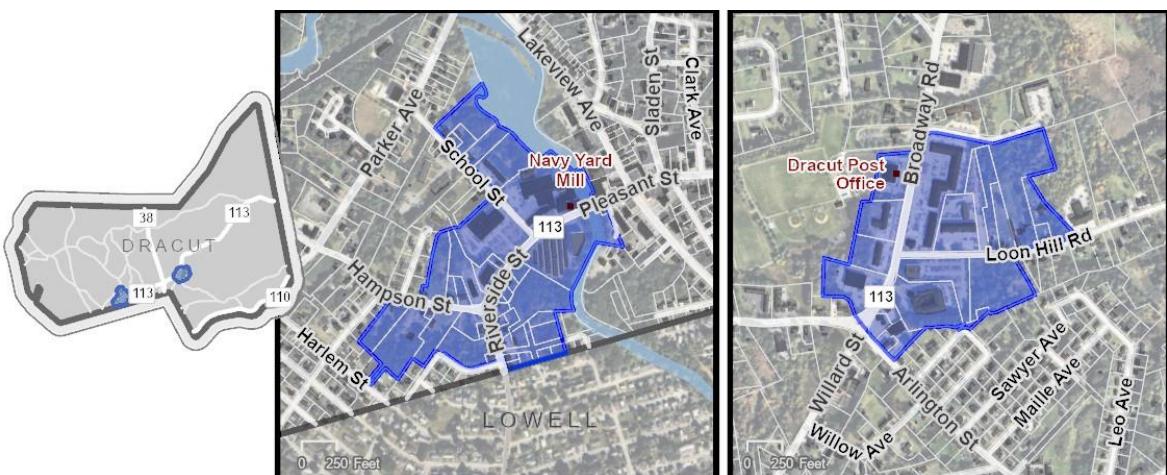
Broadway/Loon Hill and Tennis Plaza

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?

Please rank the three options from your most to least preferred by writing “1” in the square next to your most preferred, “2” next to your second-most preferred, and “3” next to your least preferred.

Collinsville and Tennis Plaza



Broadway/Loon Hill and Tennis Plaza



Broadway/Loon Hill and Navy Yard



Did we miss a possibility?

Knowing that this zoning is mandatory, please describe any other areas of Town not shown as options above that may be suitable locations for the "MBTA Communities" district.

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?

Yes

No

Other (please specify)

How can we reach all types of people?

The following questions are intended to help our team understand how we can best reach all Dracut residents. These questions are optional.

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

- By attending public meetings hosted by the Town
- By watching meetings, live or recorded, via DATV
- Facebook
- X/Twitter
- Instagram/Threads
- Via word of mouth from friends, family, and neighbors
- Via print sources such as local newspapers
- Other (please specify, including specific social media accounts or pages)

How can we reach all types of people? (Continued)

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

- By attending public meetings hosted by the Town
- By watching meetings, live or recorded, via DATV
- Facebook
- X/Twitter
- Instagram/Threads
- Via word of mouth from friends, family, and neighbors
- Via print sources such as local newspapers
- Via topical videos accessed through DATV or the Town of Dracut webpage
- Via mail direct to residents, typically post cards or a flyer within a tax bill
- Other (please specify, including specific social media accounts or pages)

Select your age group

- Under 18
- 18-24
- 25-44
- 45-64
- 65+

How long have you lived in the Town of Dracut?

- 0-5 years
- 6-20 years
- 21 years or up

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?

- Every year
- Occasionally
- I have never attended a meeting but I plan to attend in November
- Never