

Community Facts							District Type							Buildout			
Town	2020 Pop	Land area (Sq. Mi.)	Density (Pop/Sq. mi)	SHI %	Form of Gov.	District Name	Transit	ACD	HSL	District Size (Ac.)	Year Adopted	Mainly 1 project	Mainly 1 owner	Notes	Area Zone U. built (as of)	Buildout	
Great Barrington	7,172	44.8	160	7.9%	T	North SGOD		X		36.74	2017	0	1	3 subdistricts: Housatonic Mills (A former mill area), Rising Mill (A mill building), South Main Street (greenspace in a light industrial area), first 2 are mixed use third is res only, new project in S Main Street area: Windrush Commons	304	0%	
Great Barrington	7,172	44.8	160	7.9%	T	South SGOD			X	39.17	2017	0	0	See other Great Barrington district for notes	190	0%	
Rochester	5,717	33.9	169	0.4%	Town	Cranberry Highway SGOD			X	8.8	2019	Unknown	Unknown	Developer initiated	208	0%	
Lee	5,788	26.1	222	6.5%	T	SGOD (Eagle Mill)		X		9.88	2018	Unknown	Unknown	Mill and immediate surrounding properties, mill now being redeveloped, seems to be hand-in-hand with Mill redeveloper	119	0%	
Adams	8,166	22.9	357	7.5%	Town	SGOD		X		43.09	05/01/23	Unknown	Unknown	Goal to increase workforce housing, 4 subdistricts, subdistricts are listed by parcel, school redevelopment, mill redevelopment, old commercial bldg. redevelopment, and underutilized land	629	0%	
Lakeville	11,523	29.6	389	6.5%	T	LS-NR SGOD (amended 7/11/18)	X			33	2006	1	1	Provided 405 funds, Kensington Court, adjacent to T stop	353	314	89%
Lunenburg	11,782	26.4	446	7.8%	Town	Tri-Town			X	8.97	2006	1	1		204	201	99%
PEPPERELL	11,604	22.6	513	3.0%	Town										N/A	N/A	N/A
Dartmouth	33,783	60.9	555	8.6%	Town	Lincoln Park			X	40.65	2006	0	1	District is only 4 parcels	319	84	26%
Plymouth	61,217	96.5	634	4.5%	Town	Cordage Park	X			56.8	2007	0	0		675	155	23%
Kingston	13,708	18.6	737	4.2%	T	1021 Kingston's Place	X			109	2007	0	1	Mixed use, new urbanist, near T	730		0%
Ludlow	21,002	27.2	772	3.5%	Town	Smart Growth Overlay District		X		186.8	2014	0	0	Affordable housing goal, Ludlow Mills, an adjacent Riverside area just over the Ludlow-Indian Orchard bridge, an area off East Street referred to as downtown and the intersection of Holyoke and West streets known as Scott's Corner. SC was dropped. Ludlow Mills has redevelopment. They owned before Town made change, worked together. No SFDs.	350	75	21%
Sudbury	18,934	24.4	776	11.3%	Town	Melrose SGOD			X	5.95	2019	Unknown	Unknown		101		0%
Sharon	18,575	23.3	797	10.6%	Town	Sharon Commons			X	11.55	2009	1	0	Includes planned retail	167	192	115%
Northampton	29,571	34.2	865	11.4%	City	Village Hill SD (amended 12/8/17)			X	30.56	2008	1	1	Redevelopment of State Hospital site and new housing, 156 units, near Smith College	429	149	35%
Northampton	29,571	34.2	865	11.4%	City	Urban Residential SD	X			0.5	2017	1	1		31	31	100%
Grafton	19,664	22.7	866	5.3%	T	Fisherville Mill			X	13.74	2007	1	1	Empty brownfield site, mill burned down, not sure what status is now, architectural drawing, provides for apartments	240		0%
Grafton	19,664	22.7	866	5.3%	T	N. Grafton Transit Village	X			8.8	02/26/22	Unknown	Unknown		174		0%
Westfield	40,834	46.3	882	7.3%	Town	Southwick Road			X	22.2	2008	0	0	Two sub-districts, wooded area with some strip businesses	244		0%
Easton	25,058	28.4	882	10.3%	Town	Queset Commons			X	60.66	2008	0	1	District to include mitigation, major development with condos, apartments, and restaurant, forested site, near commercial strip, 40R helped with MassWorks and 40B denial	280	110	39%
South Hadley	18,150	17.7	1,025	6.0%	Town	S. Hadley Falls SGOD		X		48.27	2015	0	0	Includes old factory, infill near town center	383		0%
South Hadley	18,150	17.7	1,025	6.0%	Town	Newton Street SGD		X		35.39	2018	Unknown	Unknown		354		0%
Bridgewater	28,633	27.5	1,041	11.4%	City	Waterford Village			X	128	2008	0	1	40R may have changed into a 40B - 40R calls out parcels, 2 subdistricts (undeveloped and substantially developed) However, it looks like the development (Waterford Village) moved forward as a 40B	594		0%
Pittsfield	43,927	40.5	1,085	9.0%	City	Smart Growth Overlay District		X		10.72	2008	0	0		296	112	38%
N. Reading	15,554	13.3	1,169	9.6%	Town	Berry Center / Edgewood Apts.			X	46	2006	1	1	Sanitarium converted to apartments, Town and developer worked together for this project	434	406	94%
N. Andover	30,915	26.3	1,175	8.7%	Town	Osgood		X		169	2007	0	1	Former Lucent plant, considered appeal because it wasn't spurring growth, goal was to redevelop	530		0%
Easthampton	16,211	13.3	1,219	7.1%	City	Smart Growth Overlay District		X		149	2010	0	0	3 subdistricts non-contiguous, including an off-highway fast food area with greenfields, a mill, and neighborhood infill/zoning opportunities, 50 unit project completed	482	50	10%
Lynnfield	13,000	9.9	1,313	11.4%	Town	Meadow Walk			X	80.25	2007	1	1	Lifestyle center and housing	180	180	100%
Amesbury	17,366	12.3	1,412	10.0%	City	Gateway Village			X	52	2007	1	1	Big open space (former orchard and industrial unit) next to a commercial district 8 subdistricts, Amesbury Heights built, initiated by developer PDF funded, requires upper story housing in subdistricts on highway	249	240	96%
Fitchburg	41,946	27.8	1,509	9.3%	City	Downtown SGOD		X		8.8	2019	Unknown	Unknown	Desire to add flexibility, housing near train station, streamline permitting, renovation of work-live artist units under 40r,	570		0%
Fitchburg	41,946	27.8	1,509	9.3%	City	West SGOD (initial)			X	33.2	2010	0	0	7 subdistricts, all mill redevelopment opportunities, unclear which have been redeveloped from online sources	676	283	42%
Rockland	17,803	10.0	1,780	6.4%	Town	DRROD		X		33.8	2017	0	0	Town center district	187		0%
Holyoke	38,238	21.2	1,804	19.5%	City	Smart Growth Overlay District		X		152	2008	0	0	Two subdistricts, downtown - no SFDs - gateway - yes SFDs - all mixed use OK. Includes mill. Densely developed SFDs in gateway, downtown and mill in Downtown. Economic development focused.	296	59	20%
Haverhill	67,787	33.0	2,054	10.7%	City	Downtown (amended 5/2/17)	X			58	2007	0	0		701	362	52%
Danvers	28,087	13.3	2,112	10.3%	Town	Maple Street TND SGOD		X		16.8	2017	Unknown	Unknown	District is mixed light industrial/residential/underutilized. Desired Mixed use, bike friendly creation, small mixed use development might have progressed in 2018 although didn't use 40R	211		0%
Danvers	28,087	13.3	2,112	10.3%	Town	Downtown Corridor SGOD		X		75.7	10/28/22	Unknown	Unknown	A second 40R district in Danvers appears to be being developed along with a larger rezoning. Downtown focused and goal is adding housing to downtown along with design standards	625		0%
Newburyport	18,289	8.3	2,203	6.9%	City	SGOD	X			49.4	2015	0	0		540	76	14%
Chicopee	55,560	23.9	2,325	10.5%	City	Chicopee Center SGOD			X	25.62	2010	0	0	City center district for downtown revitalization, mixed use, 2 subdistricts "Cabotville and Exchange", underdeveloped area including mill and semi-vacant commercial	1,092	41	4%
Methuen	53,039	22.2	2,389	9.3%	City	Methuen Center SGOD			X	54.4	2018	Unknown	Unknown	Allows multifamily, intended for infill, focused on housing, allows mixed use	350	14	4%
Natick	37,006	15.1	2,451	10.5%	Town	SGOD	X			5	2008	1	1	Paperboard mill, fully built, demo and redevelopment	138	138	100%
Reading	25,518	9.9	2,578	10.5%	Town	Downtown (amended 9/25/17)	X			41.46	2008	0	0	50-unit project (30 Haven Street), 40B Denial, mixed use, covers much of downtown, smaller infill	459	103	22%
Reading	25,518	9.9	2,578	10.5%	Town	Gateway			X	10	2010	1	1	Site vacated by Addison Wesley, demolished soon after, 40R district is limited to former AW site	202	200	99%
Beverly	42,670	15.1	2,826	11.8%	City	SGOD (Sohier Rd)		X		5.1	2017	1	1	Redevelopment, transit oriented, housing, empty area near light industrial area, seems to be hand-in-hand with developer (Anchor Point)	101		0%
Wellesley	29,550	10.2	2,897	11.5%	Town	Wellesley Park SGOD		X		26.55	2019	Unknown	Unknown	Redevelopment of office park initiated by owner, boundaries exactly park	600		0%

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Norwood	31,611	10.5	3,011	9.9%	Town	Guild Street / Regal Press	X			0.57	2014	1	1	40R development was approved, then mill sold. Regal Press and Plimpton Press. Regal Press converted under 40R. Plimpton Press demolished for "Avalon Norwood" a 40B project and 40R taken off. Remaining 40R district is a single parcel.	44	40	91%
Norwood	31,611	10.5	3,011	9.9%	Town	St. George Ave		X		0.78	2006	1	1	Developer initiated, former church/rectory/convent, developer planned, Courtyard at St. George	15	15	100%
Woburn	40,876	12.7	3,219	10.5%	City	Woburn Mall SGOD		X		23	2019	Unknown	Unknown	One owner, seemed to work with town, zone consists of just former mall parcel	350	350	100%
Marblehead	20,441	4.4	4,646	3.9%	Town	Pleasant Street		X		0.33	2010		1		17		0%
Marblehead	20,441	4.4	4,646	3.9%	Town	Vinnin Square		X		1.56	2010		1		47		0%
Swampscott	15,111	3.1	4,875	3.7%	Town	Vinnin Square		X		2.27	2015	1	1		68		0%
Brockton	105,643	21.3	4,960	13.0%	City	Thatcher St HOD Downtown			X	15.7	2017	Unknown	Unknown		175		0%
Brockton	105,643	21.3	4,960	13.0%	City	Downtown (amended 2018)	X			127	2007	0	0		3,812	140	4%
Belmont	27,295	4.7	5,807	6.5%	Town	Oakley Neighborhood			X	1.51	2008	1	1	Our Lady of Mercy Church property put up for sale, neighborhood association urged for 40R zoning, sub-districts for each of four non-contiguous parcels, permitted for SFD, and two/three family, and multifamily with restrictions	18	18	100%
Lowell	115,554	13.6	8,497	12.4%	City	SGOD (amended 5/14/17)	X			2.5	2008	0	0		250	122	49%
Lawrence	89,143	6.9	12,919	14.8%	City	Downtown SGOD		X		205	2019	Unknown	Unknown		2,263		0%
Lawrence	89,143	6.9	12,919	14.8%	City	Arlington Mills		X		34.1	2008	0	0		1,031	238	23%
Boston	675,647	48.3	13,989	20.6%	City	Olmsted Green			X	42	2008	0	1		578	347	60%
Chelsea	40,787	2.2	18,540	19.2%	City	Central Ave SGOD	X			2.83	2019	Unknown	Unknown		330		0%
Chelsea	40,787	2.2	18,540	19.2%	City	Gerrish Ave	X			2.82	2006	1	1	A MA-smart growth profile development	125	120	96%
Abbreviations						TOTALS	14	24	20	2,503		17	25		25,120	4,965	20%

Ac: Acre

AMI: Area Median Income

DU: Dwelling Unit

Multi: Multifamily

Row: Rowhouse or Townhouse

SFD: Single-family detached

TFD: Two-family detached or three-family detached