



Town of Groveland

Public Workshop #1

November 21, 2024



Innes
Associates Ltd

TODAY'S AGENDA

Welcome and Introductions

Process Timeline

Past Studies: How did we get here?

What is THIS zoning study about?

Existing Conditions: Dimensional Standards Analysis

What does Section 3A mean for Groveland?

Understanding Density

Next Steps

TEAM

Town Staff

Rebecca Oldham,
Town Administrator

Annie Schindler,
Executive Coordinator,
Economic Development Planning and
Conservation Department

Consultant Team

Emily Keys Innes,
AICP, LEED AP ND
President

Supriya Kelkar,
AICP, LEED AP ND
Sr. Urban Planner/ Designer



Emily Keys Innes, AICP,
LEED AP ND
President



Ewan Innes
CTO/ Data Scientist



Paula Ramos Martinez
Senior Urban Designer/Planner



Gina Bukas
Administrative Specialist



Supriya Kelkar, AICP, LEED AP ND
Senior Urban Designer/Planner



Jimmy Rocha
Spatial Analyst/ Data
Scientist



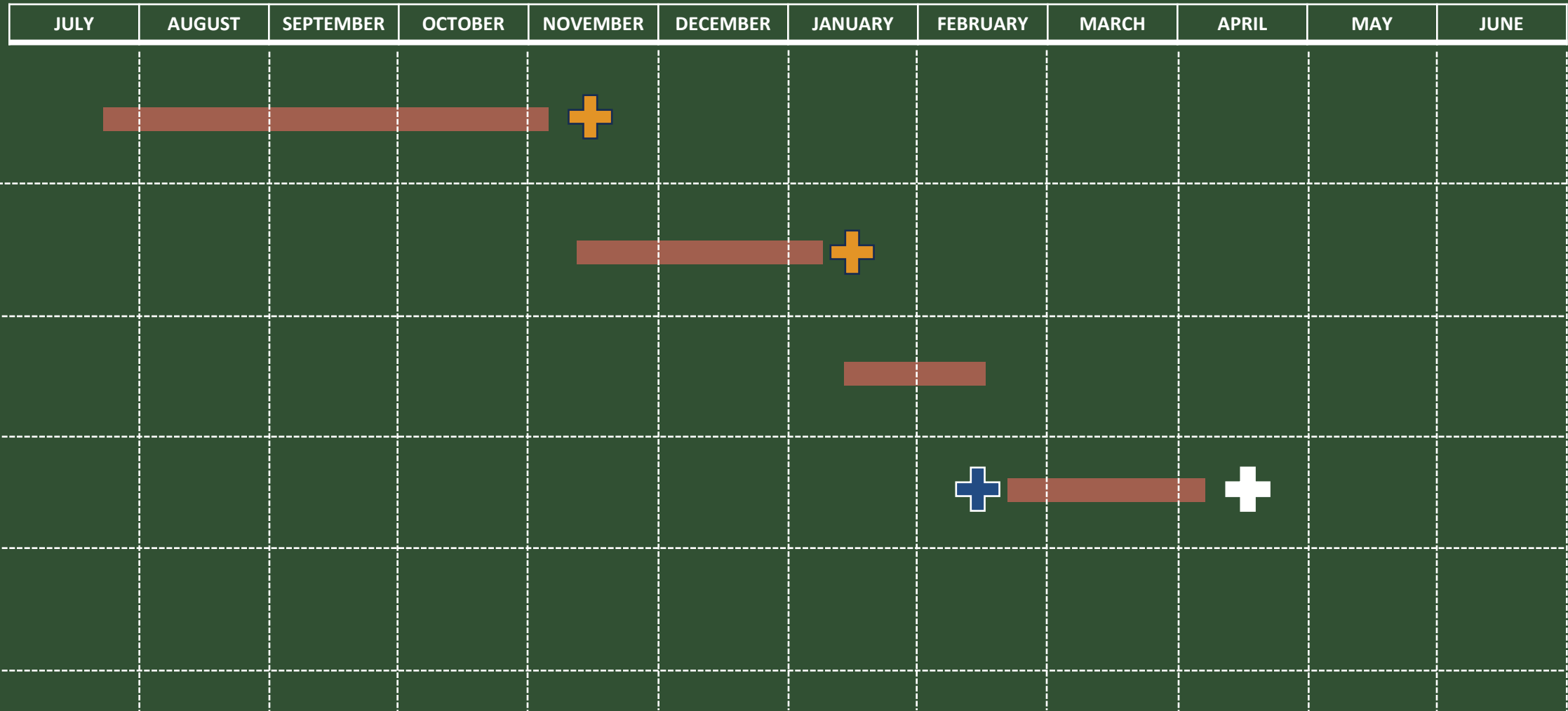
Madge Pate
Research Specialist

PROCESS TIMELINE

 In-person
Workshop

 Planning
Board

 Town
Meeting



***3A Compliance Deadline is December 2025**

Past Studies: How did we get here?

2023 Comprehensive Plan

Housing Production Plan 2018-2022

Past Studies: How did we get here?

2023 Comprehensive Plan

Community Challenges

- An aging population
- A lack of housing that is affordable to all
- Lack of diverse housing stock

**Between 2013 – 2020 Groveland mostly produced single-family homes,
with a few two-families.**

Past Studies: How did we get here?

2023 Comprehensive Plan



Older Adults are
unable to age in
their community.



Young Adults are
unable to remain
in their community.



Limited growth in a
residential property
tax dependent
community.

Past Studies: How did we get here?

Housing Production Plan 2018-2022

Key Findings

- **Groveland is growing.**
- Population and Household growth in the past several years.
- Single person households increased by 76%; Households with children decreased by 18%.
- Lack of rental housing stock

Identify opportunities to develop housing units that are both affordable and desirable to young families, the elderly, and those with special needs.

Past Studies: How did we get here?

Housing Production Plan 2018-2022

Recommendations to address housing needs

1

New housing
production of
affordable ownership
and rental units

2

Redevelopment
and/or conversion of
single-family homes

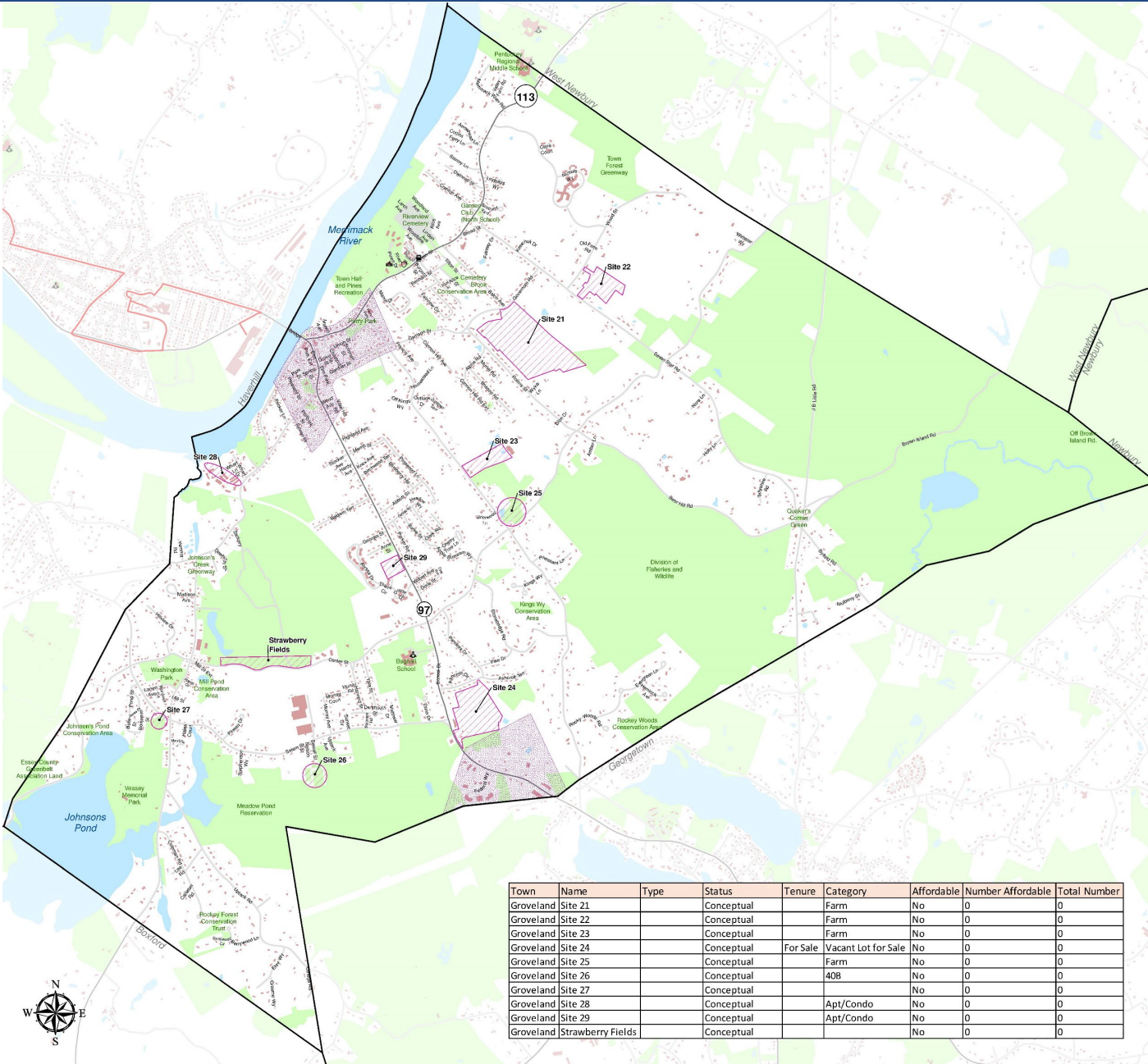
3

Introduce alternative
housing types;
congregate living,
small multi family
units, and cottage
style

Past Studies: How did we get here?

Housing Production Plan 2018-2022

Identified potential Housing Sites



Town	Name	Type	Status	Tenure	Category	Affordable	Number Affordable	Total Number
Groveland	Site 21		Conceptual		Farm	No	0	0
Groveland	Site 22		Conceptual		Farm	No	0	0
Groveland	Site 23		Conceptual		Farm	No	0	0
Groveland	Site 24		Conceptual	For Sale	Vacant Lot for Sale	No	0	0
Groveland	Site 25		Conceptual		Farm	No	0	0
Groveland	Site 26		Conceptual		40B	No	0	0
Groveland	Site 27		Conceptual			No	0	0
Groveland	Site 28		Conceptual		Apt/Condo	No	0	0
Groveland	Site 29		Conceptual		Apt/Condo	No	0	0
Groveland	Strawberry Fields		Conceptual			No	0	0

What is THIS zoning study about?

What is THIS study about?

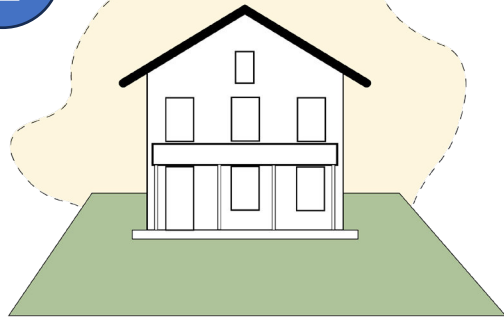
Goals

1. Adapt Groveland's current regulations to **align with the community's evolving housing needs and preferences** and;
2. Explore the **best options for complying with Section 3A.**

What is Zoning?

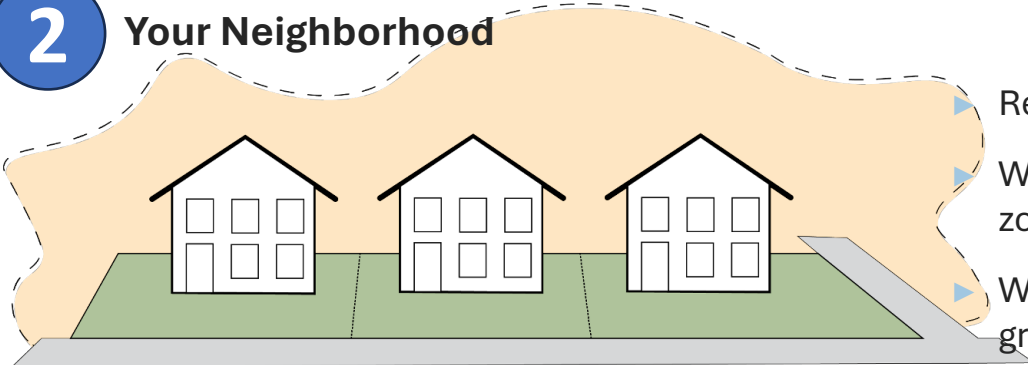
It works in different scales.

1 Your House and Land



- ▶ What can I build?
- ▶ Height
- ▶ Use
- ▶ Setbacks, Coverage

2 Your Neighborhood



- ▶ Relation to parcel next door
- ▶ Where are the busy/ quiet zones?
- ▶ Where is my park, corner grocery store?

3 Your Town



- ▶ Where is the Town center?
- ▶ Which area needs to stay protected?
- ▶ Where are my green areas and industrial zones?

Existing Conditions: Identifying Nonconformities

Existing Conditions

Dimensional Standards: Non-Conformities

What does it mean?

Regulations that govern the size of the buildings, how far they need to be from other buildings and street, and how much can you build on the land.

What is a non-conforming parcel?

A non-conforming lot or parcel is defined as a building or property's dimensional measurements that does NOT comply with the current zoning regulations in the area.

Existing Conditions

Non-Conformity Analysis was conducted on;

- 1 Lot **Frontage**
- 2 Front Yard **Setback**
- 3 **Lot Area**
- 4 Building (**Lot**) **Coverage**, and
- 5 **Impervious Coverage**

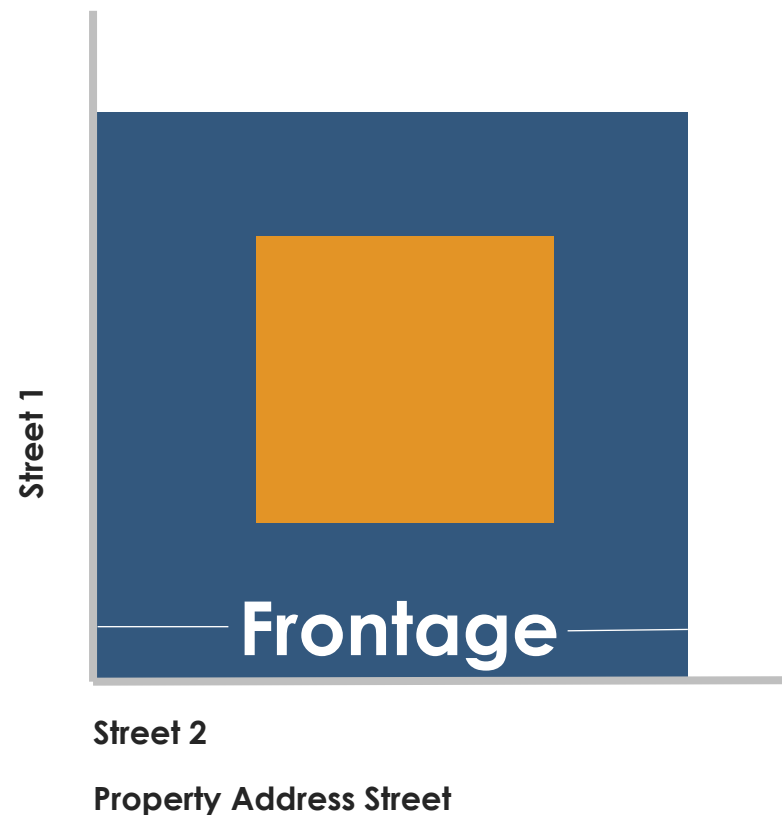
Existing Conditions

Non-Conformity Analysis

1

Minimum Lot Frontage

Frontage is measured as the length in feet of the frontage line in feet on the lot's principal street. The lot's principal street is determined as the site address in the assessors data table.





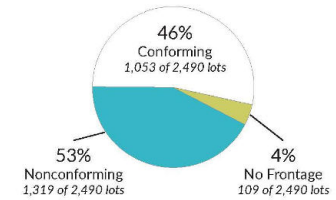
Groveland

Dimensions - Frontage

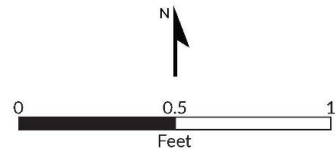
LEGEND

Lot Conformity by Frontage

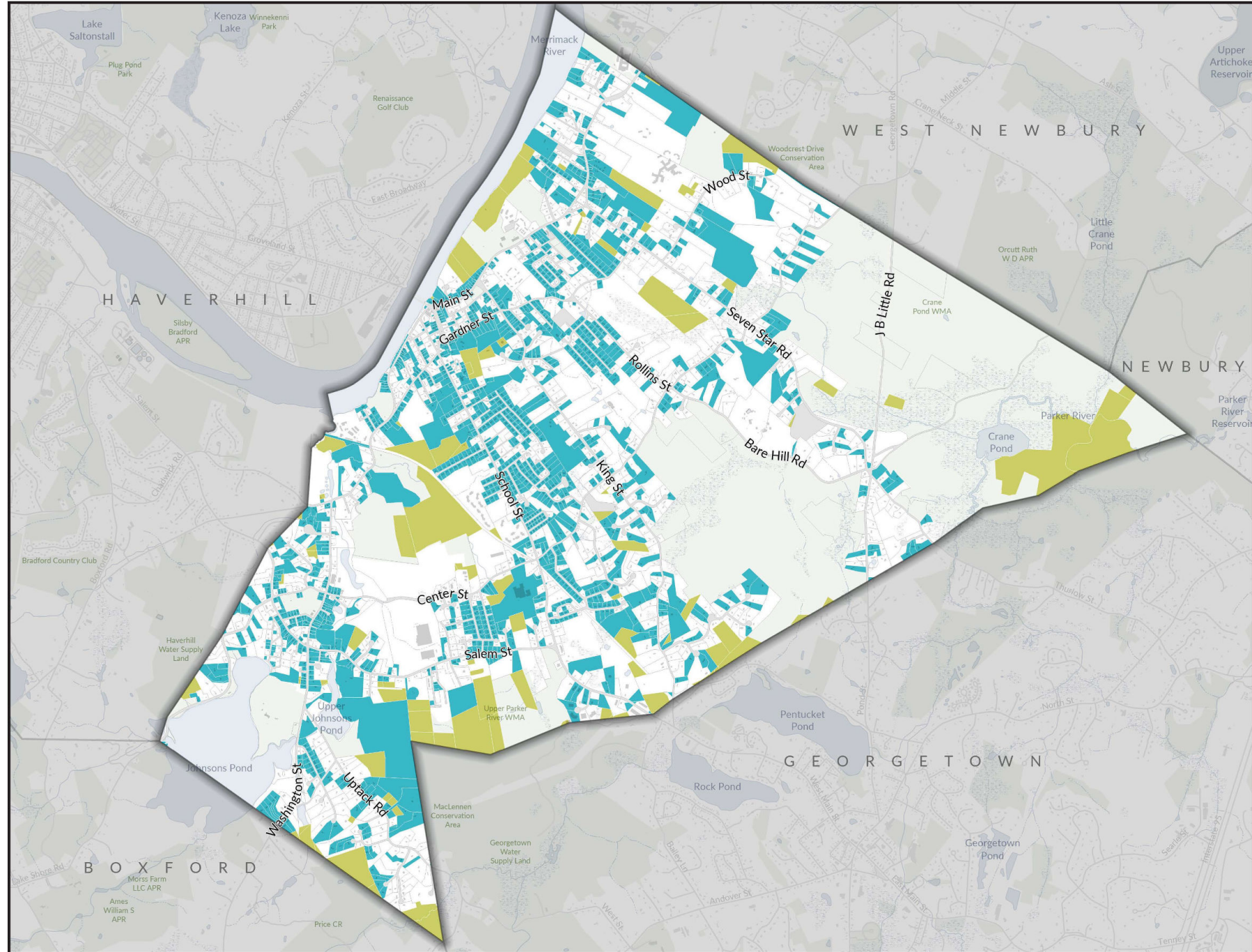
- Conforming
- No Frontage
- No Frontage on Principal St
- Nonconforming



Frontage is measured as the length of the frontage line on the lot's principal street. The lot's principal street is determined as the assessed site address in the assessors' data table.



This map was produced in September 2024 by Innes Associates for the Town of Groveland using data from MassGIS. "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".

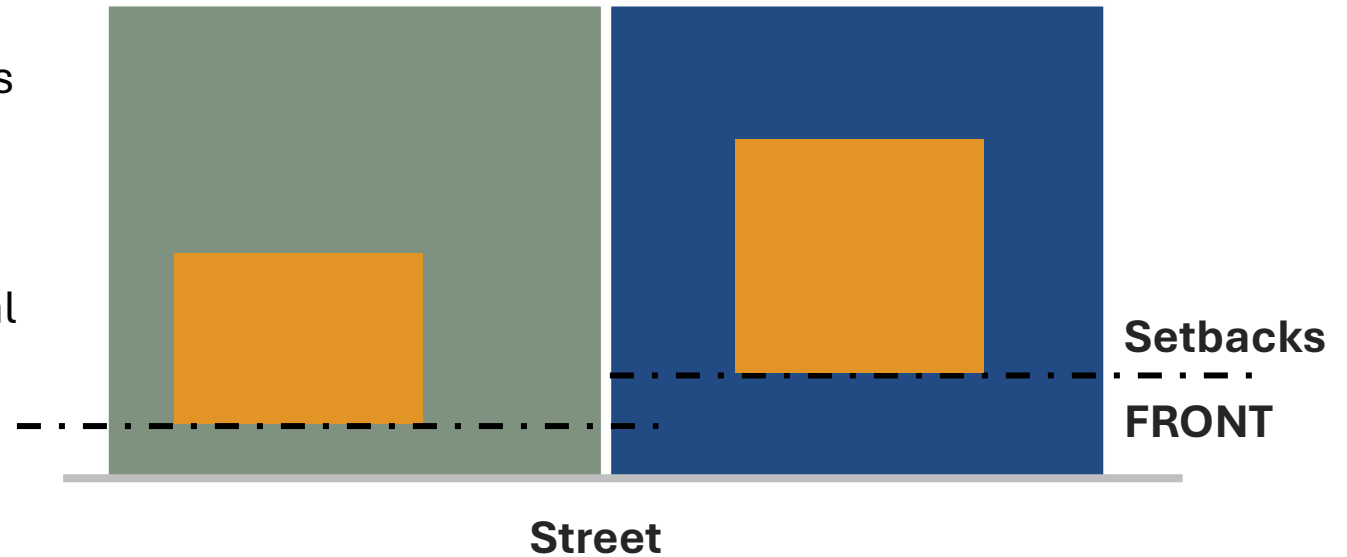


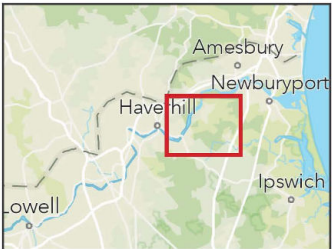
Non-Conformity Analysis

2

Minimum Front Setback

The front building setback is measured as the closest distance in feet that the building is setback from the lot's principal frontage line.





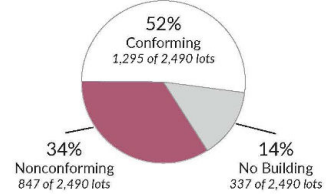
Groveland

Dimensions - Front Setback

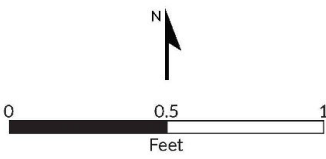
LEGEND

Lot Conformity by Building Front Setback

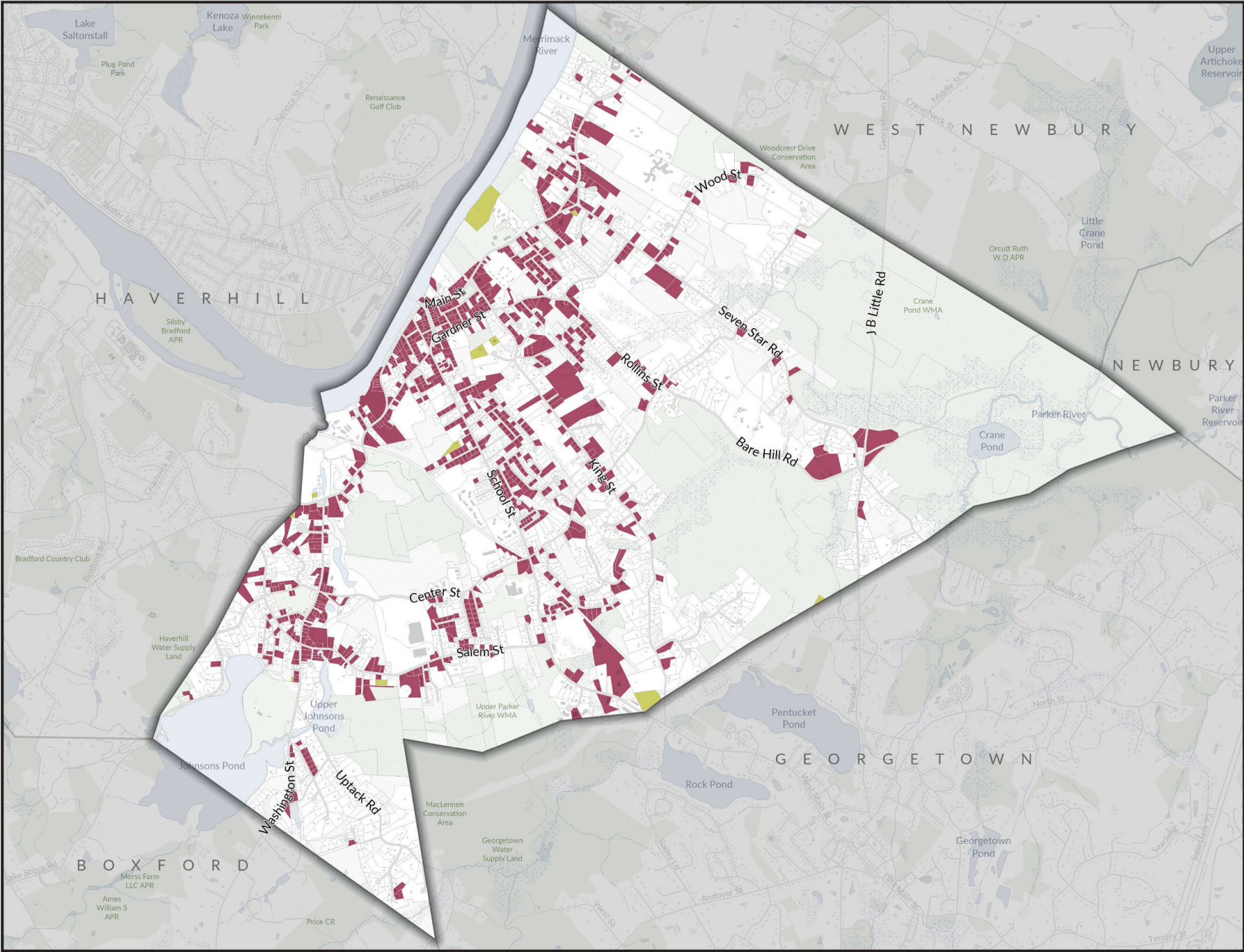
- Conforming
- No Building
- No Frontage
- Nonconforming



The front building setback is measured as the closest distance that the building is set back from the lot's assessed principal frontage line.



This map was produced in September 2024 by Innes Associates for the Town of Groveland using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



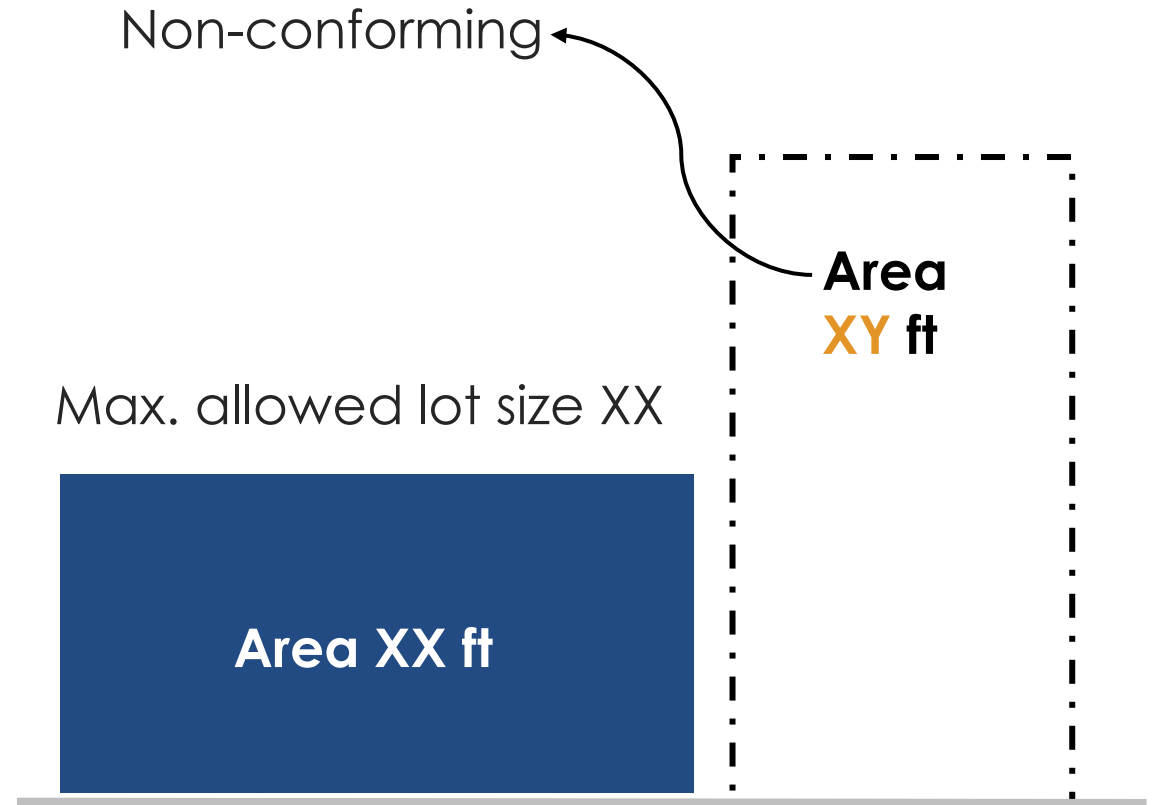
Existing Conditions

Non-Conformity Analysis

3

Minimum Lot Area

Lot area is measured as the total area of the parcel in square feet.



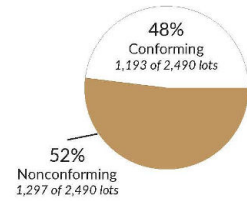


Groveland

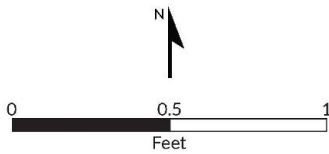
Dimensions - Lot Size

LEGEND

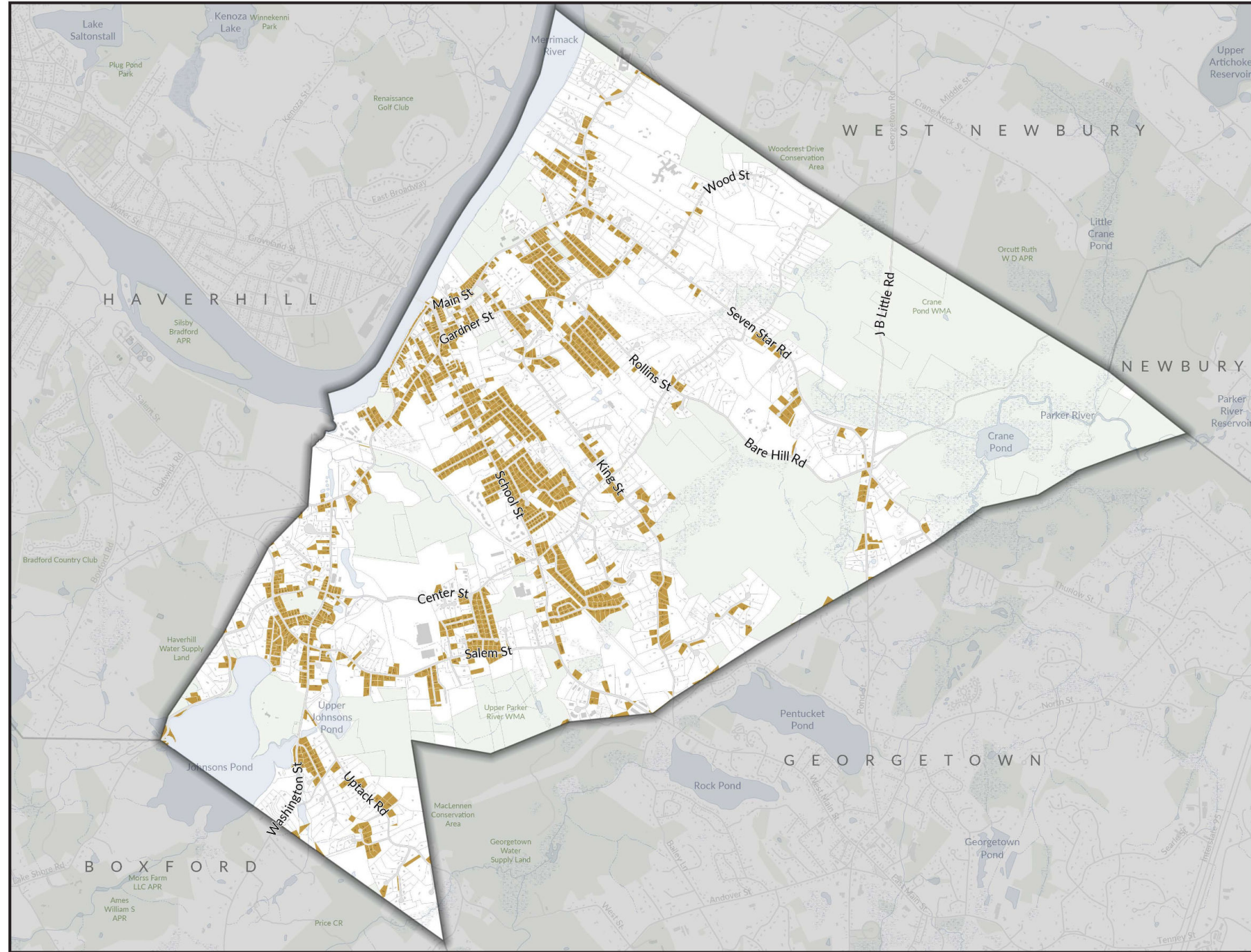
Lot Conformity by Lot Size



Lot size is measured as the total area of the parcel in square feet.



This map was produced in September 2024 by Innes Associates for the Town of Groveland using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



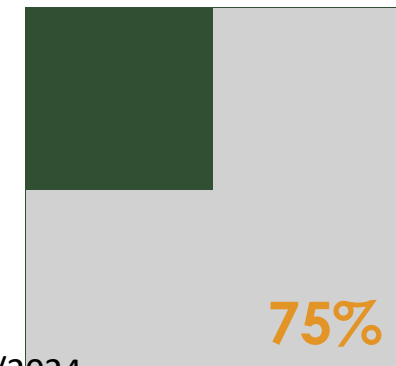
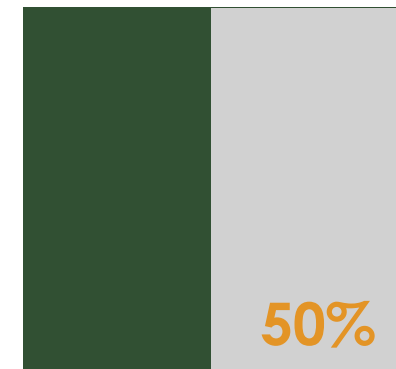
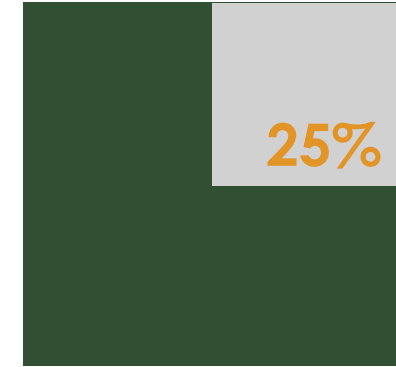
Existing Conditions

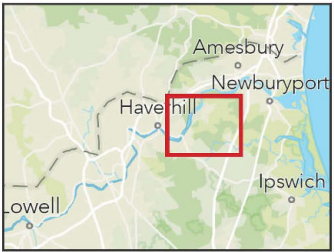
Non-Conformity Analysis

4

Building Coverage

Building coverage is calculated by dividing the total area of a building footprint within a lot by the total area of the lot.





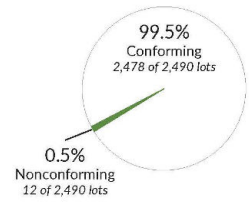
Groveland

Dimensions - Building Coverage

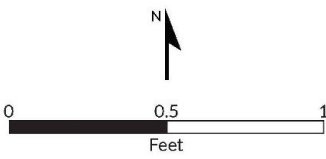
LEGEND

Lot Conformity by Building Coverage

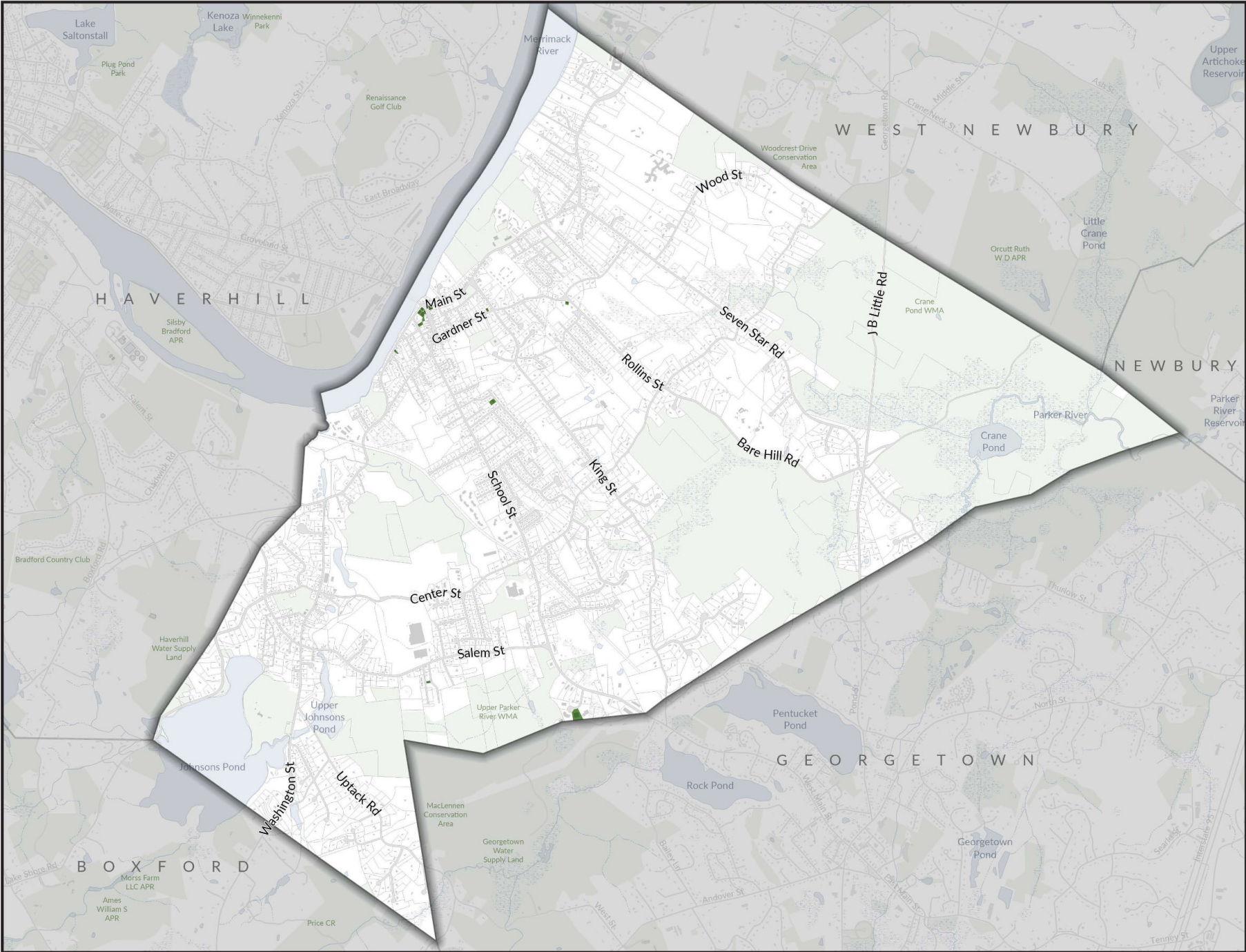
- Conforming
- Nonconforming



Building coverage is calculated by dividing the area of a building footprint within a lot by the total area of the lot.



This map was produced in September 2024 by Innes Associates for the Town of Groveland using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



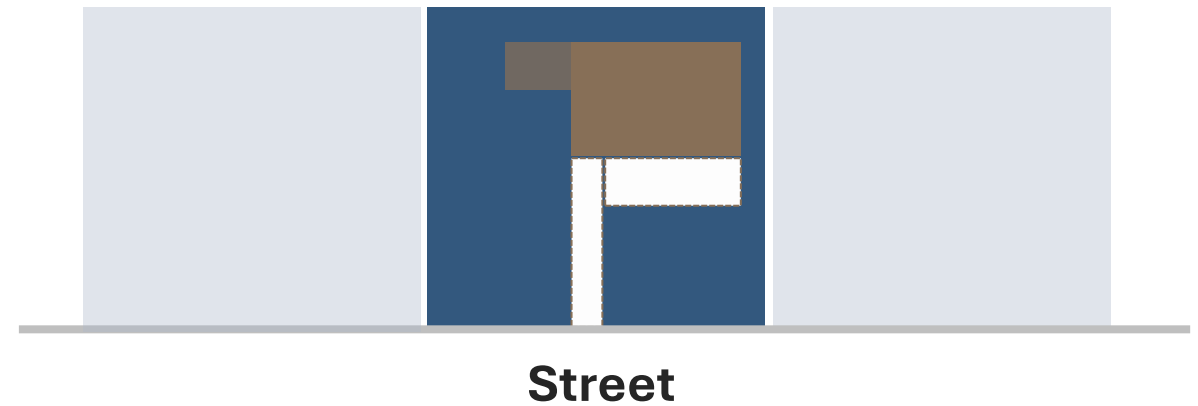
Existing Conditions

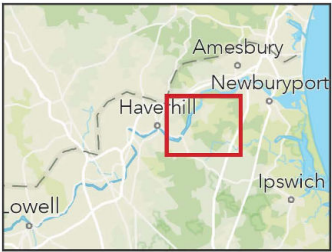
Non-Conformity Analysis

5

Impervious Coverage

Impervious coverage is calculated by dividing the total area of impervious surfaces within a lot by the total area of the lot.





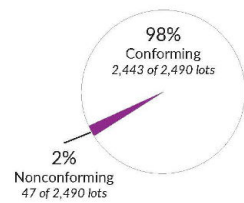
Groveland

Dimensions - Impervious Coverage

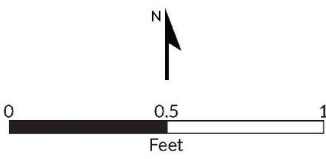
LEGEND

Lot Conformity by Impervious Surface Coverage

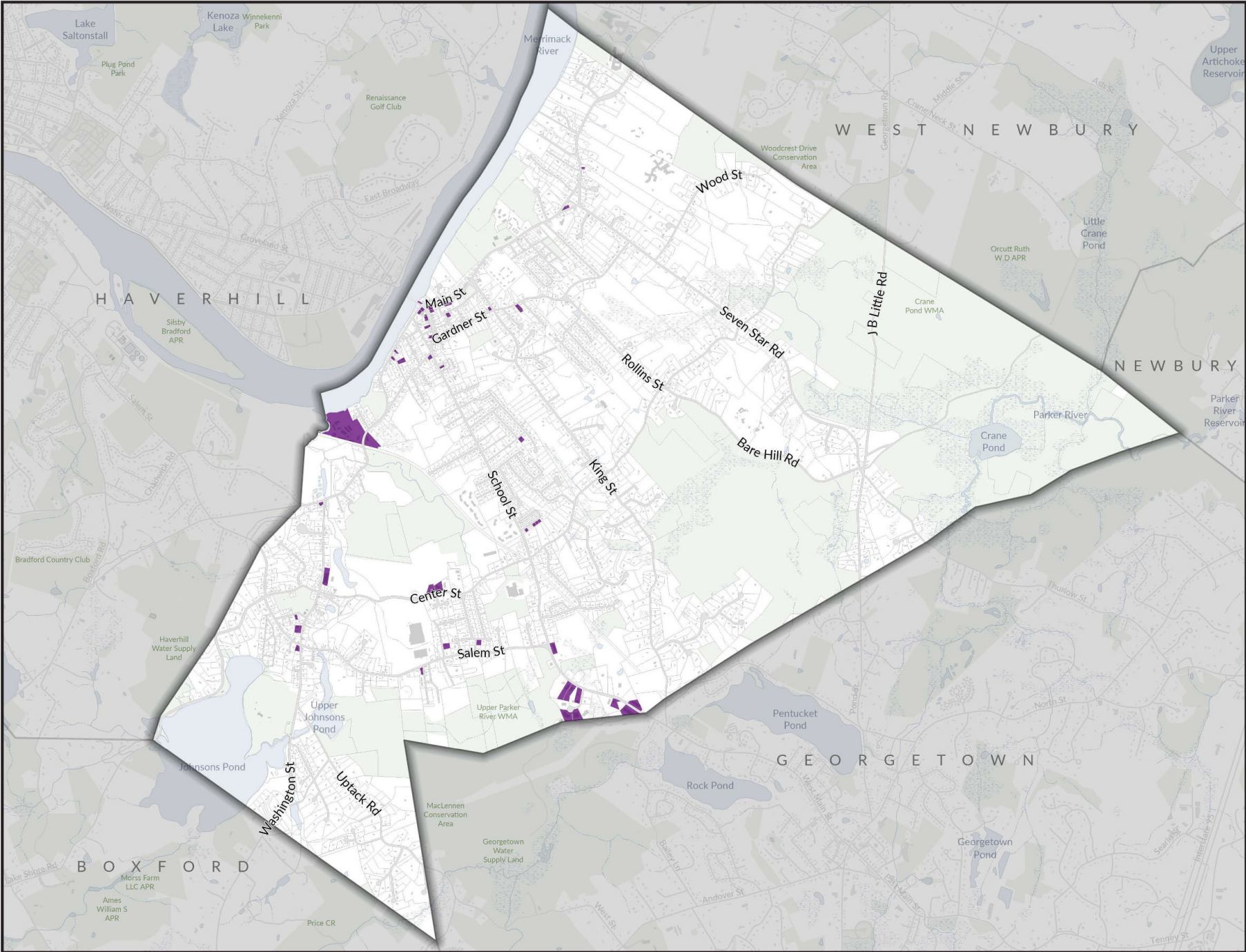
- Conforming
- Nonconforming

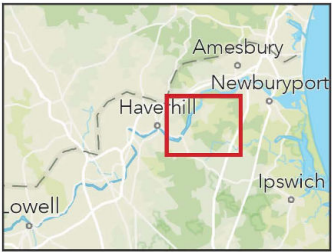


Impervious coverage is calculated by dividing the area of impervious surfaces within a lot by the total area of the lot.



This map was produced in September 2024 by Innes Associates for the Town of Groveland using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



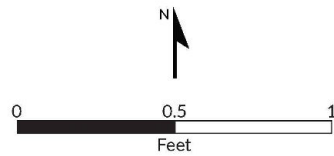
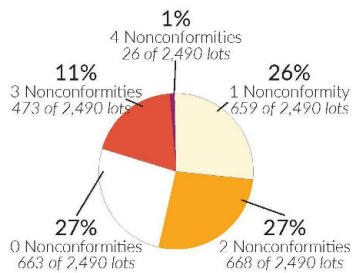
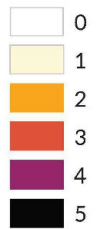


Groveland

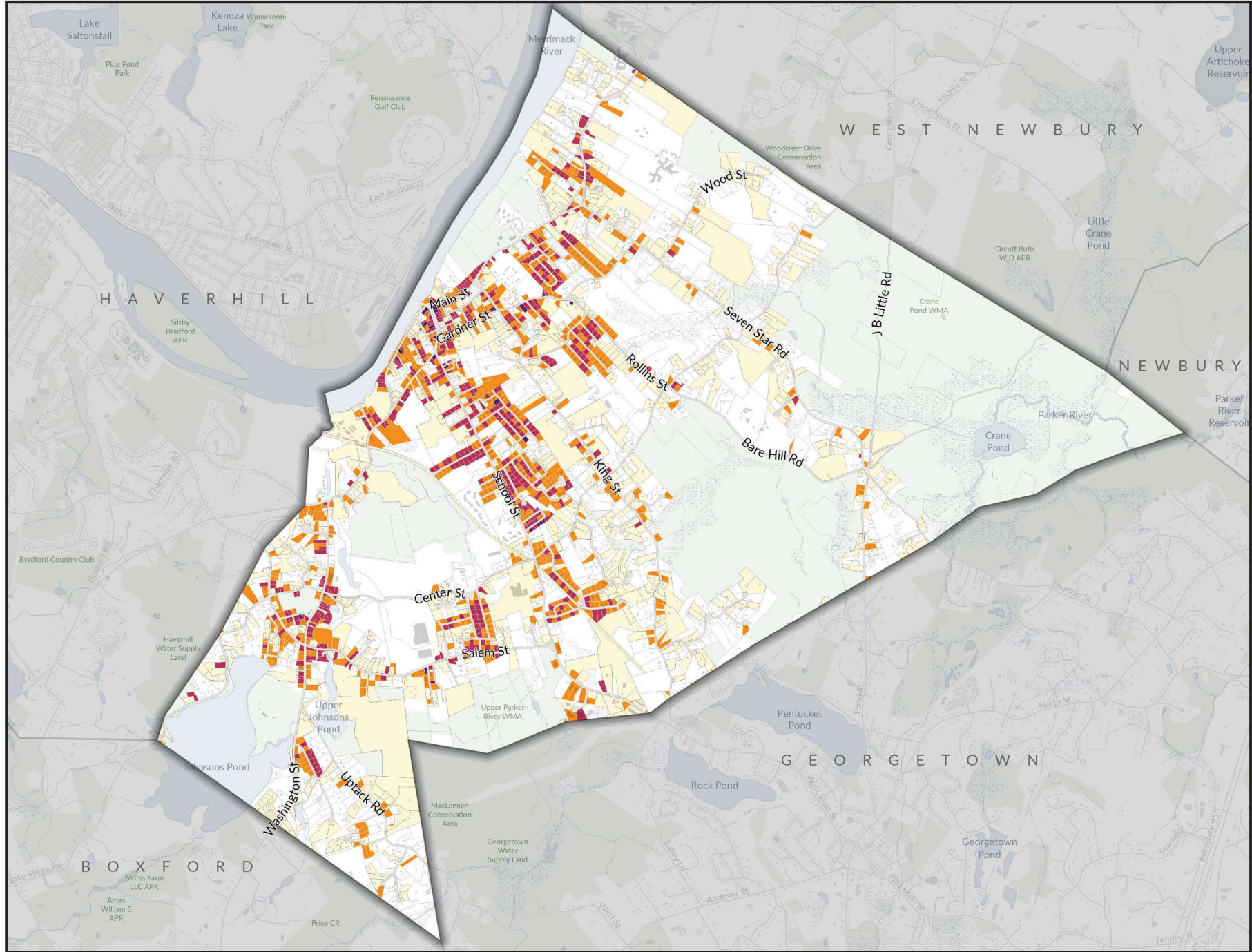
Dimensions - Count of Nonconformities

LEGEND

Count of Nonconformities by Parcel



This map was produced in September 2024 by Innes Associates for the Town of Groveland using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



What does Section 3A mean for Groveland?

What does Section 3A mean for the Town?

MGL c. 40A Section 3A (the MBTA Communities Act)

What is MGL c. 40A Section 3A (the MBTA Communities Act)?

This **law** – passed in **2021** – established a requirement that each of the 177 designated MBTA Communities (MGL c. 161A Section 1) must have **zoning** that:

1. Provides for at least 1 district of reasonable size in which multifamily housing is permitted as of right.
2. Cannot have age-restrictions and shall be suitable for families with children.
3. Must have a minimum gross density of 15 dwelling units per acre.
4. Part of the district must be located within 0.5 miles from a commuter rail, subway, ferry, or bus station, as applicable.

What does Section 3A mean for the Town?

Groveland is categorized as an "**adjacent small-town community**" in the Section 3A because of its **proximity to Haverhill**, which is **served by the commuter rail**, and a small town because of its **year-round population of less than 7,000**.

What does Section 3A mean for the Town?

Groveland must meet the following requirements:

Metric	Groveland's Requirement
Minimum Land Area	No minimum
Minimum Contiguous District Size	Minimum 50% of the total district size
Minimum Unit Capacity	130 units
Minimum Density Requirement	15 DU/AC (average)

What does Section 3A mean for the Town?

Groveland's three requirements

1

Land Area (in acres)

Metric	Groveland's Requirement
Minimum Land Area	No minimum
Number of Acres within Station Area	Not applicable
Minimum Contiguous District Size	Minimum 50% of the total district size

What does Section 3A mean for the Town?

1

Requirements for Land

Groveland has 6,016 acres of land
(9.4 square miles)

Groveland has **no acreage minimum**.

However, a unit capacity of 130 units and a
minimum density of 15 units per acres means **the
minimum is just under 9 acres**.



What does Section 3A mean for the Town?

Groveland's three requirements

2

Residential Dwelling Units (unit capacity)

Metric	Groveland's Requirement
Minimum Unit Capacity	130 units
Number of Units within Station Area	Not applicable

What does Section 3A mean for the Town?

2 Requirements for Residential Units

As of 2020, Groveland had 2,596 residential units.

Groveland is required to **re-zone to allow a calculated unit capacity of 130 multi-family residential units**. This is just over 5% of the total existing units.

Note, the calculated capacity may be based on land that is already developed. Therefore...

Unit Capacity ≠ New Units

Source: Bing Bird's-eye

What does Section 3A mean for the Town?

Groveland's three requirements

3 Residential Density

Metric	Requirement for All Towns
Minimum Density Requirement	15 DU/AC (average)

What does Section 3A mean for the Town?

3 Requirements for Residential Density

Density = # units/ #acres
= dwelling units per acre

All 177 communities are required to have a **minimum average density of 15 dwelling units per acre**.

EXAMPLE 1: 15 TOWNHOUSE UNITS



EXAMPLE 2: 3 5-UNIT BUILDINGS



Illustrations not to scale.

What does Section 3A mean for the Town?

MGL c. 40A Section 3A (the MBTA Communities Act)

What the Section 3A is **NOT**.



Zoning provides options for a landowner, but does not require them to change the use on their property.



No one – private or public – is required to meet the unit capacity number.



Any housing developed will be primarily market rate. Affordability is a local option and is limited.



Towns have many options to address housing needs – this is only one tool.

What does Section 3A mean for the Town?

MGL c. 40A Section 3A (the MBTA Communities Act)

What is the definition of multi-family housing?

“Multi-family housing” is defined as a **building with 3 or more residential dwelling units** or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.

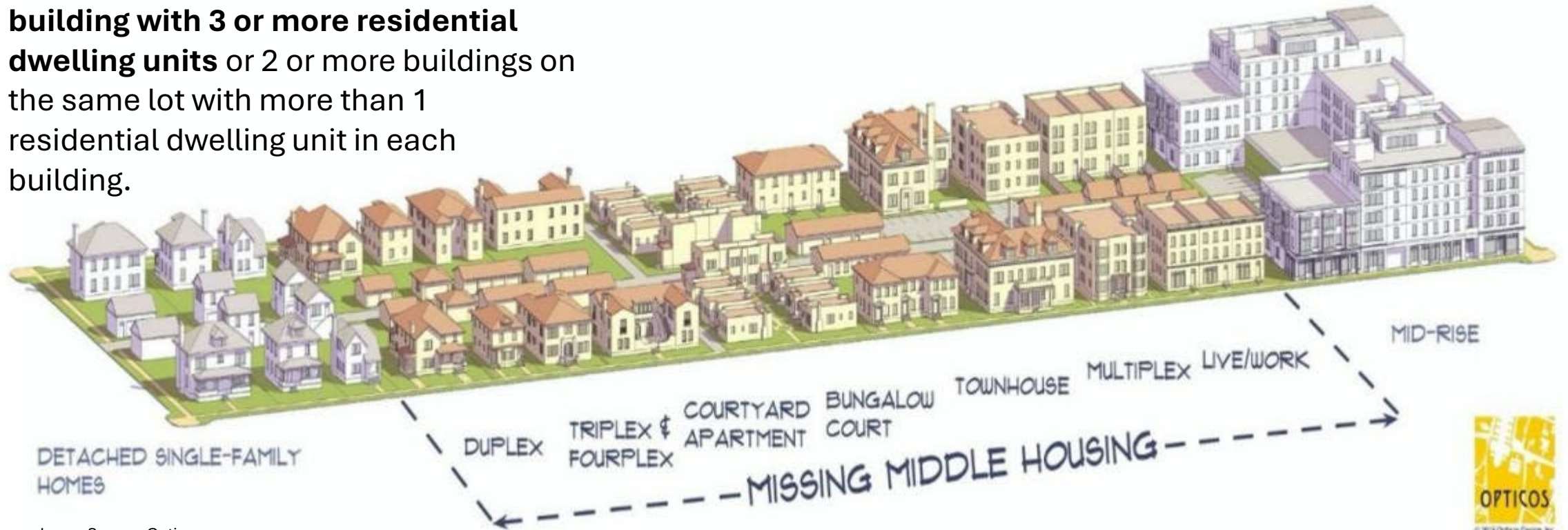


Image Source: Opticos



Understanding Density

Understanding Density 214 School Street

Guess the **Density**!



Image Source: Google Street Map/ Data Source: ResiDensity + Groveland GIS

Understanding Density 214 School Street



Image Source: Google Street Map/ Data Source: ResiDensity + Groveland GIS

**1 unit on
0.17 acres =
5.83 du/acre**

Understanding Density 107 Center Street

Guess the **Density**!



Image Source: Google Street Map/ Data Source: ResiDensity + Groveland GIS

Understanding Density 107 Center Street



**3 units on
0.24 acres =
12.25 du/acre**

Understanding Density 23 Elm Park

Guess the **Density**!



Image Source: Google Street Map/ Data Source: ResiDensity + Groveland GIS

Understanding Density 23 Elm Park



**4 units on
0.26 acres =
15.12 du/acre**

Understanding Density 256 Main Street

Guess the **Density**!



Image Source: Google Street Map/ Data Source: ResiDensity + Groveland GIS

Understanding Density 256 Main Street



Image Source: Google Street Map/ Data Source: ResiDensity + Groveland GIS

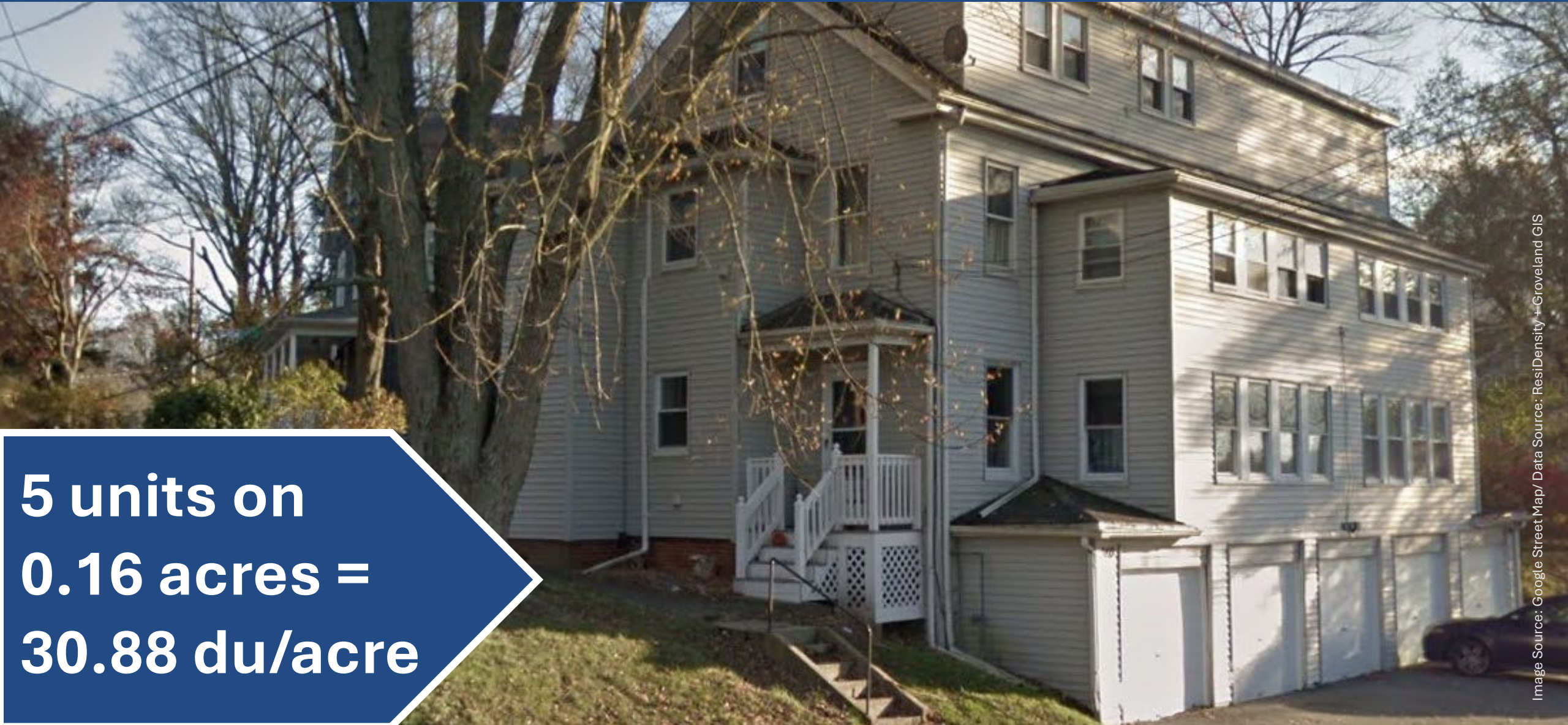
Understanding Density 340 Main Street

Guess the **Density**!



Image Source: Google Street Map/ Data Source: ResiDensity + Groveland GIS

Understanding Density 340 Main Street



**5 units on
0.16 acres =
30.88 du/acre**

Next Steps: For January 30, 2025

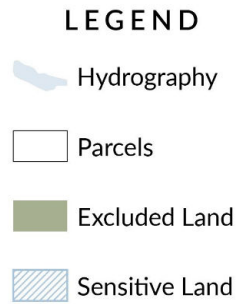
Next Steps: Identifying suitable parcels

Where is it **possible**, under the Compliance Guidelines, to add unit capacity?

Excluded Land: not available

Sensitive Land: available, but other considerations

Remaining land: available



Map Scale
1:13,000

This map was produced on 6/18/2024 by Innes Associates using data from Mass GIS, 'Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services'.



Next Steps: Identifying suitable parcels

Q: What is Excluded Land?

A: Land areas on which it is not possible or practical to construct multi-family housing:

1. All publicly-owned land, except for lots or portions of lots determined to be developable public land.
2. All rivers, streams, lakes, ponds and other surface waterbodies.
3. All wetland resource areas, together with a buffer zone around wetlands and waterbodies equivalent to the minimum setback required by title 5 of the state environmental code.
4. Protected open space and recreational land that is legally protected in perpetuity (for example, land owned by a local land trust or subject to a conservation restriction), or that is likely to remain undeveloped due to functional or traditional use (for example, cemeteries).
5. All public rights-of-way and private rights-of-way.
6. Privately-owned land on which development is prohibited to protect private or public water supplies, including, but not limited to, Zone I wellhead protection areas and Zone A surface water supply protection areas.
7. Privately-owned land used for educational or institutional uses such as a hospital, prison, electric, water, wastewater or other utility, museum, or private school, college or university.

Next Steps: Identifying suitable parcels

Q: What is Sensitive Land?

A: Developable land that, due to its soils, slope, hydrology, or other physical characteristics, has significant conservation values that could be impaired, or vulnerabilities that could be exacerbated, by the development of multi-family housing. It also includes locations where multi-family housing would be at increased risk of damage caused by flooding. Sensitive land includes, but is not limited to, wetland buffer zones extending beyond the title 5 setback area; land subject to flooding that is not a wetland resource area; priority habitat for rare or threatened species; DEP-approved wellhead protection areas in which development may be restricted, but is not prohibited (Zone II and interim wellhead protection areas); and land areas with prime agricultural soils that are in active agricultural use.

Next Steps: Identifying suitable parcels

Where is it **appropriate**, given good planning and Town needs, to add unit capacity?

Adjacencies to services and amenities?

Infill for existing neighborhoods?

New areas for development?

Groveland Parcel Scoring Map

LEGEND

Hydrography

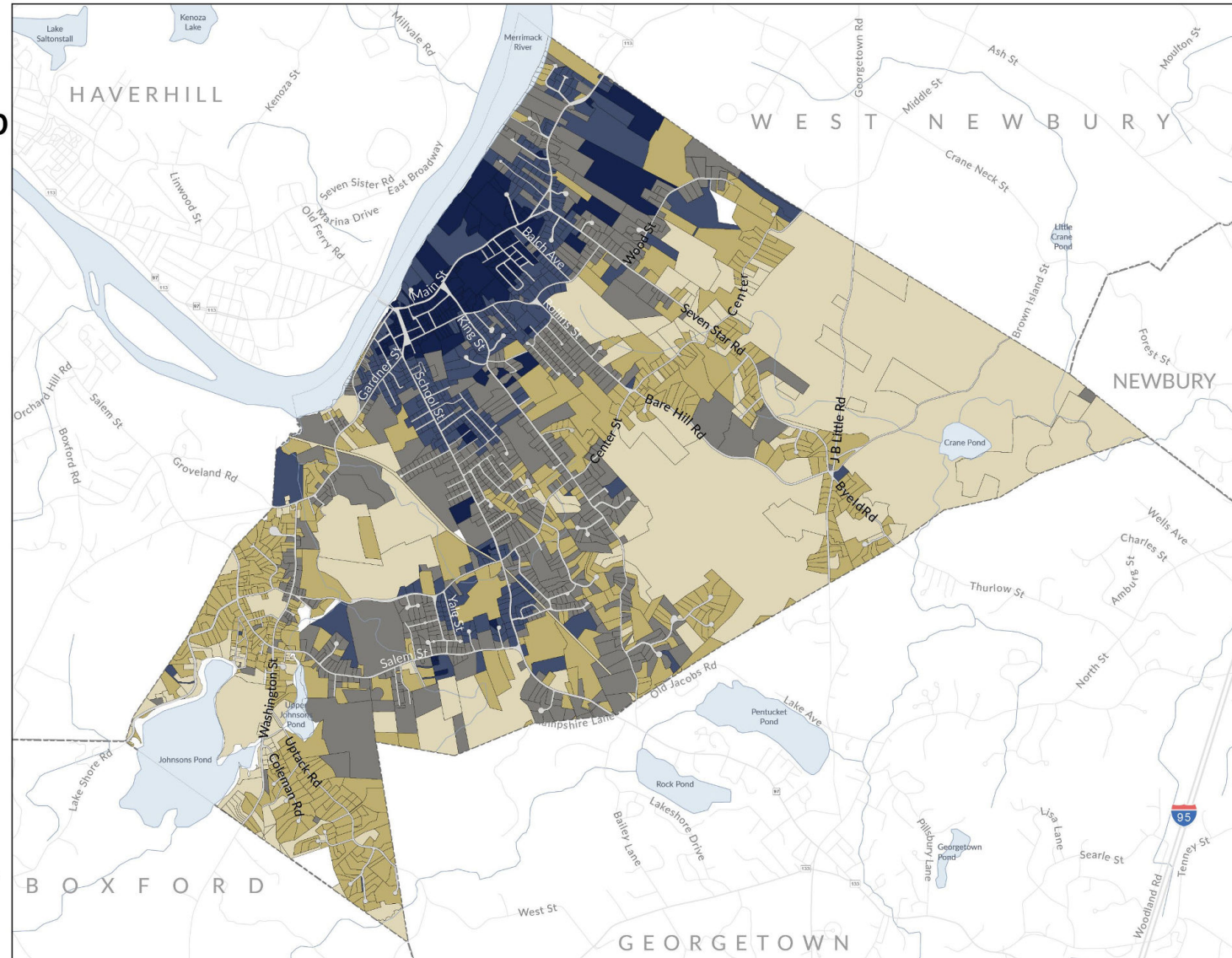
Parcels

Parcel Score



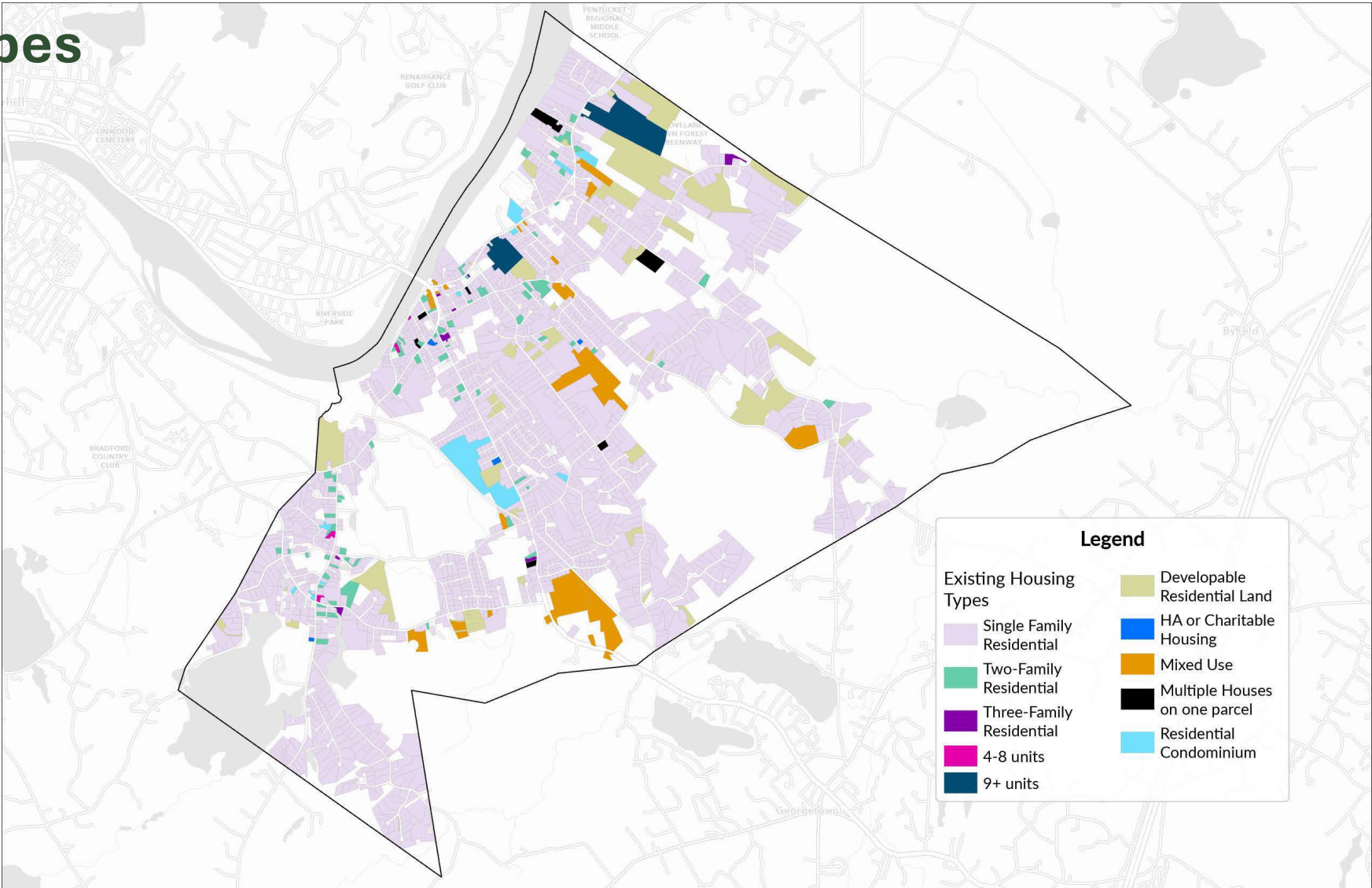
Map Scale
1:13,000

This map was produced on 6/18/2024 by Innes Associates using data from Mass GIS, "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



Next Steps: Identifying suitable housing types

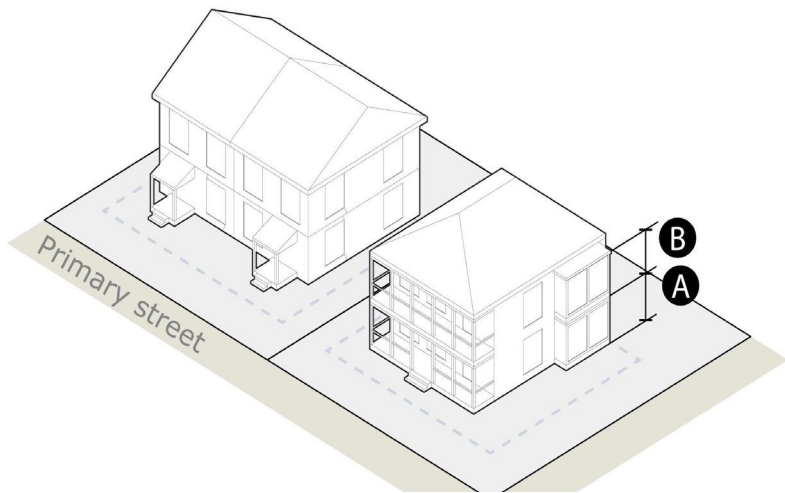
Existing Housing Types



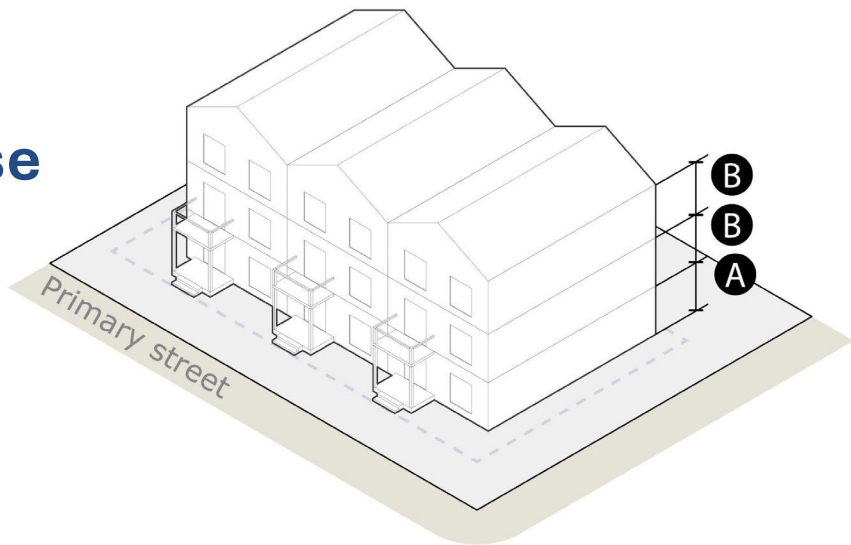
Next Steps: Identifying suitable housing types

Possible Building Types

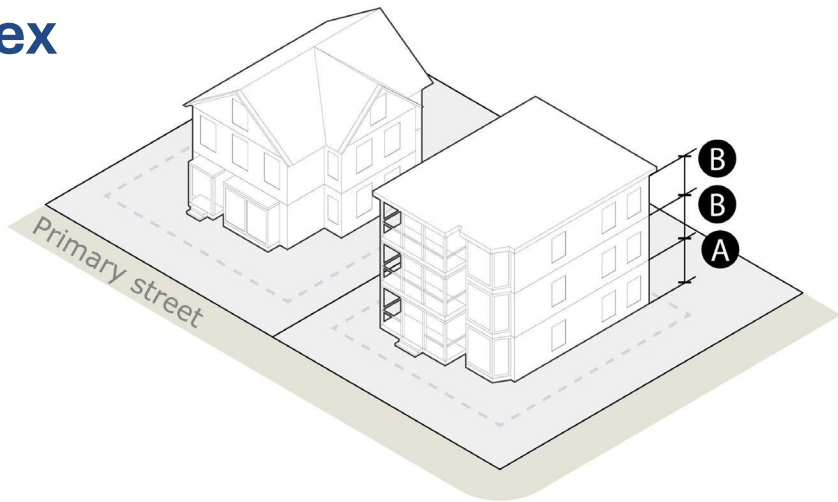
Duplex



Townhouse



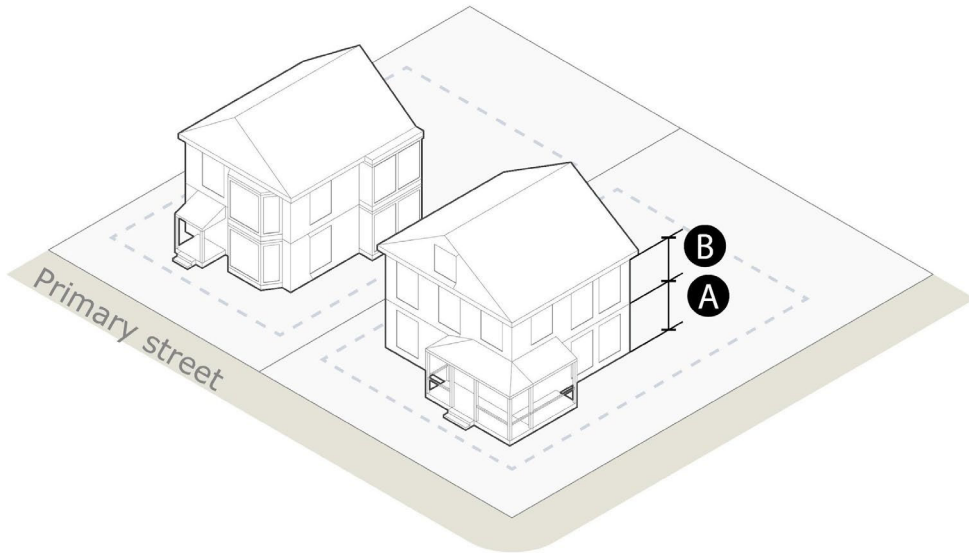
Triplex



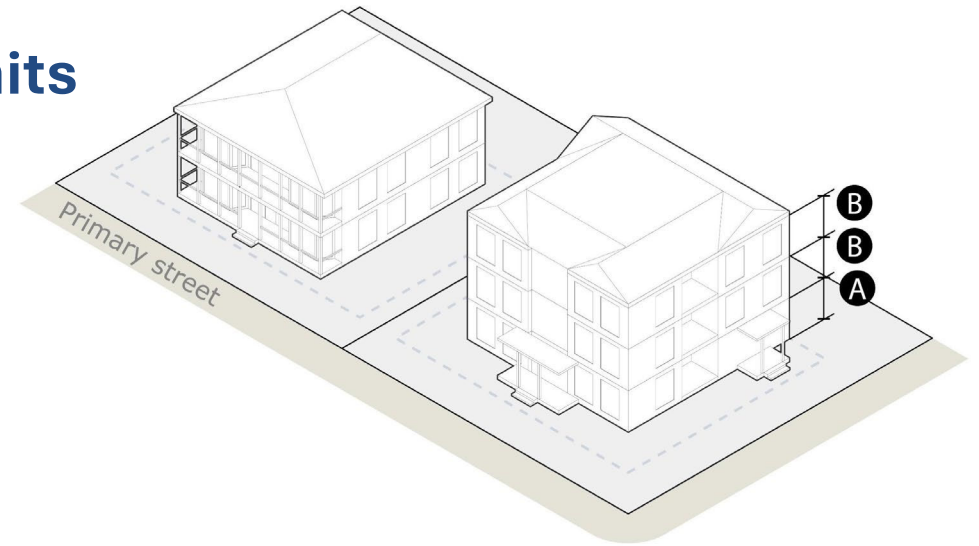
Next Steps: Identifying suitable housing types

Possible Building Types

Single-family conversion: 3-4 units



4-10 units



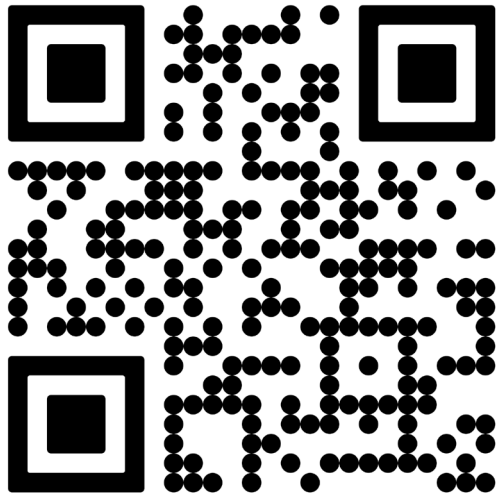
Q & A

Next Steps

JANUARY 30, 2025

In-Person Community Workshop

Parcel Options, Housing Types, Draft Zoning and Design Guidelines Framework



Stay Connected!

Interactive Project Website

<https://community.innesassocltd.com/groveland>

Multifamily: True or False?

**Massachusetts has a significant
housing shortage.**

TRUE!

**In May 2024, Commonwealth Beacon
reported that**
“Massachusetts faces a staggering 200,000-
home shortage to meet state housing
demand by 2030.”

Massachusetts Institute for a New Commonwealth (MassINC),
Jennifer Smith May 29, 2024

The lack of housing has a negative effect on Massachusetts' ability to compete for good jobs and attract new residents.

TRUE!

In April 2024, Mark T. Williams of BU's Questrom School of Business reported the following:

- **Since 2013, MA net outmigration has increased 1,100% to over 39,000 people.**
- **The annualized growth rate was 28.8%.**
- **The Commonwealth lost \$4.3 billion in adjusted gross income due to net outmigration and \$213.7 million in income tax revenue in the 2020-21 tax year [based on the data available at the time].**
- **Since 2011, outmigration has cost the Baystate \$821 million in lost income tax revenue.**
- **By 2030, net outmigration could top 96,000 people per year.**

**Housing prices are continuing to
prices some buyers out of the
market.**

TRUE!

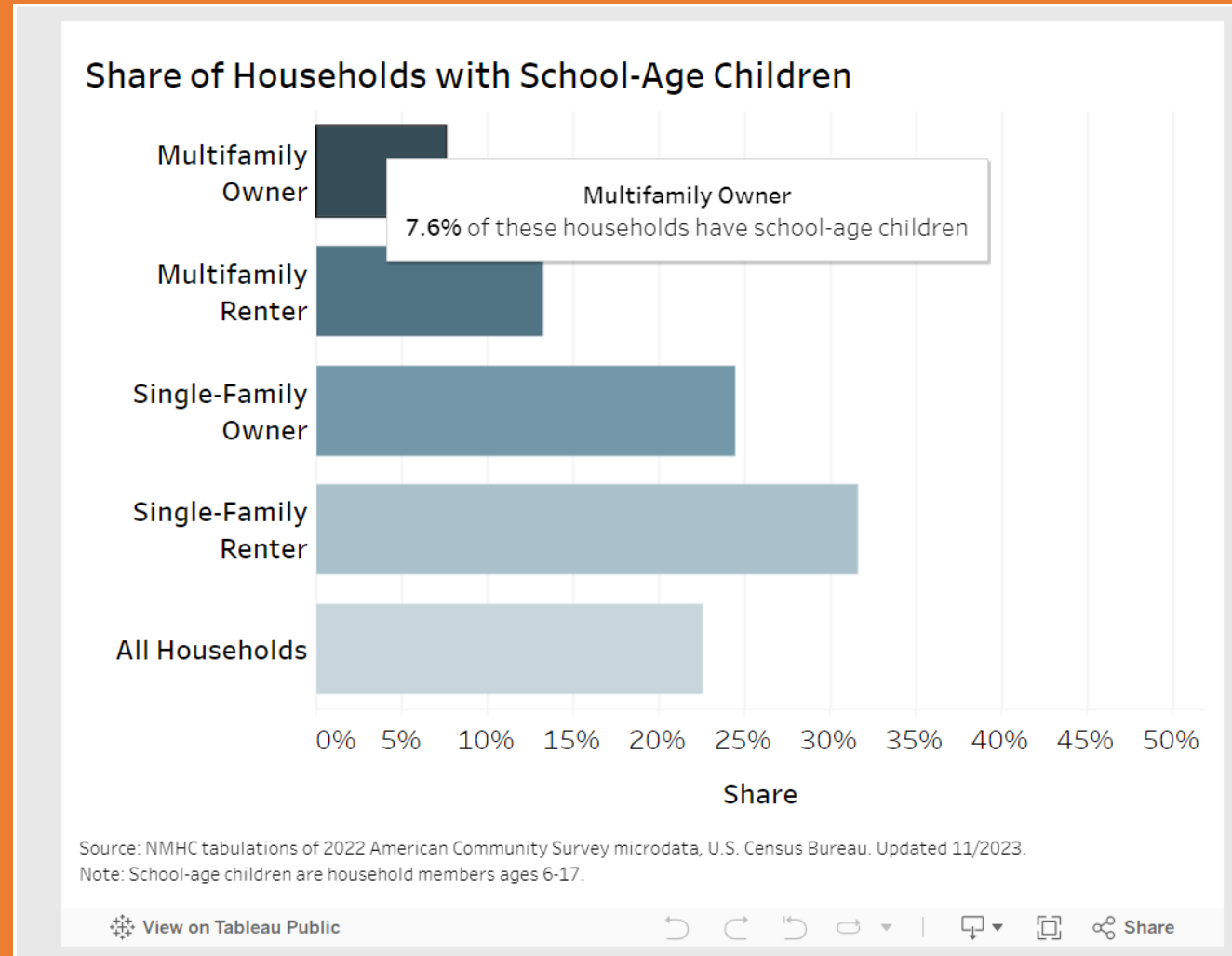
	2024 80% Area Median Income for a family of four (MHP)	Average House Price (Zillow)	Average Affordable Unit Price (Rental-3BR) 30% of 80% AMI (HUD)
Norfolk County	\$141,000	\$728,260	\$2,543-\$3,386
Suffolk County	\$130,550	\$721,708	
Middlesex County	\$110,000-\$130,550	\$778,226	

**Multifamily development will
increase the number of school
children in a community.**

FALSE!

The National Multifamily Housing Coalition provides data from the 2022 American Community Survey showing that new multifamily units are less likely to have children, including school-age children, than single-family houses.

<https://www.nmhc.org/research-insight/quick-facts-figures/quick-facts-resident-demographics/households-with-children/>



An earlier report, made available by the National Association of Home Builders, uses 2018 ACS data to show that single-family homes have an average of 0.39 school age children per unit and multifamily has 0.22, on average, throughout the US.

The report also states that larger multifamily properties have fewer public school children per unit (0.14 school-age children per unit for multifamily buildings with 20+ units, 0.25 per unit for buildings with 5-19 units, and 0.30 for 2 - 4 unit buildings.

One Public School Child for Every Three Homes, Na Zhao, Ph.D NAHB Economics and Housing Policy Group

<https://www.nahb.org/-/media/NAHB/news-and-economics/docs/housing-economics-plus/special-studies/2020/special-study-one-public-school-child-for-every-three-homes-may-2020.pdf>

**Multifamily development could
increase adjacent property values.**

TRUE!

A 2007 study by the Joint Center for Housing Studies and Harvard University summarized data from around the country showing that multifamily housing may, in fact, increase values for adjacent properties.

**Multifamily development has a
negative impact on municipal
budgets.**

FALSE!

A common assumption is that multifamily housing leads to more schoolchildren and lower property values, which would negatively impact municipal budgets.

This is false.

In fact, in a ratio of property tax to property value, multifamily contributes more to municipal budgets than single-family homes, especially when multifamily is located near existing infrastructure.

Massachusetts has an aging population and does not have the right housing types to support aging-in-place.

TRUE!

According to MHP's DataTown, 51,8% of housing units in Massachusetts are single-family homes and another 5.6% are single-family attached homes.

31.6% of housing units were built prior to 1939 and 70.3% were built prior to 1980 (in other words, over 70% of our housing stock is over 44 years old) and was designed and built before universal design principles became a standard for new housing.

Section 3A (the MBTA Communities Act) is a mandate to build housing.

FALSE!

Zoning provides options for a landowner, but it does not require them to change the use on their property.

Section 3A (the MBTA Communities Act) is a production target.

FALSE!

**No one – private or public – is required to meet the
unit capacity number assigned to each
municipality.**

The state has no control over local zoning bylaws or ordinances.

FALSE!

Massachusetts General Laws Chapter 40A enables, or allows, local communities to have zoning and establishes the parameters around the process of creating and amending local zoning.

**The state has other restrictions on
land use in Chapter 40A.**

TRUE!

Chapter 40A, Section 3 has specific exemptions within local zoning for agriculture, education, religious uses, child care facilities, and other uses.

Other sections of Chapter 40 create permissions and restrictions on local zoning, including Chapter 40B, Chapter 40R, and Chapter 40Y.

Section 3A (the MBTA Communities Act) requires affordable housing.

FALSE!

Any housing developed will be primarily market rate. Affordability is a local option and is limited.

**A community has many tools to
address housing needs.**

TRUE!

Towns have many options to address housing needs – Section 3A is only one tool.

**“By right” means that someone can
build whatever they want.**

FALSE!

By right means that a property owner must apply for a building permit and comply with all zoning and other land use regulations for the district in which the property is located. The Town can also require site plan review for a by right use.

Section 3A (the MBTA Communities Act) does not require a community to do traffic studies, infrastructure studies, or fiscal impact studies.

TRUE!

While some towns are choosing to do these studies, typically they are required as part of the development and permitting process, not part of the zoning process.

**This is the only type
of multifamily building:**



FALSE!

Multifamily is defined as 3 or more units and includes the housing types below:



**Communities can allow for new
development and support
environmentally and fiscally
sustainable policies.**

TRUE!

Development standards incorporated in the zoning can require environmentally sound building practices.

Design guidelines can promote the physical attractiveness of the development to the community.

Incentive zoning can encourage community benefits and other strategies that bring value to the community.

