



TOWN OF BILLERICA PLANNING AND COMMUNITY DEVELOPMENT

Town Hall
365 Boston Road Billerica, MA 01821
978-671-0962

MEMORANDUM

To: Planning Board
Cc: Town Managers Office
Select Board
From: Planning and Community Development Department
Date: October 18, 2024
Re: MBTA Communities Update

On Tuesday, October 15, the Billerica Planning Board reviewed the public preference survey results. This survey was open to the public for three weeks, advertised on Town social media, local access television, business community newsletter, Town Meeting, and distributed to constituents directly from elected officials, such as grocery stores and social media. The survey asked respondents to rank the district options from Most Preferred to Least Preferred. Over 500 responses were received, and results were quantified by NMCOG.

After reviewing the results, the Board is advancing their draft zoning by including the Federal and Kenmar district options. The Inner Mills and Outer Mills area remain part of their draft as well and will make up the required area to be within 1/2 mile of the commuter rail station.

The Planning Board specifically found:

1. Federal Street received the highest “weighted” score (meaning it had the largest number of 1st/2nd/3rd place votes and lowest number of 4th/5th/6th place votes).
2. Kenmar received the highest amount of 3rd and 4th place votes, showing a strong neutrality and tolerance for this option. The Board discussed the existing development and how it is suitable to credit this existing development without encouraging additional units. Some comments expressed concern that this zone would not create any new housing.
3. Other discussion identified general likeability but flooding/traffic concerns with Plank; general tolerance but unclear dimensional standards for Lexington; and strong polarization (high 1st place and high 6th place votes) for Neighborhood.

As such, they are advancing to final public info sessions October 28th and November 6th with the following four proposed subdistricts:

- 1: Inner Mills: historic mills area.
- 2: Outer Mills: neighborhood near train station
- 3: Federal St: office park near Rt 3 and Concord
- 4: Kenmar: apartment complex near Charnstaffe Lane



