

40R DISTRICTS/ACTIVITY

05/24/24

<https://www.mass.gov/service-details/chapter-40r>

Approved Districts (received DHCD final/conditional approval)					Municipalities: 49		Districts: 61		
Community	District Name	Eligible Location*			District Size** (acres)	Year Adopted / Amended	Gross Future Zoned Units***	Units Built / Under **** Construction	Remaining Zoned-Unit Capacity
		Transit	ACD	HSL					
Adams	SGOD		X		43	2020	693	0	693
Amesbury	Gateway Village			X	52	2007	249	240	9
Amesbury	East End SGOD (pending)		X		32	2024	288	0	288
Belmont	Oakley Neighborhood			X	1.51	2008	18	17	1
Beverly	SGOD (Sohier Rd)		X		5.1	2017	101	77	24
Boston	Olmsted Green (amended 2023)			X	52.5	2008	710	427	283
Bridgewater	Waterford Village			X	128	2008	594	0	594
Brockton	Downtown (amended 2018)	X			127	2007	3,812	354	3,458
Brockton	Thatcher St HOD			X	15.7	2017	175	0	175
Chelsea	Central Ave SGOD	X			2.83	2019	330	330	0
Chelsea	Gerrish Ave	X			2.82	2006	125	120	5
Chicopee	Chicopee Center SGOD		X		25.62	2010	1,092	41	1,051
Danvers	Maple Street TND SGOD		X		16.8	2017	211	169	42
Dartmouth	Lincoln Park			X	40.65	2006	319	84	235
Easthampton	SGOD (amended 5/4/22)		X		180.97	2010	876	73	803
Easton	Queset Commons			X	60.66	2008	280	110	170
Fitchburg	West SGOD (initial)			X	33.2	2010	676	272	404
Fitchburg	Downtown SGOD		X		8.8	2019	570	112	458
Grafton	Fisherville Mill			X	13.74	2007	240	0	240
Grafton	N. Grafton TVOD	X			8.8	2020	317	0	317
Great Barrington	North SGOD		X		36.74	2017	304	0	304
Great Barrington	South SGOD			X	39.17	2017	190	49	141
Haverhill	Downtown (amended 5/2/17)	X			58	2007	701	404	297
Holyoke	Smart Growth Overlay District		X		152	2008	296	59	237
Kingston	1021 Kingston's Place	X			109	2007	730	0	730
Lakeville	LS-NR SGOD (amended 7/11/18)	X			33	2006	353	315	38
Lawrence	Arlington Mills			X	34.1	2008	1,031	239	792
Lawrence	Downtown SGD		X		205	2019	2,263	80	2,183
Lee	SGOD (Eagle Mill)		X		9.88	2018	119	56	63
Lowell	SGOD (amended 5/14/17)	X			2.5	2008	250	122	128
Ludlow	Smart Growth Overlay District		X		186.8	2014	350	170	180
Lunenburg	Tri-Town			X	8.97	2006	204	201	3
Lynnfield	Meadow Walk			X	80.25	2007	180	180	0
Marblehead	Pleasant Street		X		0.33	2010	17	0	17
Marblehead	Vinnin Square		X		1.56	2010	47	0	47
Methuen	Methuen Center SGOD		X		54.4	2018	350	33	317
Middleborough	MSGOD	X			40	2022	632	26	606
Montague	SGOD		X		4.18	2022	83	0	83
Natick	SGOD	X			5	2008	138	138	0
Newburyport	SGOD	X			49.4	2015	540	160	380
North Adams	SGOD		X		57.6	2021	1,280	0	1,280
N. Attleborough	KBSGOD		X		13.68	2023	311	0	311
N. Reading	Berry Center / Edgewood Apts.			X	46	2006	434	406	28
Northampton	Urban Res. SD (amended 9/1/22)		X		9.66	2017	184	91	93
Northampton	Village Hill SD (amended 12/8/17)			X	30.56	2008	429	227	202
Norwood	Guild Street / Regal Press	X			0.57	2014	44	40	4
Norwood	St. George Ave		X		0.78	2006	15	15	0
Pittsfield	Smart Growth Overlay District		X		10.72	2008	296	112	184
Plymouth	Cordage Park	X			56.8	2007	675	302	373
Reading	Downtown (amended 5/5/22)	X			41.46	2008	316	205	111
Reading	Gateway			X	10	2010	202	200	2
Rochester	Cranberry Highway SGOD			X	8.8	2019	208	0	208
Rockland	DRROD		X		33.8	2017	187	0	187
Sharon	Sharon Commons			X	11.55	2009	167	192	0
South Hadley	Newton Street SGD		X		22.31	2018	354	0	354
South Hadley	S. Hadley Falls SGOD		X		48.27	2015	383	0	383
Sudbury	Melone SGOD			X	5.95	2019	101	101	0
Swampscott	Vinnin Square		X		2.27	2015	68	0	68
Wellesley	Wellesley Park SGOD		X		26.55	2019	600	350	250
Westfield	Southwick Road			X	22.2	2008	244	0	244
Woburn	Woburn Mall SGOD		X		23	2019	350	350	0
Totals:		14	27	20	2,445		27,302	7,249	20,053

SEE NEXT PAGE FOR NOTES ON ACRONYMS, ETC AS WELL AS DISTRICTS/AMENDMENTS THAT HAVE NOT RECEIVED FINAL/CONDITIONAL APPROVAL BUT HAVE RECEIVED A PRELIMINARY DETERMINATION OF ELIGIBILITY OR ARE CURRENTLY UNDER REVIEW

40R DISTRICTS/ACTIVITY

05/24/24

<https://www.mass.gov/service-details/chapter-40r>

Eligible/Pending Districts/amendments (yet to adopt / receive final approval)						# Eligible:	6	***min. # - may not include newly-zoned units on Substnly Dev. Land
Community	District Name	Eligible Location*			District/Expansion Size** (acres)	Eligibility Expires (if not adopted)	NEW Future Zoned Units	
		Transit	ACD	HSL				
Grafton	NGTVOD (amendment)	X			9.5	10/23/26	233	
Lancaster	North Lancaster SGOD			X	41.21	05/27/25	339	
Pepperell	NRS GOD		X		5.35	11/14/25	127	
Pepperell	TCS GOD		X		15.17	11/14/25	180	
Revere	Shirley Ave	X			66.78	02/02/27	443	
Revere	Green St	X			6.37	02/02/27	88	
Totals		3	2	1	144		1,410	
Officially Proposed / Under Review:		* Transit = w/in 1/2 mile of transit station ACD = Area of Concentrated Development HSL = Highly Suitable Location				****May include units w/ incomplete documentation		
Community	District Name / Location							