

# Town of New Suburbia, MA: Master Plan



Transit Oriented Development district will use Chapter 40R provisions to allow for expanded higher density housing opportunities. Form based codes will ensure quality development.



Higher density housing will be connected to transit center with period lighting and walkways.



Transit center characterized by small-scale commercial development in classic village center design. Incorporates second story housing opportunities.



Performance contract for municipal buildings to reduce energy use.



Revise Zoning Bylaw to allow accessory dwelling units in an area characterized by residential development.



Revise Zoning Bylaw to ensure OSRD and LID techniques are applied to areas with significant development potential.



Mandatory Cluster or Open Space Residential Design provisions will be applied to large farmland areas.

## Master Plan Goals:

1. Direct new development to the existing core areas to the greatest extent possible.
2. Develop standards and bylaws that result in more sustainable development of existing green space.
3. Increase affordable housing stock.
4. Revitalize downtown area with flexible zoning provisions that focus on Transit Oriented Design.
5. Reduce energy consumption and greenhouse gas emissions.

## Legend

- |   |                                    |   |                    |
|---|------------------------------------|---|--------------------|
|  | Infill Opportunity Areas           |  | Collector Streets  |
|  | Open Space Priority                |  | Commuter Rail Line |
|  | Significant Developable Greenspace |  | Transit Center     |