

# Merrimack Valley Regional Plan

## *Process Summary*

June 20, 2013

### ***INTRODUCTION***

The Executive Office of Housing and Economic Development (EOHED) began working with the Merrimack Valley Planning Commission (MVPC) in the spring of 2012 to expand the state's regional planning efforts to include the 15 Merrimack Valley communities represented by MVPC. EOHED has used the Planning Ahead for Growth Strategy it created to work with regions in the state (in particular the South Coast Rail region and the 495/MetroWest region) to develop regional plans which are based on identifying promising areas for new growth. In addition to identifying areas for growth, EOHED has partnered with the Executive Office of Energy and Environmental Affairs (EEA) to ensure that regional plans reflect a well-balanced analysis of future land use objectives for the region by also identifying appropriate areas to prioritize for preservation.

Regional Planning efforts are based on a bottom up approach which begins with the identification of priority areas for growth and preservation by the local communities in the region. In Merrimack Valley, this effort was conducted by MVPC in 2009 to develop the Merrimack Valley Priority Growth Strategy Report. Unlike in other regional planning efforts, the analysis of local priorities and articulation of those priorities in a comprehensive regional plan was already completed when EOHED and EEA began their work with MVPC. Using the Priority Growth Strategy Report and the Concentrated Development Centers identified in the Report, the state was able to accelerate its analysis of regional priorities. The conclusion of this work, which is reflected in this summary, is a regional plan which identifies regional and state level priorities for growth and preservation which have been fully vetted with local communities to ensure the objectives for the region are reflected at a local, regional and state level.

### ***BACKGROUND***

#### *Planning Ahead for Growth*

The Administration's Planning Ahead for Growth Strategy, led by the Executive Office of Housing and Economic Development, takes a comprehensive view of future development in Massachusetts. At its core, the Planning Ahead for Growth Strategy includes: identifying promising places for growth through a public planning process, creating prompt and predictable zoning and permitting, investing in public infrastructure, and marketing identified locations to businesses and developers.

CORE ELEMENTS



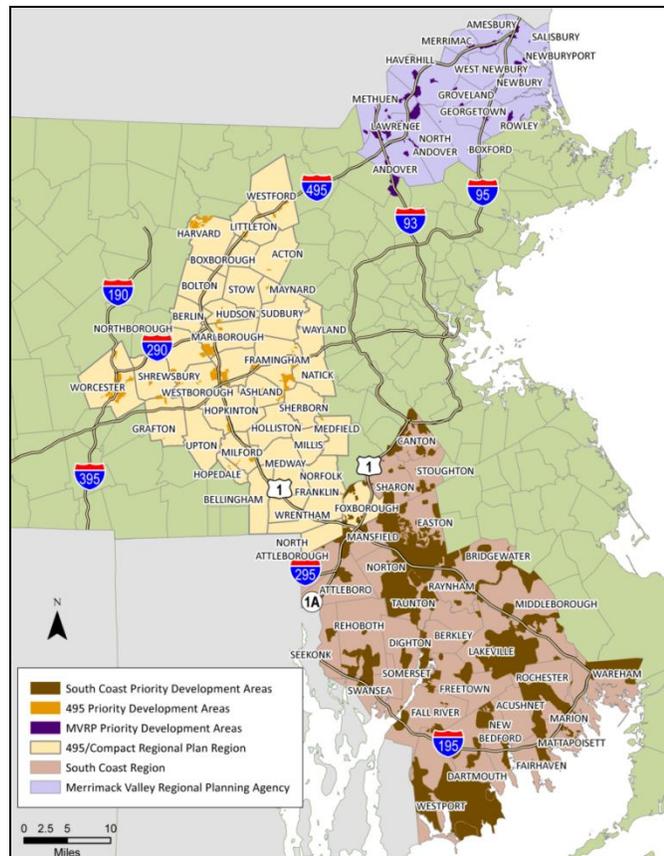
The Planning Ahead for Growth Strategy was developed by EOHE and the Massachusetts Permit Regulatory Office (MPRO) as a way to clearly articulate the economic development and housing land use goals of EOHE. Acknowledging and embracing Massachusetts' strong municipal home rule structure, the Planning Ahead for Growth strategy is based on a bottom up approach of working with communities and regions to incorporate their land use goals into a dialogue with the state about how to implement the tools which will make Massachusetts an attractive and prosperous place to live and work.

By establishing the four core elements of the Planning Ahead for Growth Strategy, municipalities, regions and state agencies have a clear and transparent framework within which new initiatives, projects and development can take place.

*Identifying Promising Areas for Growth*

Regional plans are developed in partnership with municipalities, regional planning agencies, state agencies and stakeholder groups such as chambers of commerce and environmental advocacy organizations. The Plans are developed to identify at a local, regional and state level places which are appropriate for growth and preservation, known as Priority Development Areas (PDAs) and Priority Preservation Areas (PPAs).

The Massachusetts Permit Regulatory Office was a key player in the development of the South Coast Rail Economic Development Corridor Plan completed in June 2009 and the 495/MetroWest Development Compact Plan released in March 2012. Based on the success of these previous regional planning efforts, EOHE and EEA expanded regional planning efforts further north along the 495 corridor to the Merrimack Valley Planning



Commission region. With the completion of the Merrimack Valley Regional Plan in 2013, 83 communities will have identified State Priority Development and Priority Preservation Areas.

*What are Priority Development Areas (PDAs) and Priority Preservation Areas (PPAs)?*  
As mentioned above, the cornerstone of the state's regional planning efforts is the identification and mapping of local, regional and state Priority Development Areas and Priority Preservation Areas.

Priority Development Areas are capable of handling more development due to several factors, including good access, available infrastructure (primarily water and sewer and good access to transportation), an absence of environmental constraints and local support. PDAs can range in size from a single lot to many acres. PDAs can also be areas that have undergone extensive area-wide or neighborhood planning processes and may have detailed recommendations for future actions. Areas designated under state programs such as Chapter 43D (expedited permitting), Chapter 40R (smart growth zones) or Economic Opportunity Areas can be examples of PDAs.

In the Merrimack Valley Plan, PDAs include downtowns and village centers; locations with potential for transit oriented development; areas which support the reuse of a previously developed site and areas which present the potential for multi-family housing.

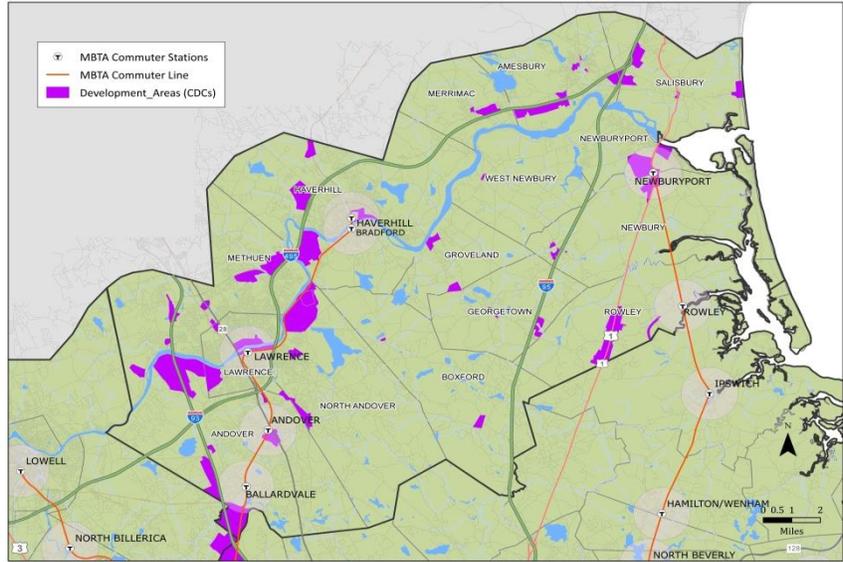
Priority Preservation Areas are places within a city or town that deserve special protection due to the presence of significant environmental factors and natural features, such as endangered species habitats, areas critical to water supply, scenic vistas, prime agricultural land, or areas of historic significance. Like PDAs, the protection areas can vary greatly in size.

The PPAs in the Merrimack Valley Plan include land or environmental resources that are not permanently protected but are worthy of increased levels of protection through planning, regulation or acquisition. PPAs include farmland, sensitive habitat and environmental resource areas, potential linkages between existing open space resources, and places of cultural or historic significance.

## ***METHODOLOGY***

The Merrimack Valley Planning Commission completed a significant amount of the work needed for adoption as a state regional plan as part of the MVPC Priority Growth Strategy development in 2009. Because so much work had already been done by MVPC in concert with municipalities in the region to develop the 56 Concentrated Development Centers (CDCs) outlined in the Priority Growth Strategy Report, EOHED and EEA used the 56 sites as a starting point for the state's regional planning process. The 56 Concentrated Development Centers were determined to be equivalent to the Regional Priority Development Areas included in the South Coast Rail and 495/MetroWest regional planning efforts. Therefore, in the future CDCs and Regional PDAs may be used interchangeably. Similarly, the open space priorities included in MVPC's Priority Growth Strategy Report were the starting point for the process that led to the designation of State Priority Protection Areas.

MVPC’s Priority Growth Strategy included a matrix of all 56 Concentrated Development Centers, and EOHEd assigned each area a numerical value corresponding to the matrix’s scoring of high, medium and low. By sorting each of the CDCs by score, EOHEd was able to determine a reasonable cut off (a score of 40 and above) to narrow the list of CDCs to those best suited for significant new growth. In total, 23 CDCs had a score of 40 or higher. Those 23 CDCs were then evaluated against EOHEd’s criteria for areas with the best potential for appropriate new growth which include:



Map of 56 PDA / CDCs identified in the MVPC Priority Growth Strategy

1. Downtowns and village centers;
2. Locations with potential for transit oriented development;
3. Areas which support the reuse of a previously developed site; and
4. Areas which present the potential for multi-family housing.

Based on the evaluation criteria established by EOHEd, the 23 remaining PDAs were reduced leaving a total of 13 state PDAs in the region. This number was reached by combining 10 regional PDAs to create 5 larger state PDAs; adjusting the list to reflect updated information on areas which have increased potential for new growth since the Priority Growth Strategy was developed; and removing several sites that did not rise to the level of significance to be identified as a state PDA.

To help develop the State PPA list EEA utilized an updated version of a GIS analysis first created by the Commonwealth, land trusts and other conservation organizations for the South Coast Rail Corridor Plan. This analysis combined mapping of a variety of natural resources to produce a single weighted combination of factors that represents the areas of highest conservation priority.

Updates to the methodology for the MVPC region, consideration of MVPC conservation priorities, and initial designation of State PPAs involved staff responsible for the land conservation efforts of the Executive Office of Energy and Environmental Affairs and the Departments of Agriculture, Conservation and Recreation, Environmental Protection, and Fish and Game, a representative of the Essex County Greenbelt Association, and EEA water policy staff. Changes to the list of layers and their weighting were necessary to address differences in the natural resources and development patterns of the regions (most notably the

importance of coastline to the MVPC region) and to include new GIS data. A list of GIS data layers used and their relative weighting is included as Appendix C. In addition, a map derived from this analysis is included in Appendix D which shows in purple and pink cross-hatching lands with the highest 10% and 20% of scores respectively.

State PPAs were identified based on this mapping methodology and through the priorities identified in the Merrimack Valley Priority Growth Strategy Focus Areas. The PPAs represent significant parcels of land within the Focus Areas not already protected or developed. These areas were then reviewed by MVPC and the communities as outlined below. Based on comments received a number of modifications were made, including the addition of land important to protect a number of water supplies and land in active agricultural use.

Before finalizing the state PDA and PPA list, EOHED and EEA participated in two broadly advertised public meetings in January 2013 at the Merrimack Valley Planning Commission's offices to review the regional planning process, the evaluation criteria and the draft maps. The primary attendees at the meetings, who therefore reviewed the proposed maps, were planning directors and the commissioners who sit on the MVPC board. Based on feedback at the meetings, the State Priority Development Area list was finalized to reflect a final list of 13 Areas. The State Priority Protection Area list was also finalized; it includes 49 Priority Preservation Areas.

## ***RESULTS***

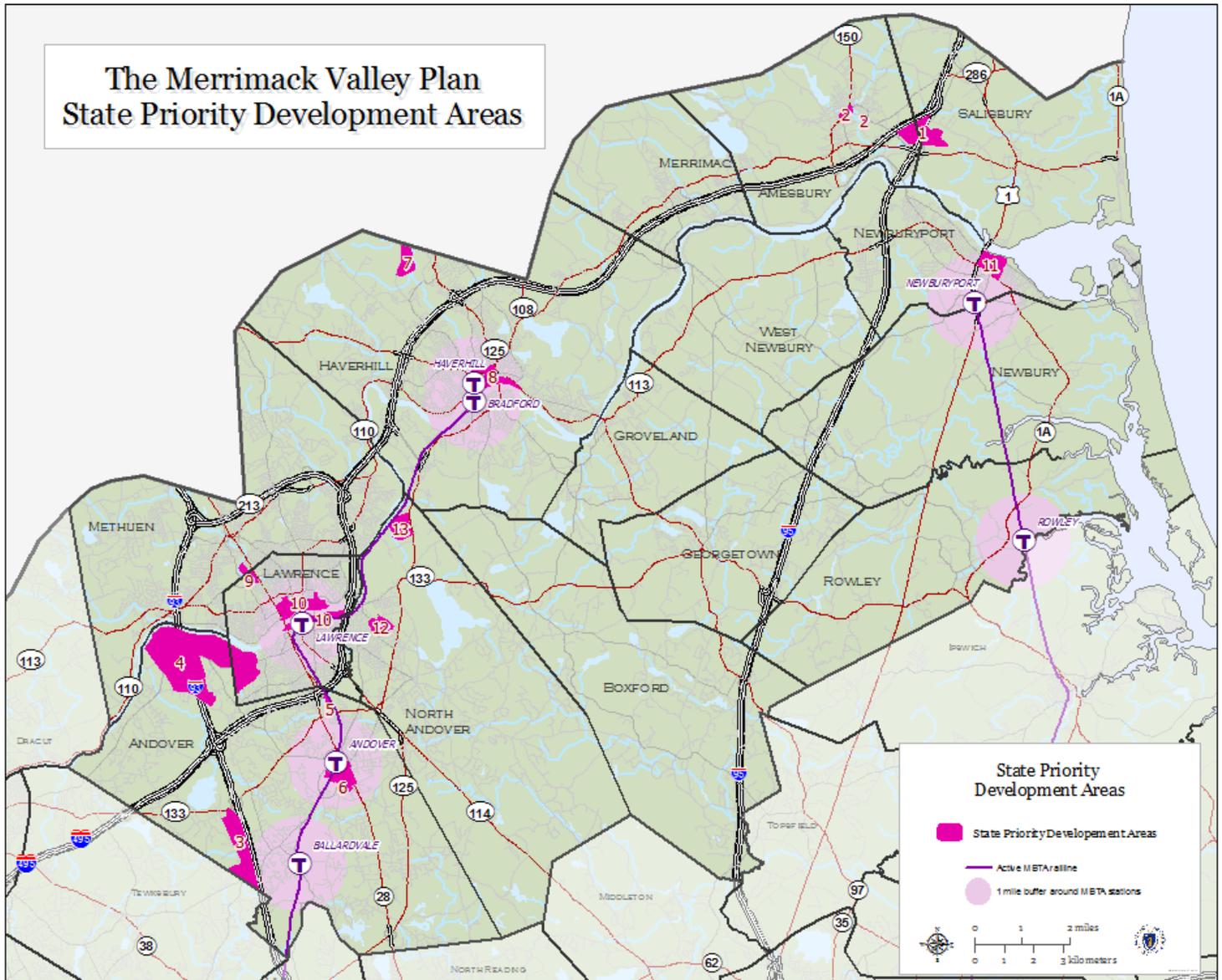
### *State Priority Development Areas*

The areas chosen reflect a process which started with local and regional priority areas, a numerical evaluation of those areas based on regional scoring criteria to determine which areas hold the greatest potential for future growth, a state analysis based on evaluation criteria developed by the Executive Office of Housing and Economic Development and finally a public process which allowed municipalities, interest groups, residents and others to offer suggestions for the addition or deletion of specific sites on the draft state priority development area list.

A list and map of all 56 Regional Priority Development Areas (or Concentrated Development Centers) can be found in Appendix A.

The final list of 13 State Priority Development Areas is found in the chart and maps below.

# The Merrimack Valley Plan State Priority Development Areas



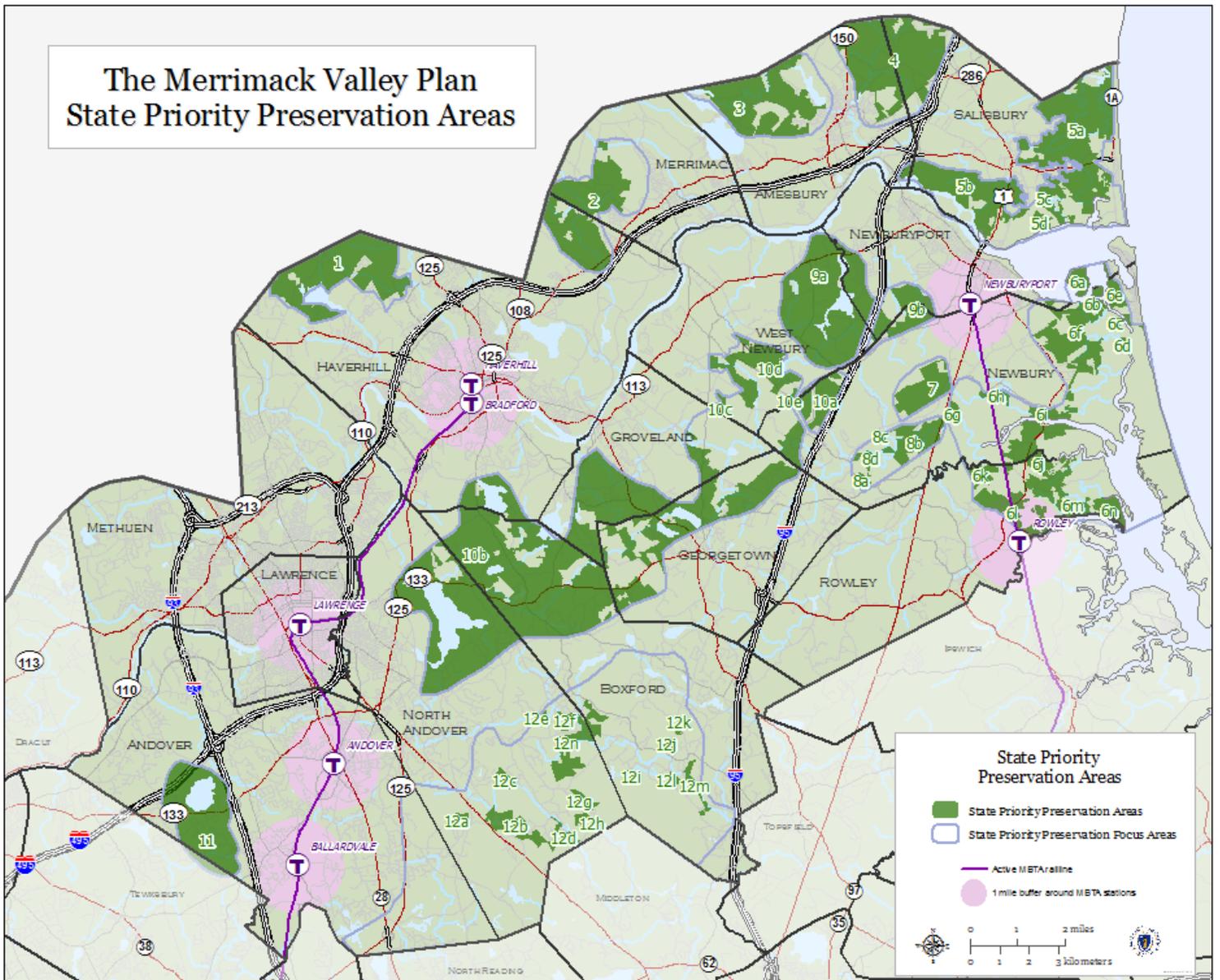
<b>MERRIMACK VALLEY STATE PRIORITY DEVELOPMENT AREAS</b>							
<b>Site ID</b>	<b>Priority Development Area</b>	<b>Matrix Name</b>	<b>Municipality</b>	<b>State Recognized</b>	<b>TOD (1 mi.)</b>	<b>Hsg Opp</b>	<b>Type</b>
1	Interstate 495 & Interstate 95	Golden Triangle Business Park	Amesbury Salisbury	43D			Ground up site
2	Lower Millyard & Village Center	Lower Mill Yard Village Center	Amesbury		X	X	Urban Center/TOD
3	I-93/Osgood Street	193 Osgood Street	Andover	43D			Reuse
4	River Road & Lawrence Industrial Park	River Road Industrial Park	Andover Lawrence	43D GC			Reuse
5	Brickstone Square	Brickstone Sq.	Andover	43D			Urban Center
6	Downtown Andover	Downtown	Andover		X	X	Urban Center/TOD
7	Upper Hilldale Industrial Park	Hilldale	Haverhill	GC, 43D			Reuse
8	Downtown - Water Street	Downtown	Haverhill	GC, GDI, 40R	X	X	Urban Center/TOD
9	Malden Mills - Lawrence	Malden Mills	Lawrence Methuen	GC, 40R GC		X	Urban Center
10	Merrimack Street Gateway	Gateway Merrimack	Lawrence	GC, GDI GC, GDI, 43D, 43E	X		Urban Center/TOD
11	Downtown Center	Downtown Center	Newburyport		X	X	Urban Center/TOD
12	Machine Shop Village	Machine Shop	North Andover			X	Adaptive Reuse
13	Osgood Landing	Osgood Landing	North Andover	40R, 43D		X	Reuse

*State Priority Preservation Areas*

As with the State Priority Development Areas the Preservation Areas reflect a process which started with local and regional priority areas, evaluation of those areas based on criteria discussed above and included in Appendix C, and finally a public process which allowed municipalities, interest groups, residents and others to offer suggestions for the addition or deletion of land.

A map depicting MVPC priority open space acquisitions is included in Appendix D.

The State Priority Preservation Areas are found in the chart and on the map below.



MERRIMACK VALLEY STATE PRIORITY PRESERVATION AREAS						
Focus Area ID	Focus Area Name	Acres in Focus Area	Acres in PPAs	Priority Preservation Area ID	Municipalities	Acres
1	Crystal Lake	1,847	1,642	1	Haverhill	1,642
2	East Meadow River	2,321	1,536	2	Merrimac, Haverhill	1,536
3	Powwow River	2,123	1,333	3	Amesbury	1,333
4	Back River	2,642	2,012	4	Amesbury, Salisbury	2,012
5	Salisbury Beach	4,920	3,293	5a	Salisbury	1,938
				5b	Salisbury, Amesbury	1,084
				5c	Salisbury	214
				5d	Salisbury	57
6	Great Marsh	11,082	3,003	6a	Newburyport	118
				6b	Newbury, Newburyport	31
				6c	Newbury	42
				6d	Newbury	13
				6e	Newbury, Newburyport	148
				6f	Newbury, Newburyport	793
				6g	Newbury	66
				6h	Newbury	83
				6i	Newbury	129
				6j	Newbury, Rowley	753
				6k	Rowley, Newbury	132
				6l	Rowley	430
				6m	Rowley	109
				6n	Rowley	154
7	Burns	645	473	7	Newbury	473
8	South Byfield	1,008	492	8a	Newbury	30
				8b	Newbury	400
				8c	Newbury	15
				8d	Newbury	48
9	Artichoke Reservoir	3,329	2,871	9a	West Newbury, Newburyport	2,358
				9b	Newburyport, Newbury	513

Focus Area ID	Focus Area Name	Acres in Focus Area	Acres in PPAs	Priority Preservation Area ID	Municipalities	Acres
10	Parker River Headwaters	15,542	10,494	10a	Newbury, Newburyport	371
				10b	Boxford, North Andover, Georgetown, Groveland, Haverhill, Newbury	9,380
				10c	West Newbury	47
				10d	West Newbury	663
				10e	West Newbury, Newbury	32
11	Haggetts Pond	1,696	1,491	11	Andover, Tewksbury	1,491
12	Central Essex	16,016	1,132	12a	North Andover	64
				12b	North Andover	250
				12c	North Andover	57
				12d	North Andover	47
				12e	North Andover	18
				12f	North Andover	28
				12g	North Andover	61
				12h	North Andover	39
				12i	Boxford	18
				12j	Boxford	30
				12k	Boxford	16
				12l	Boxford	20
				12m	Boxford	83
				12n	North Andover, Boxford	400

## ***CONCLUSION***

In the fall of 2010, Governor Deval Patrick issued Executive Order (E.O.) 525 providing for the implementation of the South Coast Rail Corridor Plan and Corridor Map through state agency actions and investments. The Executive Order calls for state investments to be consistent with the Corridor Plan's recommendations to the maximum extent feasible. Based upon the issuance of E.O. 525 in fall 2010, state agencies must now consider plan consistency when making funding decisions.

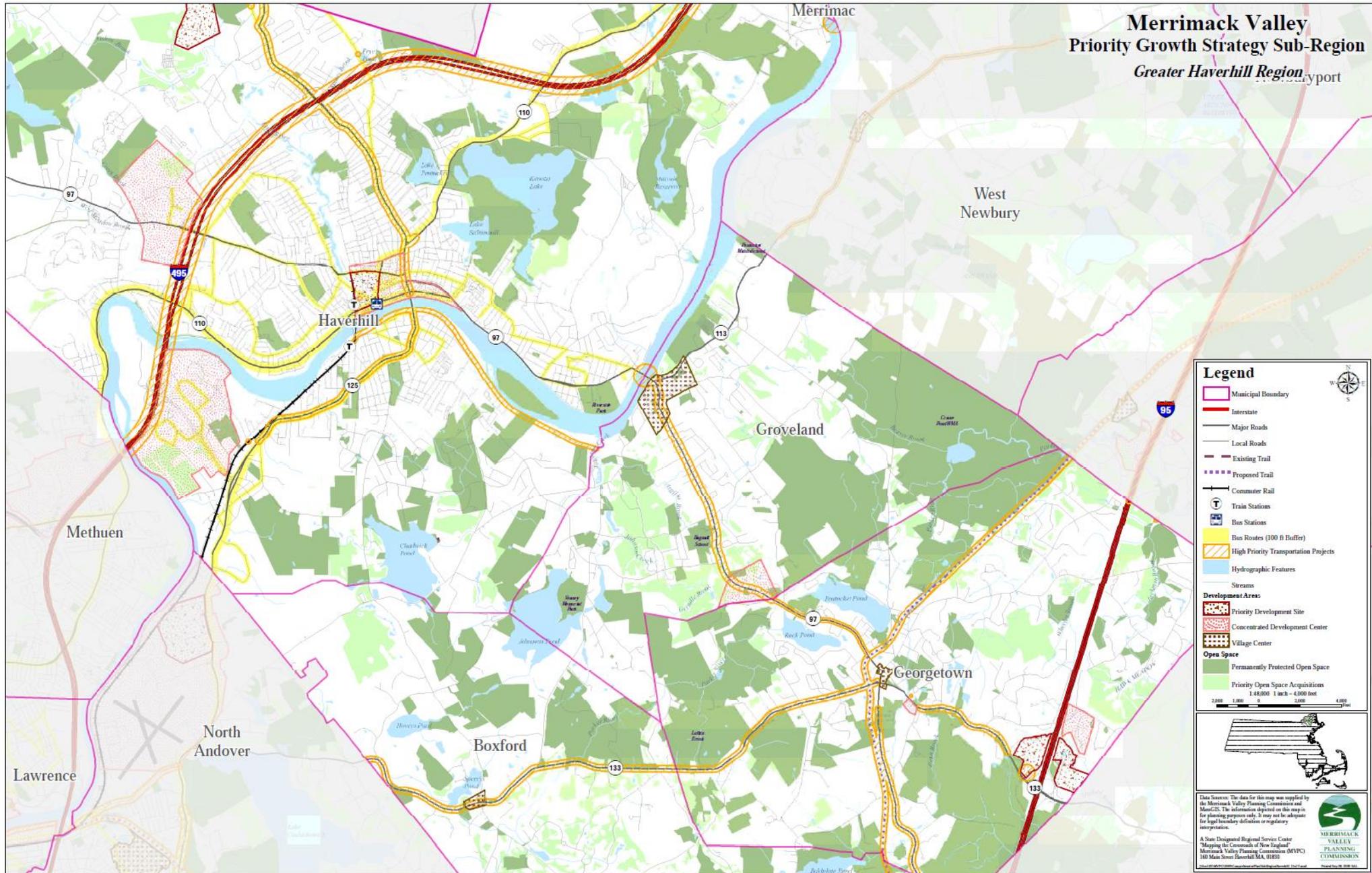
Consistent with their experience implementing and adhering to the South Coast Rail Corridor Plan and E.O. 525, the same state agencies are now evaluating all of their investments for consistency with the 495/MetroWest Plan. The goal is to expand this evaluation to the Merrimack Valley Region. Communities may expect questions related to a project's consistency with the Merrimack Valley regional and state PDAs and PPAs when placing a funding request.

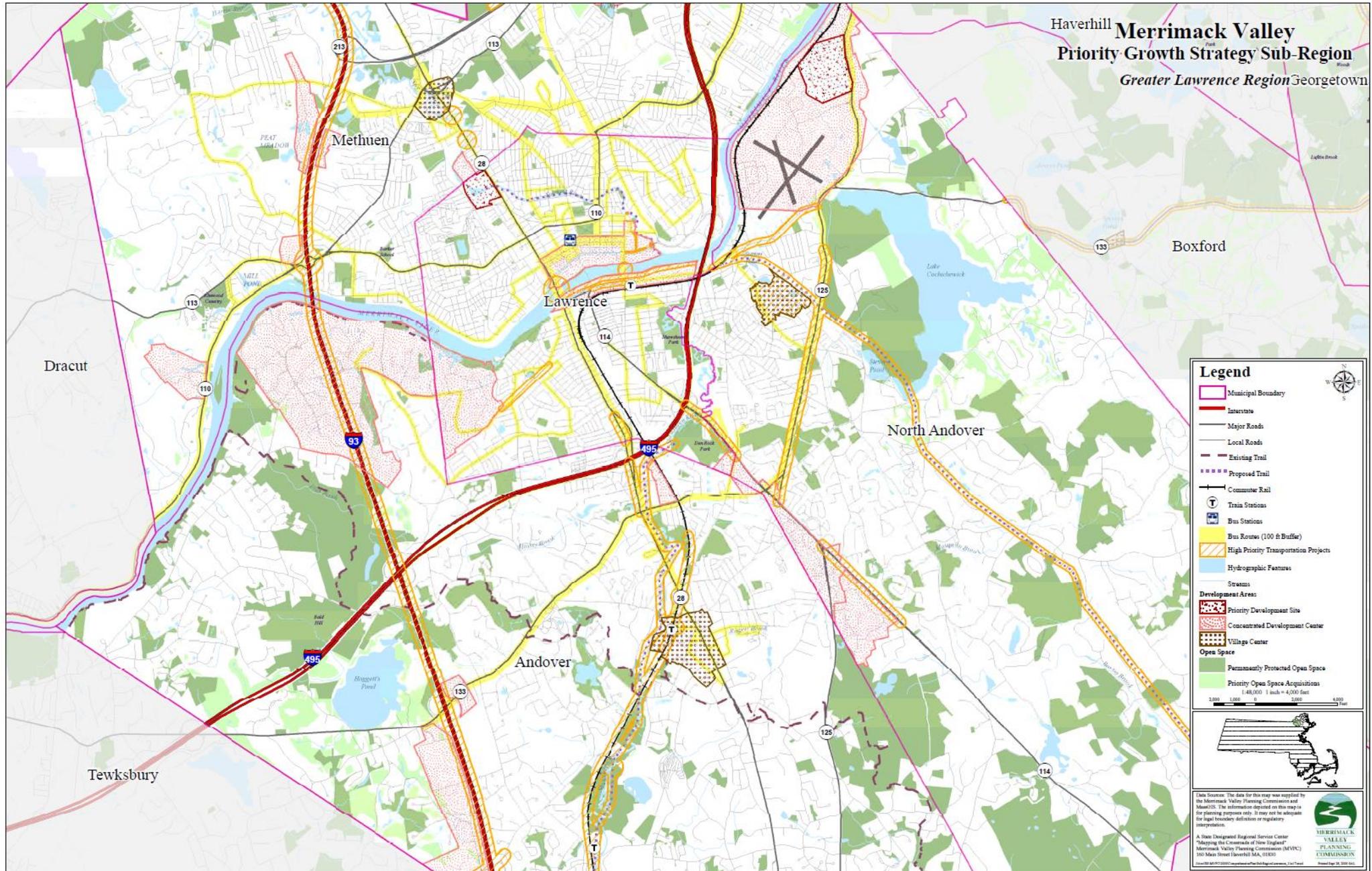
While state funding will not be limited only to projects within state PDA and PPAs, projects within those areas will be prioritized for funding. State agencies may also evaluate consistency with local and regional priorities when making funding decisions and ask municipalities to explain why their project should be funded if the project is not consistent with any priority areas identified in the plan.

In addition to investment, E.O. 525 directs agencies to work with municipalities to advance the appropriate development of priority development areas and conservation of lands identified as priority protection areas. Thus, as staff and funding allow agencies will look for opportunities to help communities plan, regulate, and invest consistent with identified priorities. A good starting point for communities interested in zoning techniques that can help implement preservation and development priorities is the [Toolkit](#) developed by Mass Audubon for the I-495 project, which is applicable statewide.

In conclusion, it is EOHED and EEA's goal that the regional planning efforts conducted with the participation of the 15 municipalities in the Merrimack Valley region and the Merrimack Valley Planning Commission pave the way for future development in the region which meets local, regional and state goals and is consistent with goals to preserve the region's natural resources.

APPENDIX A





Haverhill **Merrimack Valley**  
 Priority Growth Strategy Sub-Region  
 Greater Lawrence Region Georgetown

**Legend**

- Municipal Boundary
- Interstate
- Major Roads
- Local Roads
- Existing Trail
- Proposed Trail
- Commuter Rail
- Train Stations
- Bus Stations
- Bus Routes (100 ft Buffer)
- High Priority Transportation Projects
- Hydrographic Features
- Streams
- Development Areas:**
  - Priority Development Site
  - Concentrated Development Center
  - Village Center
- Open Space:**
  - Permanently Protected Open Space
  - Priority Open Space Acquisitions

Scale: 1:48,000 (1 inch = 4,000 feet)

Data Source: The data for this map was supplied by the Merrimack Valley Planning Commission and MassGIS. The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation.

A Shon Designated Regional Service Center  
 "Mapping the Corridors of New England"  
 Merrimack Valley Planning Commission (MVPC)  
 100 Main Street Haverhill, MA, 01820

MERRIMACK VALLEY PLANNING COMMISSION



**APPENDIX A CONTINUED**

<b>MERRIMACK VALLEY REGIONAL CONCENTRATED DEVELOPMENT CENTERS</b>							
<b>City/Town</b>	<b>CDC</b>	<b>Type</b>	<b>Total Acres</b>	<b>Zoning Name</b>	<b>Zoning Gen. Description</b>	<b>Residential permitted?</b>	<b>Retail Permitted?</b>
Amesbury	Amesbury Village Center	Village Center	37.58	Central Business District	Residential and commercial uses. Light manufacturing requires special permit. Strict design guidelines	Mixed residential and commercial uses in existing or expanded multi-story buildings by special permit.	Full range of retail and wholesale commercial activities and allowed by right or special permit
Amesbury	Cedar Street	CDC	6.88	Downtown Artist District	Designated artist live/ work space District	Only multi-family structures	Yes with emphasis on artists, artisan, and educational pursuits
Amesbury	Interstate 495 [So. Hunt Rd]	CDC	332.47	Industrial	Industrial, light manufacturing, warehousing, training facilities and offices only.	Not as presently zoned but a number of pre-existing homes are located throughout the area and along Hunt road.	No. Restaurants allowed by special permit.
				Hunt Rd Overlay District	Requires Special Permit for access through an industrial district to and from a residential district	N/A	N/A
Amesbury	I-495/I-95 [Golden Triangle]	PDS	117.02	Office Park	Retail, commercial, light industrial	No	Yes. Retail, wholesale, office and service use. Light manufacturing and community buildings, training facilities and theaters by special permit
				Elm St. Overlay District	To protect the integrity of existing historical structures	Yes, preservation of existing residential buildings by conversion to multi-family use and compatible replacement buildings.	Yes - Professional offices, general retail sales and services and restaurants, and hotels/motels. Training facilities, theaters by special permit.
Amesbury	Lower Millyard	CDC	7.77	Central Industrial	Industrial, light manufacturing, warehousing, training facilities and offices.	Yes. Multi-family and Planned Unit Development by Special Permit	All manufacturing, general retail sales and service, restaurants, parking facilities and artisan business, and warehousing by special permit.
				Lower Millyard Overlay District	To encourage the implementation of the 2004 Master Plan focusing on unique natural resources, historic land use and the properties along the Powow River.	Yes - Multi-family and artist live-work space. High density residential development. Mixed-use buildings with retail first floors and residential above.	Yes - Office and retail without drive-thrus; professional and business offices; personal services; Accessory Marina; Parking structures, Adaptive

City/Town	CDC	Type	Total Acres	Zoning Name	Zoning Gen. Description	Residential permitted?	Retail Permitted?
Amesbury	I-495/Rt-150/Rt-110 - [40R]	PDS	50.14	Office Park	Retail, commercial, light Manufacturing	No	Retail, wholesale, office and service use. Light manufacturing and community buildings Training facilities and theaters by special permit
				Amesbury Gateway Smart growth Overlay District	To encourage a mixed-use development with a range of housing opportunities promoting compact development and preservation of open space. If permitted, supersedes OP zoning	Yes - Several of 8 sub-zones allow single and two-family structures and multifamily up to 48 units per building and parking. Plus residential portions of mixed use development.	Yes - General retail sales and services, restaurants, business and professional offices, Artist live/work space, town buildings, farm stands.
Andover	Brickstone Square	CDC	27.93	Industrial A	Industrial A	Prohibited	Generally no. No retails sales, no fast-food or drive-in restaurants, or convenience stores. Business or professional offices OK, and limited sit-down restaurants, personal service establishments and hotels allowed only by special permit.
Andover	Downtown Andover	Village Center	171.61	General Business District	Retail, shops, restaurants , and offices	Single-family permitted, multi-family prohibited.	Yes - Retail, restaurants, offices, banks.
Andover	I-93/Osgood Street (1)	CDC	Note: Zoning split total equals 343.01	Industrial A	Industrial A	Prohibited	Generally no. No retails sales, no fast-food or drive-in restaurants, or convenience stores. Business or professional offices OK, and limited sit-down restaurants, personal service establishments and hotels allowed only by special permit.
Andover	I-93/Osgood Street (2)	CDC	Note: Zoning split total equals 343.01	Industrial D	Industrial D	Prohibited	Generally no. No retails sales, no fast-food or drive-in restaurants, convenience stores or personal service establishments. Business or professional offices OK, and limited sit-down restaurants allowed only by special permit.

City/Town	CDC	Type	Total Acres	Zoning Name	Zoning Gen. Description	Residential permitted?	Retail Permitted?
Andover	River Road (1)	CDC	Note: Zoning split total equals 1084.58	Industrial D	Industrial D	Prohibited	Generally no. No retail sales, no fast-food or drive-in restaurants, convenience stores or personal service establishments. Business or professional offices OK, and limited sit-down restaurants allowed only by special permit.
Andover	River Road (2)	CDC	Note: Zoning split total equals 1084.58	Industrial A	Industrial A	Prohibited	Generally no. No retail sales, no fast-food or drive-in restaurants, or convenience stores. Business or professional offices OK, and limited sit-down restaurants, personal service establishments and hotels allowed only by special permit.
Andover	Rolling Green	CDC	35.79	Limited Service	No retail allowed, manufacturing, office, hotel, restaurant by special permit	Single family allowed	No retail sales, no fast food, sit down restaurant by special permit.
Boxford	Boxford Old Village Center	Village Center	82.07	Retail Business District	Intended for retail and local neighborhood shopping and for offices.	Yes - Multiple dwellings by special permit	Yes - retail stores and service establishments, banks, and restaurants.
Boxford	West Boxford Village Center	Village Center	12.96	Retail Business District	Intended for retail and local neighborhood shopping and for offices.	Yes - Multiple dwellings by special permit	Yes - retail stores and service establishments, banks, and restaurants.
Georgetown	Georgetown Village Center	Village Center	50.17	Business and Commercial District A	Business and Commercial District A	No single-family homes or planned unit developments. Multiple-family buildings including but not limited to nursing homes allowed by special permit.	Yes. Permissible uses include retail and service stores, business offices, restaurants, and print shops. Nursery schools, funeral homes and wholesaling centers allowed by special permit.
Georgetown	National Avenue	CDC	23.62	Light Industrial B District	Light Industrial B District	No	Retail stores/service by special permit only. Regular (permitted) uses include light industry, wholesaling, business offices, and print shops.

City/Town	CDC	Type	Total Acres	Zoning Name	Zoning Gen. Description	Residential permitted?	Retail Permitted?
Georgetown	Potential Park & Ride or Retail	CDC	14.91	Business and Commercial District C	Business and Commercial District C	No	Yes, including retail stores/service, restaurants, business offices, hotels, and other uses by special permit.
Georgetown	Route 113 and Chestnut Street	CDC	6.25	Business and Commercial District B	Business and Commercial District B	No	Yes, including retail sales/service, restaurants, auto sales/service, wholesaling, business offices, hotels and other uses with and without a special permit.
Georgetown	Tenny Street	CDC	16.04	Light Industrial B District	Light Industrial B District	No	Retail stores/service by special permit only. Regular (permitted) uses include light industry, wholesaling, business offices, and print shops.
Groveland	Downtown Mixed Use Village Center	Village Center	Note: Zoning split 101.53 total	Residence District C	Note: Set aside in Community Development Action Plan as a Downtown/Mixed Use area	Yes	No
Groveland	Downtown Mixed Use Village Center	Village Center	Note: Zoning split 101.53 total	Limited Business District	Business in single-family unit, offices, service establishments and residential uses. Note: Set aside in Community Development Action Plan as a Downtown/Mixed Use area	Yes	Offices, service establishments, residential uses allowed.
Groveland	Groveland CDC	CDC	Note: Zoning split 85.22 total	Industrial Zone	Retail establishment, non-manufacturing businesses, offices, service establishments, non-detrimental industrial or manufacturing use, and residential uses. Note: Set aside in Community Development Action Plan for future economic development.	Yes	Retail and non-detrimental industrial uses and residential allowed.

City/Town	CDC	Type	Total Acres	Zoning Name	Zoning Gen. Description	Residential permitted?	Retail Permitted?
Groveland	Downtown Mixed Use Village Center	Village Center	Note: Zoning split 101.53 total	Business District	Business in single-family unit, retail establishments, non-manufacturing businesses, offices, service establishments, residential uses. Note: Set aside in Community Development Action Plan as a Downtown/Mixed Use area	Yes	Retail, non-manufacturing, offices, and residential allowed.
Groveland	Groveland CDC	CDC	Note: Zoning split 85.22 total	Industrial Zone	Retail establishment, non-manufacturing businesses, offices, service establishments, non-detrimental industrial or manufacturing use, and residential uses. Note: Set aside in Community Development Action Plan for future economic development.	Yes	Retail and non-detrimental industrial uses and residential allowed.
Haverhill	Downtown-Locust Street	PDS	46.43	Commercial Central	General downtown commercial area encouraging a multitude of commercial uses.	Multi-family dwelling by city council approval and other special permits; otherwise no other residential.	Yes. General and professional offices allowed, as are most establishments principally offering convenience items, services and/or proprietary goods.
Haverhill	Downtown-Water Street	CDC	122.3	Commercial Central	General downtown commercial area encouraging a multitude of commercial uses.	Multi-family dwelling by city council approval and other special permits; otherwise no other residential.	Yes. General and professional offices allowed, as are most establishments principally offering convenience items, services and/or proprietary goods.
Haverhill	Interstate 495 & Route 110	CDC	87.08	Office Park		No	No. General retail and eating establishments not permitted. Drive-through banks allowed, as well as dry cleaning pickup locations and health/fitness clubs. Hotels/motels by special permit.
Haverhill	Lifestyle Center	CDC	335.84	Industrial Park	Industrial park site.	No	No. IG zoning allows such uses, but not IP.
Haverhill	Upper Hilldale Industrial Park	PDS	114.36	Industrial Park	Industrial park site.	No	No. IG zoning allows many retail uses, but not IP.
Haverhill	Ward Hill	CDC	541.55	Industrial Park	Industrial park site.	No	No. IG zoning allows many retail uses, but not IP.

<b>City/Town</b>	<b>CDC</b>	<b>Type</b>	<b>Total Acres</b>	<b>Zoning Name</b>	<b>Zoning Gen. Description</b>	<b>Residential permitted?</b>	<b>Retail Permitted?</b>
Lawrence	Gateway/ Downtown	CDC	189.86	Reviviendo Overlay District	Established in 2003 "to permit economically sustainable development and to unlock the potential of historic land use patterns and buildings, and provide the foundation for long-term private reinvestment.	Yes. Multi-family residential and townhouses permitted and encouraged in parts of the overlay.	Yes, mixed-use permitted and encouraged in parts of the overlay, with residences above ground floor unless they are artist living/workspaces. In the industrial sections of the overlay, restaurants seating 50 or more are permitted in existing buildings.
Lawrence	Lawrence Industrial Park	CDC	270.24	General Industrial District	Set forth "to permit the most intense industrial uses.	Limited. No single or two-family homes. Multi-family structures allowed by special permit.	Yes, to some extent. Permitted uses include retail sales establishments, bowling alleys, convenience stores, massage therapy centers, mixed use, upholstery shops, and others by special permit.
Lawrence	Merrimack Street	CDC	116.65	General Industrial District	Set forth "to permit the most intense industrial uses.	Limited. No single or two-family homes. Multi-family structures allowed by special permit.	Yes, to some extent. Permitted uses include retail sales establishments, bowling alleys, convenience stores, massage therapy centers, mixed use, upholstery shops, and others by special permit.
Merrimac	Merrimac CDC	CDC	Note: Zoning split total 159.23	Highway Services District	Set forth "to manage traffic flows on Broad Street between I-495 and Route 110, provide goods and services that serve local and non-local customers."	No	Yes. Permitted uses include retail and restaurants of 2,500 sq. ft or less; small grocery/convenient stores, and bakeries; plus banks/real estate/insurance offices, and service establishments. Other uses including larger restaurants by special permit only. Prohibited uses include retail over 10,000 sq ft

City/Town	CDC	Type	Total Acres	Zoning Name	Zoning Gen. Description	Residential permitted?	Retail Permitted?
Merrimac	Merrimac CDC	CDC	Note: Zoning split total 159.23	Office-Light Industrial District	Set forth "to provide areas for a range of employment opportunities.	No	No. Permitted uses generally include professional offices and light manufacturing buildings, health clubs, recycling centers and the like.
Merrimac	Village Center	Village Center	18.11	Village Center District	Set forth "to preserve and enhance the historic built form of Merrimac Square, development and sustain a vital local economy, provide good and services used predominantly by residents of the Town, and provide a village that encourages people to live and work in the community.	Some. Generally, permitted uses include live-and-work spaces, home professional offices, and housing above ground floor in buildings with at least 30% commercial uses. Prohibited uses include single-family dwellings; and multi-family dwellings by special permit only and generally restricted to occupancy by persons over 65 and/or people with disabilities.	Yes. Permitted uses include small grocery store, restaurants, baked goods, dry goods, clothing, and hardware stores; plus medical and business offices and service establishments. Others by special permit.
Methuen	Agean Park	CDC	92.16	Limited Industrial District	Light industrial uses.	Prohibited	Some. Permitted uses include small retail and storage and warehouse facilities. No shopping centers and most other retail requires special permit by the community development board.
Methuen	Branch Street	CDC	28.93	Rural Residential	Low-density housing and other low-density uses generally served by local streets; "intensive land uses which detract from the desired agricultural/open space nature" are prohibited.	Yes. Single-family OK, but not two-family and open space residential developments by special permit only.	No.
Methuen	Downtown Methuen	Village Center	59.63	Central Business District	Retail, service, office and residential uses allowed. Goal is for mixed uses that promote the CBD as a place of diversity, provided public health/safety are protected.	Generally, no single and two-families allowed. Multi-family development only by community development bd's special permit.	Yes. Permitted uses include: Mixed use, restaurants, personal service establishments, and municipal parking garage. No large retail; and small and medium retail and a variety of other uses allowed by special permit only.

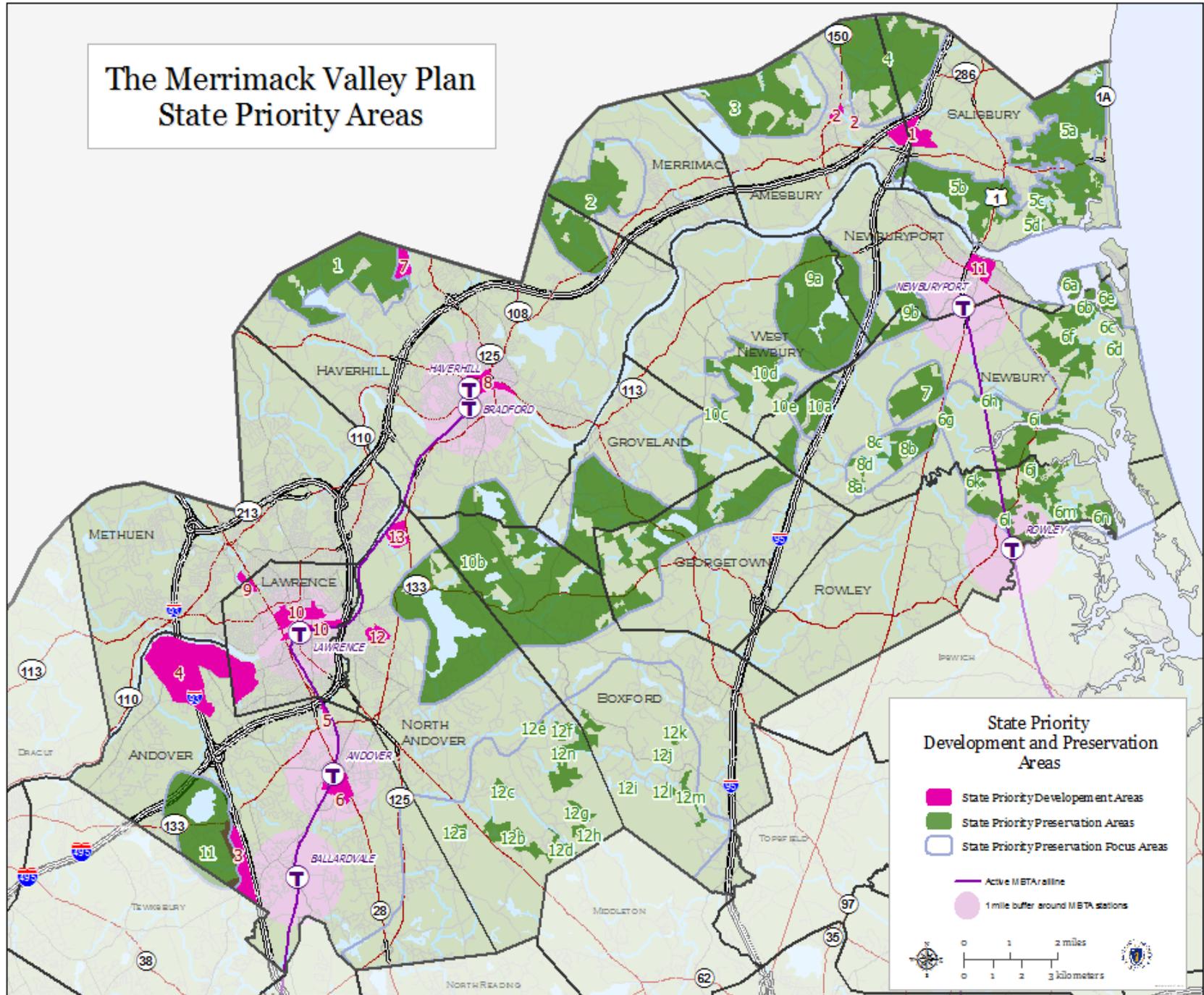
City/Town	CDC	Type	Total Acres	Zoning Name	Zoning Gen. Description	Residential permitted?	Retail Permitted?
Methuen	Griffin Brook	CDC	110.7	Limited Industrial District	Light industrial uses.	Prohibited	Some. Permitted uses include small retail and storage and warehouse facilities. No shopping centers and most other retail requires special permit by the community development board.
Methuen	Lindberg Ave.	CDC	20.96	Limited Industrial District	Light industrial uses.	Prohibited	Some. Permitted uses include small retail and storage and warehouse facilities. No shopping centers and most other retail requires special permit by the community development board.
Methuen	Malden Mills-Methuen (1) (IL)	CDC-partial	Note: Zoning split total equals 19.6	Limited Industrial District	Light industrial uses.	Prohibited	Some. Permitted uses include small retail and storage and warehouse facilities. No shopping centers and most other retail requires special permit by the community development board.
Methuen	Malden Mills-Methuen (2) (RG)	CDC-partial	Note: Zoning split total equals 19.6	General Residence	Single and two-family homes predominantly intended and to be served by local streets/collectors. Other uses generally discouraged.	Yes	No. Generally discouraged.
Methuen	Malden Mills-Methuen (3) (BH)	CDC-partial	Note: Zoning split total equals 19.6	Highway Business District	Retail, wholesale, office and service use.	No	Yes. Permitted uses include: Office and medical buildings, small and medium retail and wholesale and storage facilities. Other retail uses after special permit usually by zoning board of appeals.
Methuen	The Loop-East	CDC	281.84	Highway Business District	Retail, wholesale, office and service use.	No	Yes. Permitted uses include: Office and medical buildings, small and medium retail and wholesale and storage facilities. Other retail uses after special permit usually by zoning board of appeals.

City/Town	CDC	Type	Total Acres	Zoning Name	Zoning Gen. Description	Residential permitted?	Retail Permitted?
Methuen	The Loop-West	CDC	207.86	Limited Business District	Note: Zoning herein might not match due to recent 40B project. Primarily for offices, smaller-scale retail, and general business, research/development labs, and light assembly.	Generally no. Attached dwellings, multi-family developments, and planned unit developments may be allowed by special permit.	Yes. Permitted uses include small retail and personal service establishments. Larger retail may be allowed by special permit by either ZBA or community development board.
Newbury	Beacon Property	CDC	219.76	Industrial		No	
Newbury	Newbury Village Center-High St.	Village Center	8.3	Residential-Limited Business	Limited residential and limited business uses allowed.	Yes, single and two-family residences only.	Yes; limited business listed as auto repair shops, glass sales/repair shops, plus business/professional office.
Newbury (Byfield)	Newbury Village Center-Main St.	Village Center	21.41	Business District	A wide range of specific retail and office uses mixed with single and two-family homes.	Yes. Single and two-family homes meeting all requirements of nearest residential district allowed.	Yes, including personal service and indoor eating establishments, banks and other office buildings, as well as neighborhood grocer, hardware, clothing, drug, general store, florist, gift shop, photographer's studio and more. No kiosks or drive-through/in eating or retail establishments.
Newbury (Byfield)	Off Central Street	CDC	45.01	Industrial District (behind Kent Way development)	Zone reserved for manufacturing, truck service and warehousing, clam or fish processing plant and the like.	No	No, generally. Auto repair shops by special permit, as well as communications towers
Newbury (Byfield)	Wayside Avenue	CDC	4.07	Commercial Highway	Office, hotels, personal service establishments allowed	No residential allowed in CH zoning district	Yes - restaurants, bars, food stores, and hardware stores allowed
Newburyport	Industrial Park	CDC	443.26	Industrial I	Generally allows uses requiring the manufacture, assembly, processing or handling of materials.	No	No; generally only commercial uses that serve the industries permitted.

City/Town	CDC	Type	Total Acres	Zoning Name	Zoning Gen. Description	Residential permitted?	Retail Permitted?
Newburyport	Newburyport Downtown	Village Center	149.15	Downtown Business District		Yes. "Multi-use development encouraged, such as the combining of residential and business uses." Single and two-family homes not permitted. Multi-family developments allowed by special permit.	Yes, retail, service and office encouraged, but mixed-use only allowed by special permit. Smaller specialty shopping centers permitted, as well as restaurants and fast food-carry out shops, neighborhood bakeries and retail stores. Other uses (entertainment/clubs, outdoor cafes and drive-thrus) allowed by special permit.
Rowley	Business/Light Industrial	CDC	Note: Zoning split total 633.99	Business/Light Industry District	Intended for office and professional buildings and for assembly and light manufacturing uses consistent with Rowley's suburban character.	No	Yes
Rowley	Business/Light Industrial	CDC	Note: Zoning split total 633.99	Retail District	Intended for retail business which provides goods/services primarily for consumers arriving by automobile.	No	Yes
Rowley	Business/Light Industrial	CDC	Note: Zoning split total 633.99	Business/Light Industry District	Intended for office and professional buildings and for assembly and light manufacturing uses consistent with Rowley's suburban character.	No	Yes
Rowley	Central Business District	Village Center	67.53	Central District	Intended to encompass Rowley's historic village center and to provide for business, semi-public, and government uses normally found near a town center.	Yes - single and multi-family	By special permit only

City/Town	CDC	Type	Total Acres	Zoning Name	Zoning Gen. Description	Residential permitted?	Retail Permitted?
Salisbury	Business Park	CDC	151.2	Commercial IV	Commercial	Single-families and mobile homes permitted. Accessory apartments by special permit. Multi-family dwellings not permitted.	No restaurants, fast-food, or retail stores selling food/drugs/propriety goods. Permitted commercial uses include: Bakery, fish store, Laundromat, product assembly, office buildings, roadside stands, theatres, wholesale trade/distribution. Special permits required for: Research/development labs, renting/leasing centers.
Salisbury	Gateway Site	CDC	3.96	Commercial	Commercial	Single-families and mobile homes permitted. Accessory apartments by special permit. Multi-family dwellings not permitted.	Yes. Restaurants, fast-food, and retail stores selling food/drugs/proprieties allowed. Other permitted commercial uses include: Amusements, auto repair/sales/service, bakery, carwash, chemical warehouse, department stores, funeral home, hotels/motels, nursery school, office buildings, product assembly, research/development labs, and theaters. Special permits for self-serve gas stations, lumberyard, Laundromat, and fish stores. No adult entertainment, light industry.
Salisbury	Redevelopment Zone	CDC	189.4	Light or Limited Industrial	Light industrial uses.	No	No restaurants, fast-food or retail stores selling food/drugs/propriety goods. Permitted uses include year-round produce/farm stands, auto repair/sales/service, fish stores, lumberyard, and office buildings. Special permits for adult entertainment.

City/Town	CDC	Type	Total Acres	Zoning Name	Zoning Gen. Description	Residential permitted?	Retail Permitted?
Salisbury	Salisbury Beach Center	CDC	118.79	Beach Commercial	Residential and commercial uses.	Yes. All forms including multi-family dwellings permitted. Sole restriction is that accessory apartments are by special permit only.	Yes. Restaurants, fast-food, and retail stores selling food/drugs/proprieties allowed. Other permitted commercial uses include theaters, office buildings, hotels/motels, department store, carwash, bakery, auto repair/sales/service, and amusements. Special permits required for adult entertainment, Laundromat, marina, motorcycle repair/sales/service, and nursery school.
Salisbury	Salisbury Village –(Vertical mixed-use)	Village Center	24.05	Village Center District	Residential and commercial uses.	Yes but special Planning Board permit required for single-family and multi-family homes. Multi-family dwellings permitted in strict according with the town's strict affordable housing by law (Zoning Bylaw Section 300-82).	Yes. Restaurants, fast-food, and retail stores selling food/drugs/proprieties allowed. Other permitted commercial uses include bakery, department store, Laundromat, nursery school, and office building. No theaters, roadside stands, equipment leasing centers, gas stations, auto repair/sales/service, hotels/motels, fish stores, carwashes or amusements allowed.
Salisbury	Salisbury Village (Horizontal mixed-use)	Village Center	24.05	Village Center District	Residential and commercial uses.	Yes but special Planning Board permit required for single-family and multi-family homes. Multi-family dwellings permitted in strict according with the town's strict affordable housing by law (Zoning Bylaw Section 300-82).	Yes. Restaurants, fast-food, and retail stores selling food/drugs/proprieties allowed. Other permitted commercial uses include bakery, department store, Laundromat, nursery school, and office building. No theaters, roadside stands, equipment leasing centers, gas stations, auto repair/sales/service, hotels/motels, fish stores, carwashes or amusements allowed.
West Newbury	Downtown Mixed Use	Village Center	17.11	Business District	General village center business area mixed with residences.	Yes, but only as a mixed use	Retail, offices, restaurants by right.



**APPENDIX C**

**MERRIMACK VALLEY ENVIRONMENTAL ANALYSIS**

<b>Layer</b>	<b>Weight</b>
NHESP BioMap2 Core Habitat	70
NHESP BioMap2 Critical Natural Landscape	70
Draft 2012 NHESP Priority Habitats of Rare Species	70
Certified Vernal Pools buffered 150 feet	30
Aquifers - High and Medium Yield	30
EPA Designated Sole Source Aquifers	5
Prime Agricultural Soils	50
Prime Forest Land	30
DEP Approved Zone 2s within 2640 ft of any PWS well	50
DEP Approved Zone 2s further than 2640 ft from any PWS well	30
Interim Wellhead Protection Areas: 2640 ft buffer of only PWS	40
Zone Bs	40
DEP Wetlands 150-ft Buffer erased with BioMap2 CNL wetlands <sup>1</sup>	30
Rivers Protection Act Buffers <sup>1</sup>	30
NOAA composite shoreline 400-ft buffer <sup>1</sup>	40
Areas of Critical Environmental Concern	30
Outstanding Resource Waters	40
FEMA Q3 Flood (100-Year Floodplains)	15
Greenway Vision Areas merged with a 500-ft Buffers of Existing long distance and 'Trail Vision' Trails	50
1000 ft buffer of protected Open Space (buffer only)	20

<sup>1</sup>Note: These 3 datalayers do not overlap

Potential Priority Preservation Area Analysis

Merrimack River Planning Commission  
 Priority Development Areas  
 and OpenSpace Acquisitions

