

Tewksbury Master Plan

MAP 1 Future Housing Areas

LEGEND

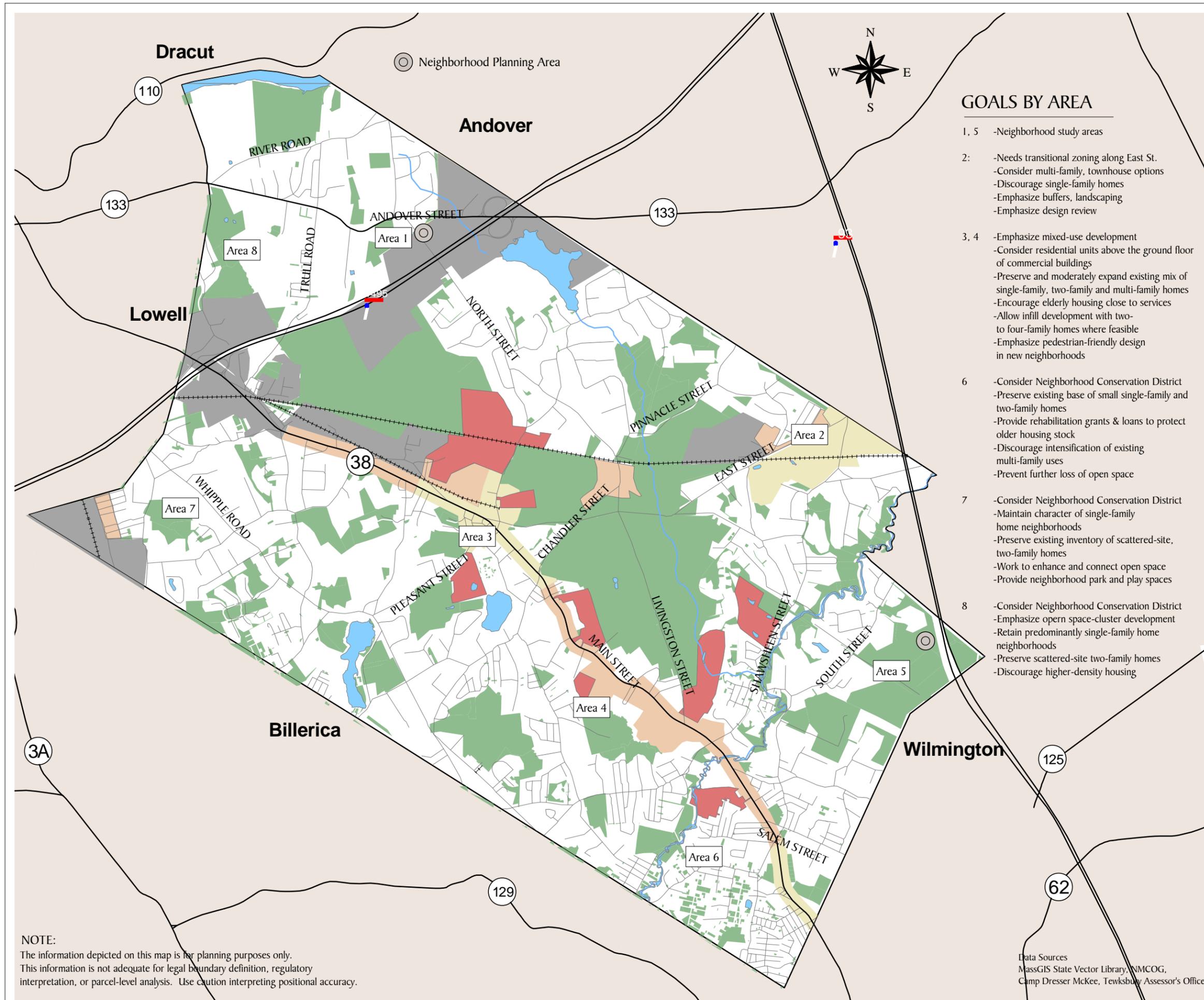
-  Highways
-  Streets
-  Railroad
-  Open Water
-  Higher Density
-  Moderate Density
-  Moderate Density & Mixed-Use
-  Single-Family Home Neighborhoods
-  Not Suitable: Open Space
-  Not Suitable: Use Conflicts

3000 0 3000 Feet



GOALS BY AREA

- 1, 5 -Neighborhood study areas
- 2:
 - Needs transitional zoning along East St.
 - Consider multi-family, townhouse options
 - Discourage single-family homes
 - Emphasize buffers, landscaping
 - Emphasize design review
- 3, 4
 - Emphasize mixed-use development
 - Consider residential units above the ground floor of commercial buildings
 - Preserve and moderately expand existing mix of single-family, two-family and multi-family homes
 - Encourage elderly housing close to services
 - Allow infill development with two-to four-family homes where feasible
 - Emphasize pedestrian-friendly design in new neighborhoods
- 6
 - Consider Neighborhood Conservation District
 - Preserve existing base of small single-family and two-family homes
 - Provide rehabilitation grants & loans to protect older housing stock
 - Discourage intensification of existing multi-family uses
 - Prevent further loss of open space
- 7
 - Consider Neighborhood Conservation District
 - Maintain character of single-family home neighborhoods
 - Preserve existing inventory of scattered-site, two-family homes
 - Work to enhance and connect open space
 - Provide neighborhood park and play spaces
- 8
 - Consider Neighborhood Conservation District
 - Emphasize open space-cluster development
 - Retain predominantly single-family home neighborhoods
 - Preserve scattered-site two-family homes
 - Discourage higher-density housing



NOTE:
The information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Data Sources
MassGIS State Vector Library, NMCOG,
Camp Dresser McKee, Tewksbury Assessor's Office

Community Opportunities Group, Inc
Boston, Massachusetts

Community Planning Solutions
Andover, Massachusetts

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