Smart Growth Tools Inventory		* indicates when municipalities feel the existing tool is not sufficient.																				
	Chapt./ 40R	LID	Village Ctr	Op Sp Acq	Green Bldgs	CPA	Water Resource Protection	Incl. Zoning	Hsg Trusts	Hsg Prtnshp	TDR	OSRD/ Cluster	TOD	TND	Adaptive Reuse	Ag Comm	APR	Right-to-Farm	ADUs	Brownfields	DIF	CIP	Other
Amesbury			x				x	x				x		x	x				x				
Andover		under development - trying to incoporate into rules and regs		Routinely appropriate money				Component of Planned Dev for Mixed Use and Planned Development for MF special permits	x	x		x								Purchased Reichold Chemical site for passive and active rec after cleanup			Demo Delay; Dimensional Special permit for AH - allows affordable housing on non-conforming sites; Dimensional Special permit for Historic Preservation - allows to remain or be moved to non-conforming lots
Beverly		Encourages through OSRD ordinance and through recent RFP process for certain muncipally-owned lots near the airport	City has a number of commercial zoning districts that encourage mixed uses and denser development.		Two recently renovated elementary schools incorporated a few green bldg techniques. Encourage in RFPs for municpally owned sites. A non-profit affordable hsg developer is incorporating green bldg techniques in a new project.	voted down	The City has a Wetlands Protection Ordinance and Regs, a Flood Plain Overlay District, and a Watershed Protection Overlay District	Received Priority Development Fund grant to draft bylaw. Underway.				x	Commercial zoning in vicinity of train stations very similar to TOD.		Ordinance in place that encourages adaptive reuse of former public buildings		Moraine Farm		x			x	
Boxford				x - Town bond and BTA/BOLT		x			x	x						x							
Danvers							Groundwater protection zoning bylaw		Danvers Housing Assistance Trust														
Essex												Passed Town Mtg, but then challenged for not meeting public meeting requirements.											
Georgetown		PB encourages				x		Limited to projects requiring a special permit and senior hsg devs.	Town has AH account			x					x		by spec permit	thru MVPC			
Gloucester		Stormwater manual	W. Gloucester - never used		Green roofs proposed for two projects		Overlay district	For devs with at least 11 units	under development	Hsg coalition		x	one TOD in place - developer driven						under development			x	
Groveland		under discussion		several acquisitions in the past		x	in process	x				x					several in place		in planning process			x	
Hamilton		Stormwater mgt bylaw and LID techniques under development with smart growth grant; bylaw restricts outside water use				x	overlay district; use restriction bylaws	x	x	x		x				x		under development	x				
Haverhill		Downtown Smart Growth Overlay District application (for 40R) approved by State in December '06		Downtown Master Plan underway	Currently updating open space and rec plan		Watershed Management Plan to protect surface water supply - includes making water saving showerheads available to residents free of charge, website info on conservation, leak and detection. Zoning requires special permit for development within 500 feet of water supply. City also has Watershed Protection Overlay District - restricts uses in Zones 1 and 2 to Single Family, non-profits, conservation, rec, and ag.	Affects all multifamily, requiring 10% affordability. Density bonuses given for 15-25% affordability. Should attain 10% goal this year.		x	under consideration	x	Housing is happening around downtown rail station. Station in newly designated 40R district.	several historic districts	Many old buildings in downtown have been redeveloped using Historic Rehabilitation Tax Credits. Haverhill lowered parking standards for the redevelopment of downtown buildings, which don't have land for parking.		x		allowed by special permit.	Brownfields Steering Committee overseeing distribution of $400k EPA award for Phase 1 and 2 cleanup.			
Ipswich			x	$10m bond	Whipple School Redevelopment project (affordable housing) is using green techniques		x	x	x	x		x					x		x				
Lawrence	under consideration			x - Provides good model. Esp. with regard to brownfields				x -very specific to their situation					x - good model for others	x - good model for others	x - some good examples					x - good model	under consideration	x - not a great model	
Lynn	no	no	Downtown recently rezoned to allow mixed use with housing on upper floors	Have used City money, Block Grant $ and Land and Water Conservation $ to buy land near Lynn Woods and High Rock	no, but will be part of Waterfront Master Plan	no	?	no	no	no	no	no	TOD project underway on Monroe Street to improve access to the MBTA garage. Includes street improvements, lighting and plantings. Paid for by TOD grant and Block grant funds	See villlage center	Rezoning the downtown has been a catalyst for a great deal of private investment in the reuse of old buildings	no	no	no	no	Ongoing brownfields work. The EDIC is currently working on the Blood Bldg. The City also rehabbed the old Carr Leathere factory for reuse as commercial space	Looking at it as an option for the waterfront	Currnetly under development	

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Lynnfield	Application in for the 169 acre Sheraton Colonial Golf Course and Hotel site. Expect up to 600k sf of retail and commercial and 200 housing units (180 apts and 20 condos)	Exploring use of LID techniques					Groundwater Protection Overlay District; Flood Plain Overlay District; Wetland Buffer Zone Overlay District	Will include a provision for 10% affordability in approval for Sagamore Golf Course redevelopmen t				New OSRD bylaw under development. Have in place Greenbelt Zoning - allows dedication of permanent OS in exchange for increased density.							Allows home occupations with up to two employees; allows inlaw apartments				Housing for the Elderly Dsistricts (through non-proift Lynnfiled Initiaitve for the Elderly (LIFE)) - allows higher density for elderly housing developments
Manchester			x			x																		
Marblehead			4 mixed use zones that allow high density mixed use	x				x		2														
Merrimac		In process of developing	x	special fund for open space			x	did total rewrite of zoinng bylaw in 2002 with inclusionary zoning in mind	x			OSRD					2 large APRs; priority in open space plan		x			x	
Methuen										partnering with HOME							x						
Middleton				negotiated numerous CRs	Planned new school may be green	x	reservoir water protection district; conservancy districts; wetlands protection bylaw					x					x							
Nahant			mixed use already in zoning		no, but will be part of Waterfront Master Plan	x						voted down		mixed use already in zoning	Nahant Preservation Trust is working to preserve old buildings								
Newbury							Overlay district					x	under development	under development									
Newburyport	under development for Route 1 traffic circle	in OSRD ordinance		Thru CPA and OSRD ordinance	The Tannery (private)	x - 25 projects to date	x	for infill projects and OSRDs			Part of Route 1 Traffic Circle proposal	x	Part of Route 1 Traffic Circle proposal	overlays for Federsal St., Towle, Waterfront West and draft for Market St.	achieved thru overlay districts				special permit	thru MVPC	under consideration for waterfront	x	
North Andover	x			x		x	x		x	x		x	x		x				x			x	
Peabody				Thru CPA		x		x							Active efforts to promote mixed use project that incorporate adaptive reuse through targeted loan programs								
Rockport				In process of evaluating parcels for watershed protection. Also use CPA to acquire some parcels.		x - most money has gone to historic preservation	Town has Watershed Protection Committee, which is working to ID parcels in watershed to protect	Hsg requiring a special permit must include 10% affordable.*		now defunct		x	Just completing a TOD zoning and infrastructure evaluation project, including visioning and concept plans in the area of the MBTA station.						Bylaws allow accessory units and accessory bldgs pretty liberally througout zoning code.	Cape Ann Tool site to be redeveloped with 25 hsg units - all site cleanup to be done by developer		?	
Rowley			x	x		x	Water supply protection district; local wetlands bylaw; adopted state stormwater regs in PB rules and regs				Failed TM by 2 votes	x		x		x	x	x	x*				Coastal conservation district
Salem		pending submission to City Council	Main Street Program through Chamber	thru cluster								x								thru state	x	x	
Salisbury	Under consideration		under development			study committee		x	x	x		x							x			under development	
Saugus					no, but will be part of Waterfront Master Plan		The Town has its own wetlands protection bylaw (Article 508) that provides additional protection within the 50' buffer			Town Meeting established a housing committee to look at mixed use development		yes?										?	
Swampscott			Development committee currently investigating			Attempted in 2006; will try again				Development committee currently investigating													Just posted part-time planner position, which they hope will help with implementing smart growth tools
Topsfield		Stormwater regulations	x - attempting to pass some changes re: setbacks			Failed						x											
Wenham						x																	
W. Newbury				$5m bond		x		x				x							x*				