

# Criteria for Selections

Towns of similar population

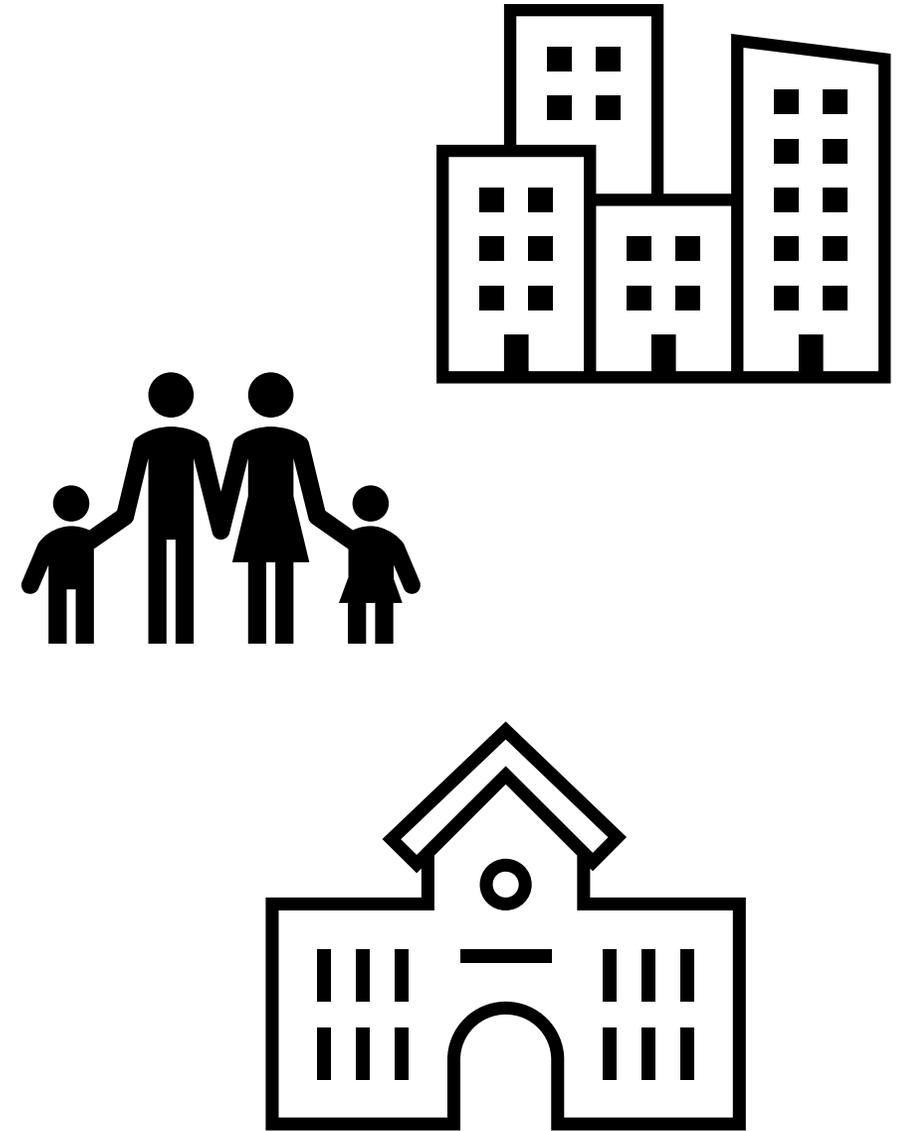
Highly rated school

Large multifamily developments

Rental units

No age restrictions

No income restrictions



# Dover

[MBTA Communities Act | Dover, MA](#)

(Has not reached deadline)

## **The Pastures at Dover** (61 County St, Dover, MA 02030)

- Rent- \$3,850-\$4,500
- 2 bedroom
- 2 bathroom
- 1105-1,175 sq ft
- Built in 2024
- 34 total units/ 3 stories
- Population: 5,923
- School Ranking: 8

[The Pastures at Dover - Dover, MA, 02030 | Apartments.com](#)



# Lincoln

[District Compliance Application for MBTA Communities SKM 450i24041508300](#) (Passed zoning intended to comply)

## **Oriole Landing (1 Mary's Way, Lincoln, MA 01773)**

- Rent- \$2,950-\$4,265
- 1-2 bedroom
- 1-2 bathroom
- 618-1,472 sq ft
- Built in 2020
- 60 total units/3 stories
- Population: 7,014
- School Ranking: 85

[Lincoln apartments for rent | Oriole Landing](#)



# Littleton

[MBTA Communities Multi-Family Zoning | Littleton, MA](#)  
(Passed zoning intended to comply)

## **Village Green at Littleton** (19 Boxwood Drive, Littleton, MA 01460)

- Rent- \$2,567-\$5,808
- 1-3 bedroom
- 1-2 bathroom
- 806-1,292 sq ft
- Built in 2015
- 144 total units/ 4 stories
- Population:10,141
- School Ranking: 36

[Luxury apartments | Littleton, MA | Village Green Littleton](#)



# Southborough

[MBTA Communities | Southborough, MA](#)  
(Passed zoning intended to comply)

## **Madison Place** (1200 Madison Pl, Southborough, MA 01772)

- Rent- \$2,575-\$3,625
- 1-2 bedroom
- 1-2.5 bathroom
- 1047-1558 sq ft
- Built in 2014
- 168 total units/ 3 stories
- Population: 10,450
- School Ranking: 30

[Welcome To Madison Place - Brickpoint Properties](#)



# Norwell

[mbta article pb voted to sponsor on 10.2.24.pdf](#)  
(Passed zoning intended to comply)

## 15 High Street Residences (15 High Street Norwell, MA 02061)

- Rent- \$2,700-\$4,950
- 1-3 bedroom
- 1-2.5 bathroom
- 794-1,689 sq ft
- Built in 2024
- 56 total units/ 2 stories
- Population: 11,351
- School Ranking: 21

[New Apartments in Norwell, MA - 15 High Street Residences](#)



# Lynnfield

[MBTA Zoning Committee | Lynnfield, MA 3A Zoning](#)  
(Passed zoning intended to comply)

## Michaels Landing ( 2 Broadway Lynnfield, MA 01940)

- Rent- \$2,350-\$3,740
- 2 bedroom
- 2 bathroom
- 1,148-1,150 sq ft
- Built in 2020
- 68 total units/ 4 stories
- Population: 13,000
- School Ranking: 53

[Michaels Landing - Lynnfield, MA, 01940 | Apartments.com](#)



# Wayland

[MBTA Communities - Multi-Family Zoning Districts Under Section 3A of the Zoning Act | waylandma](#)

(Passed zoning intended to comply)

## **Oxbow Wayland** (492 Boston Post Rd, Wayland , MA 01778)

- Rent- \$2,929-\$4,339
- 1-3 bedroom
- 1-2 bathroom
- 755-1,295 sq ft
- Built in 2020
- 218 total units/ 4stories
- Population: 13,943
- School Ranking: 11

[1, 2, & 3 Bedroom Apartments for Rent in Wayland, MA | Oxbow Wayland](#)



# Concord

[MBTA Communities Multi-family Zoning | Concord, MA](#)  
(Passed zoning intended to comply)

## Brookside Square (70 Beharrell St, Concord, MA 01742)

- Rent- \$2,250-\$4,685
- Studio-2 bedroom
- 1-2 bathroom
- 518-1,291 sq ft
- Built in 2015
- 74 total units/ 3 stories
- Population: 18,481
- School Ranking: 20

[Apartments for Rent in Concord, MA | Brookside Square - 1759 - Home](#)



# Ashland

[MBTA Communities | Ashland, MA](#)

(Passed zoning intended to comply)

## The Asher (100 Chestnut St, Ashland, MA 97520)

- Rent- \$ \$2,228-\$4,040
- 1-2 bedroom
- 1-2 bathroom
- 1,047-1,558 sq ft
- Built in 2025
- 174 total units/ 4 stories
- Population: 18,832
- School Ranking: 61

[Apartments For Rent in Ashland MA | New Apartments | The Asher](#)



# Wellesley

[MBTA Community Zoning | Wellesley, MA](#)

(Passed zoning intended to comply)

## Hastings Village (66 Hastings Street, Wellesley, MA 02481)

- Rent- \$3,940-\$4,408
- 2 bedroom
- 2-2.5 bathroom
- 1140-1,850 sq ft
- Built in 2006
- 52 total units/ 3 stories
- Population: 29,550
- School Ranking: 28

[Wellesley homes for rent | Hastings Village](#)



# Lexington

[MBTA Communities Zoning | Lexington, MA](#)  
(Passed zoning intended to comply)

## **Avalon at Lexington Hills (1000 Main Campus Dr, Lexington, MA 02421)**

- Rent- \$3,490-\$5,255
- 2-3 bedroom
- 2 bathroom
- 1,175-1,397 sq ft
- Built in 2008
- 198 total units/ 3 stories
- Population: 34,454
- School Ranking: 3

[Avalon at Lexington Hills - Apartments in Lexington, MA | AvalonBay Communities](#)



## Cited in HPP But Did Not Meet Criteria

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Sherborn: [Warrant-Articles-MBTA-Multi-family-Overlay-District-Bylaw-draft-2-26-2025](#)

(Has not reached deadline)

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Holliston: [SKM\\_458e24090911050](#)

(Passed zoning intended to comply)

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Harvard: [202310221030 mbta draft 2mrpc 2024 mar4.pdf](#)

(Passed zoning intended to comply)

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Norfolk: [MBTA Zoning Overlay 5-2-24 Public Hearing.pdf](#)

(Passed zoning intended to comply)

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Bolton: Not affected by MBTA Communities Act

# Sources

- Apartment information: [Apartments.com: Apartments and Homes for Rent](#) \*rental prices are subject to change\*
- School rankings: out of 405 Public High Schools [Best High Schools in Massachusetts - US News](#)
- Town populations: [Massachusetts Census Data](#)
- Carlisle HPP context communities: [Carlisle-Housing-Production-Plan](#)
- MBTA compliance information from respective municipality websites

Town	Population	Ranking in Massachusetts High Schools	Rental Pricings	Unit Sizes
Carlisle	5,237	20	–	–
Bolton**	5,665	39	–	–
Dover	5,923	8	\$3,850-\$4,500	1105-1,175 sq ft
Sherborn*	6,184	8	–	–
Harvard**	6,851	14	–	–
Lincoln	7,014	85	\$2,950-\$4,265	618-1,472 sq ft
Littleton	10,141	36	\$2,567-\$5,808	806-1,292 sq ft
Southborough*	10,450	30	\$2,575-\$3,625	1,047-1558 sq ft
Norwell*	11,351	21	\$2,700-\$4,950	794-1,689 sq ft
Norfolk**	11,662	68	–	–
Lynnfield*	13,000	53	\$2,350-\$3,740	1,148-1,150 sq ft
Wayland	13,943	11	\$2,929-\$4,339	755-1,295 sq ft
Holliston**	14,996	55	–	–
Concord	18,491	20	\$2,250-\$4,685	518-1,291 sq ft
Ashland	18,832	61	\$2,228-\$4,040	1,047-1,558 sq ft
Wellesley	29,550	28	\$3,940-\$4,408	1,140-1,850 sq ft
Lexington	34,454	3	\$3,490-\$5,255	1,175-1,397 sq ft
* cited in HPP as context community	**cited but did not meet criteria			