

All Section 3A Action Plans submitted as of March 19, 2025

This document contains all the Section 3A Action Plans submitted as of March 19, 2025. This document will change as late Action Plans are submitted and Action Plans are corrected or amended.

Supplemental materials were submitted with some Action Plans, the Plans indicate when additional materials were included. Please email EOHLC3A@mass.gov to request a municipality's supplemental materials.

Some Action Plans have been corrected after submission. A list of municipalities that have submitted corrections is included at the end of this document, please email EOHLC3A@mass.gov to request a municipality's correction

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Georgetown
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	750
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Frank O'Connor
1.7a. Title	Planner
1.7b. Email Address	FOConnor@GeorgetownMA.gov
1.7c. Phone Number	(978) 352-5713
1.8 Please provide the name of the municipal CEO	Orlando Pacheco
1.8b Mailing address of municipal CEO	One Library St Town Hall - Administrator's Office Georgetown, MA 01833-2052
1.8c Email address of municipal CEO	OPacheco@GeorgetownMA.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Planning Board working with the Merrimack Valley Planning Commission and CHAPA

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
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2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes
2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	Georgetown is working with the Merrimack Valley Planning Commission to update its Housing Production Plan. In addition, Georgetown is preparing an update to its Independent Senior Housing Bylaw so the units will be for persons aged 62 and older. This will help with the town's Subsidized Housing Index. Georgetown's objective is to maintain its SHI greater than 10% affordable.
2.3. Is this municipality currently working on any other planning for housing?	Yes
2.3a. Please briefly describe the housing work underway.	Small developments for Independent Senior Housing, and single family homes with ADUs
2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?	No
2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?	No

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)	d. A new base zoning district or districts
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3.1d. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work this community has already done for this district.	The Planning Board proposed and the Select Board approved a potential plan with three distinct districts to meet the requirements for zoning to accommodate 750 units of multi-family housing.
3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	Waste water and potable water

Section 4: Action Plan Timeline

Description Area	This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC		
Description Area	Task		
Description Area	Start		
Description Area	Finish		
Short Answer	Public outreach		
	Feb 04, 2024		
	May 05, 2025		
Short Answer	Developing Zoning		
	Aug 05, 2024		
	May 05, 2025		
Short Answer	Applying EOHLC's compliance model to test for density and unit capacity		

Aug 05, 2024

Dec 09, 2024

Short Answer

Hold Planning Board Public Hearings

Feb 26, 2025

Mar 26, 2025

Short Answer

Holding legislative sessions and adopt compliant zoning

May 05, 2025

May 06, 2025

Short Answer

Submit District Compliance application to EOHLC

May 06, 2025

May 07, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area

Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor

File

<https://www.formstack.com/admin/download/file/17538793693>

File

<https://www.formstack.com/admin/download/file/17538793707>

2025 Action Plan for MBTA Communities

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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	North Reading
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	750
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Danielle McKnight
1.7a. Title	Town Planner
1.7b. Email Address	dmcknight@northreadingma.gov
1.7c. Phone Number	19783575206
1.8 Please provide the name of the municipal CEO	Michael Gilleberto
1.8b Mailing address of municipal CEO	235 North Street North Reading, MA 01864
1.8c Email address of municipal CEO	mgilleberto@northreadingma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Community Planning Commission members (Mr. Rudloff, Mr. Pearce, Mr. Griffin, Mr. Murphy, Mr. Sheehan) Select Board members (Mr. Stuto, Mr. O'Leary, Mr. Masse, Mr. Wallner, Ms. Gonzalez)

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	Yes
2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes

2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	<p>The Town's Housing Production Plan (2018) advises the creation of 130 new affordable units over five years. The Town's Master Plan recommends the exploration of Accessory Dwelling Units, for which Town Meeting has just passed a bylaw. The CPC has recently released an RFP and selected Habitat for Humanity to develop two units of affordable housing on Town-owned land. They are also working with the Select Board on due diligence as the Town considers an additional 3 Town- owned parcels to be developed into affordable housing, with Town Meeting recently appropriating \$25,000 toward survey and wetlands delineation work for these properties. The Town also completed a feasibility study for developing a municipally owned property on Carpenter Drive for senior affordable housing. The Town worked collaboratively to pass a new zoning overlay district enabling a new senior housing project with 15% affordability in the Town Center, on properties that did not previously allow multifamily housing. The Town also worked with a developer looking to expand a recent multifamily project to provide new affordable units not initially proposed as part of the project, which has resulted 2 new affordable units with 6 more agreed to and in the pipeline. The CPC worked with a consultant over the past several years to develop a concept plan for a new mixed use development, including substantial amounts of housing, in a central area of the Town's main commercial corridor, Route 28, as a means of enticing new development and promoting infill and reuse of several underutilized properties.</p>
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2.3. Is this municipality currently working on any other planning for housing?	No
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2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?	Yes
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2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?

No

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)

- c. A new 40R or other overlay zoning district
- e. Other zoning strategy

3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).

The existing Multifamily Housing Overlay District contains 5 parcels and is 98 acres in area. The Town is aware that three of the parcels in the district would not be eligible, as they are Town owned and two of these are not suitable for development. However, the district contains two parcels which together total 82 acres, and this area would be proposed as the Town's eligible district. The current zoning overlay that affects these parcels allows multifamily housing development by right and has no density limits beyond a 60 foot/4 story height limit and reasonable setback and building spacing requirements. The capacity of the district is already known to be over the required 750 units, since it is currently permitted for 908 units, many of which have been constructed. However, due to the presence of the Aquifer Protection district, by-right construction would fall just below the required estimated capacity of 750 units as calculated through the compliance model. Adding half a story of height allowance to the by-right zoning would cause the unit capacity, as measured through the compliance model, to be 812. The zoning proposal would include capping the total units on the site at 908 and allowing (but not requiring) age-restricted housing.

Additionally, the Town's Site Plan Review bylaw language should be amended in order to clarify that Site Plan Review follows Special Permit procedures for notice/hearings, but that no special use permit is required, and there is no discretion as to use. If these amendments are successful, the Town believes the existing Multifamily Overlay District will meet all of the requirements for MBTA communities.

3.1e. Please briefly explain the strategy. Optional: Attach any supporting documents that show planning work this community has already done for this strategy.

- 1) Incorporate a new zoning overlay district containing 100 and 104 Lowell Rd
- 2) Use the same zoning that already affects these properties in the Multi-Family Overlay District
- 3) Raise the height limit to 4.5 stories (from the current by-right 4 stories)
- 4) Amend Site Plan Review language to clarify that Site Plan Review is not a special permit, though it follows the same procedures for public notice and hearings; specify that no special use permit is required and no board exercises discretion as to use
- 5) Amend the Town's zoning map and date to reflect the new overlay district

This strategy was brought to Town Meeting for a vote and was defeated.

3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?

North Reading has no transit facilities, other than an on-demand senior van service for medical appointments, so there are no fixed routes or stops within its borders or within half a mile of its borders. However, the proposed district area is located as close as geographically possible to the Town's nearest commuter rail station in Wilmington, and is likewise as close as development in the Town can possibly be situated to I-93. While there are no sidewalks along this area of Lowell Road/Route 62, the parcels proposed for the eligible district contain within them walkways and sidewalks so that safe pedestrian passage through them is possible. The Town is planning additional sidewalk work in 2025 to improve pedestrian access along North Street. The site does contain a school bus stop. Once a pedestrian has walked to the easterly end of the district, they are within walking distance of a public park, the Town Hall, and North Street, with its sidewalk connection to Main Street. This area of Main Street contains a major grocery store, several small convenience stores, a dentist, and numerous other shops and services.

Section 4: Action Plan Timeline

Description Area

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Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Public outreach
	Feb 10, 2025
	Mar 10, 2025
Short Answer	Developing Zoning
	Feb 10, 2025
	May 05, 2025
Short Answer	Applying EOHLC's compliance model to test for density and unit capacity (complete)
	Feb 01, 2025
	Feb 01, 2025
Short Answer	Holding planning board hearings
	Apr 01, 2025
	Apr 15, 2025
Short Answer	Holding legislative sessions and adopt compliant zoning
	Jun 01, 2025
	Jun 15, 2025

Short Answer

Submit District Compliance application to EOHLC

Jun 16, 2025

Jul 01, 2025

Section 5: Signatures, Certifications, and Attestations**Description Area**

Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor

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2025 Action Plan for MBTA Communities

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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Middleton
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	750
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Justin Sultzbach
1.7a. Title	Town Administrator
1.7b. Email Address	justin.sultzbach@middletonma.gov
1.7c. Phone Number	19787773617
1.8 Please provide the name of the municipal CEO	Justin Sultzbach
1.8b Mailing address of municipal CEO	48 South Main Street Middleton, MA 01949
1.8c Email address of municipal CEO	justin.sultzbach@middletonma.gov

1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	<p>The Town secured a consultant to explore 3A Zoning in Middleton in August of 2023. This public process included multiple public input sessions and a public hearing with the Planning Board, ultimately producing a proposed MBTA Zone.</p> <p>This was voted on at the Annual Town Meeting on May 14th, 2024, resulting in a 161 "No" to 101 "Yes" vote (~61.5% against)</p> <p>A second vote was initiated by Citizen's Petition during a December 12th, 2024, Special Town Meeting. The proposal failed, resulting in a 315 "No" to 230 "Yes" vote. (~57.8% against)</p> <p>In both instances the proposed zone was supported with reluctance by a majority of the Planning Board and Select Board, however Town Meeting has spoken twice on this issue in the negative. There is no appetite to bring this forward at the upcoming May 2025 Annual Town Meeting.</p> <p>In collaborating with the Planning Board and Select Board, my office has identified that of the 177 MBTA Communities, Middleton is the only one that does not host Commuter Rail service either within our borders, or within the borders of our seven adjacent communities. Please see attached materials relative to this map oversight.</p>
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Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes

2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	The Town adopted: A new Master Plan in 2018 with a planned refresh for 2028 A Housing Production Plan which expired in '24 with a planned refresh this year ('25) An Affordable Housing Trust, which was established in 2022
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2.3. Is this municipality currently working on any other planning for housing?	Yes
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2.3a. Please briefly describe the housing work underway.	The Affordable Housing Trust has kicked off the process of developing an Inclusionary Zoning Bylaw. The Town has also recently permitted a 60 Unit 40B project in our Town Center.
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2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?	Yes
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2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?	No
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Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)	e. Other zoning strategy
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3.1e. Please briefly explain the strategy. Optional: Attach any supporting documents that show planning work this community has already done for this strategy.	Please see attached documentation relative to Middleton's status as an MBTA Community.
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3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	Middleton is currently under severe water restrictions under it's DEP water permit. Given it's agricultural history and layout, Middleton has limited walkability, bike lanes, and is in a public transit desert.
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Section 4: Action Plan Timeline

Description Area	This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC
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Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Engage EOHLC, Governor's Office and Legislature relative to MBTA Community Map
	Feb 13, 2025
	Feb 13, 2025
Short Answer	Meet with EOHLC, Governor's Office and Legislature relative to MBTA Community Map
	Mar 13, 2025
	Mar 13, 2025
Short Answer	Public Forum to mark Mid-way point to July compliance deadline
	Apr 28, 2025
	Apr 28, 2025
Short Answer	Annual Town Meeting - No Action Taken

May 13, 2025

May 13, 2025

Short Answer

Further deliberation relative to MBTA Community Map if needed

Jun 13, 2025

Jun 13, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area

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File

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2025 Action Plan for MBTA Communities

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Section 1: Identification

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1.1 MBTA Community Name	Hamilton
1.2. Community Category	Commuter rail community
1.3. Multifamily Unit Capacity Requirement	731
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	Yes
1.5a. Please list MBTA commuter rail stations that are located within the municipal boundaries	Hamilton-Wenham Commuter Station
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Joseph Domelowicz
1.7a. Title	Town Manager
1.7b. Email Address	jdomelowicz@hamiltonma.gov
1.7c. Phone Number	(978) 626-5201
1.8 Please provide the name of the municipal CEO	Caroline Beaulieu
1.8b Mailing address of municipal CEO	13 Pleasant St. South Hamilton, MA 01982
1.8c Email address of municipal CEO	c.beaulieu@hamiltonma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Task force consisting of Town Manager, Planning Director, and one member each of the Select Board and Planning Board are working with the town's consulting firm Utile Architecture and Planning to develop the draft zoning. The Planning Board will begin holding hearings and workshops on the draft zoning in early April for consideration at a Special Town Meeting in June. The date of the STM has not yet been set, but we are targeting June 21.

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
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2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes
2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	<p>The town has an a recently updated Housing Production Plan and in 2024 completed a townwide Master Plan.</p> <p>The Housing Production Plan has stated targets for creating affordable housing and since 2018, the town has approved several affordable housing projects totaling 73 units, with 23 of those units having been built and permits for others pending funding.</p> <p>The Housing Production Plan and Master Plan both detail the amount of developable land available in Hamilton.</p>
2.3. Is this municipality currently working on any other planning for housing?	Yes
2.3a. Please briefly describe the housing work underway.	The Planning Board is working on a form based code to allow for more housing in the downtown district and is promulgating regulations to clarify the state's new ADU law.
2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?	No
2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?	Yes

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)	c. A new 40R or other overlay zoning district
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3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).	The town is currently working through scenarios that include 2-3 multi-family housing districts across the town, including a form based code in the downtown district that is nearest to the Commuter Rail station, as well as outlying districts on other privately owned parcels in town.
3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	Pedestrian-oriented design, pedestrian/bicycle connections to Commuter rail station and other services and amenities, stormwater management, accessibility for the disabled and those with limited mobility, and sufficient capacity for on-site septic facilities (Hamilton does not have any public sewer facilities), parking and bicycle storage are important considerations for the Town. Additionally, the Downtown/Town Center is the only area of Hamilton with any significant retail/commercial activity so maintaining mixed-use development opportunities in at least parts of the Downtown area is an important consideration for the Town.

Section 4: Action Plan Timeline

Description Area	This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC
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Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Public Outreach
	Jun 01, 2024
	Jun 15, 2025
Short Answer	Developing Zoning

Jun 01, 2024

May 30, 2025

Short Answer

Applying EOHLC's compliance model to test for density and unit capacity

May 15, 2024

May 30, 2025

Short Answer

Planning Board Hearings

Apr 07, 2025

May 23, 2025

Short Answer

Holding Legislative Sessions (Special Town Meeting)

Jun 21, 2025

Jun 21, 2025

Short Answer

Submit District Compliance Application to EOHLC

Jun 23, 2025

Jul 10, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area

Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor

File

<https://www.formstack.com/admin/download/file/17569416362>

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Gloucester
1.2. Community Category	Commuter rail community
1.3. Multifamily Unit Capacity Requirement	2270
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	Yes
1.5a. Please list MBTA commuter rail stations that are located within the municipal boundaries	Downtown Gloucester Station and the West Gloucester Station.
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Jill Cahill
1.7a. Title	Chief Administrative Officer
1.7b. Email Address	jcahill@gloucester-ma.gov
1.7c. Phone Number	(978) 325-5104
1.8 Please provide the name of the municipal CEO	Greg Verga
1.8b Mailing address of municipal CEO	9 Dale Avenue Gloucester City Hall Gloucester, MA 01930
1.8c Email address of municipal CEO	gverga@gloucester-ma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Gloucester's multi-family zoning ordinance was develop by the Planning Board supported by planning staff, legal counsel, and consultant support by RKG Associates and Inness Associates.

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
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2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes
2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	<p>The city completed a Housing Production Plan that identified key strategies to increase the stock of housing to meet identified community needs. Such needs included housing of all types (single and two-family and multifamily) for households of varying income levels, including low and moderate income households. Following the adoption of the plan the city has undertaken zoning efforts that have broadened the City's inclusionary housing requirements and promoted an increase in year-round rental stock by permitting Accessory Dwelling Units by-right and facilitate the permitting of one, two and three family dwellings. The city has also supported the redevelopment of several key sites identified in the plan through the development of city-owned land and the Local Initiative Program. The plan has since expired, but housing is also a current focus of our comprehensive planning process.</p>
2.3. Is this municipality currently working on any other planning for housing?	Yes
2.3a. Please briefly describe the housing work underway.	<p>The Housing Element of the Comprehensive Plan includes a number of implementation strategies to further housing goals. The City is also conducting public hearings and focus groups surrounding an update to its CDBG 5-year Consolidated Plan. Later this spring the City will begin updating it's Housing Production Plan.</p>
2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?	Yes
2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?	No

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)

c. A new 40R or other overlay zoning district

3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).

The City of Gloucester submitted an Action Plan in January of 2023 outlining the process to achieve compliant zoning by the Commuter Rail Community deadline of December 31, 2024. The city contracted with RKG Associates and Innes Associates and kicked off the planning process in March of 2024. Over the course of the next six months the City held a dozen public meetings including three public forums to solicit ideas and feedback on proposals. The planning process concluded with the Planning Board's initiation of a Multi-family Overlay District ordinance and associated minor amendments to comply with MGL Chp 40A/3A and the guidelines. After public hearings in September and October, amendments were unanimously recommended by the Planning Board and unanimously adopted by the City Council. The reason for this Action Plan is due to a successful citizen petition requiring a referendum. Attached is the presentation delivered by planning staff at the opening of the zoning public hearing detailing the proposal which consists of four subdistrict: one around the Downtown Gloucester Station, one around the West Gloucester Station permitting three family dwelling by right, and two higher density district: one near the Downtown Station and another adjacent to and existing higher density district up near Gloucester mixed use retail/housing complex known as Gloucester Crossing.

File

<https://www.formstack.com/admin/download/file/17569990478>

3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?

Gloucester's response to 3A focused on existing development patterns, design and neighborhood character, walkability, locating housing near amenities, and siting housing in areas supported by infrastructure.

Section 4: Action Plan Timeline

Description Area

This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC

Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Public outreach is ongoing up and until the referendum election with a date of April 24, 2025. Aside from the City providing question and answers regarding the enacted zoning a Yes for Gloucester campaign organization has been formed with has its own education campaign including social media and traditional campaign strategies being deployed.
	Jan 15, 2025
	Apr 25, 2025
Short Answer	Zoning has been approved by unanimous vote of the Gloucester City Council but has been challenged by a citizen petition for a referendum.
	Mar 25, 2024
	Oct 01, 2024
Short Answer	The zoning passed in October of 2024 has already been run through the compliance model with the assistance of RKG Associates and has been found to meet all model metrics.
	Jul 15, 2024
	Aug 15, 2024

Short Answer

Planning Board held several public meeting in the development of the final proposal in the months of July and August of 2024.

Jul 15, 2024

Aug 30, 2024

Short Answer

Planning Board and City Council held to joint public hearing son September 11, 2024 and September 26, 2024. The Planning Board made is final reccomendation on September 26, 2024. The City Council adopted multifamily zoning at its final public hearing on October 1, 2024.

Sep 11, 2024

Oct 01, 2024

Short Answer

After a successful referendum to be held in a special election on April 24, 2025, the city will file a district compliance application by May 15, 2025.

Apr 25, 2025

May 15, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area

Please attach a signed statement on municipal letterhead, including the following language:"I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025"For Towns: The statement must be signed by the Town Manager/AdministratorFor Cities: The statement must be signed by the Mayor

File

<https://www.formstack.com/admin/download/file/17569990507>

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Duxbury
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	750
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Rebecca Roughley
1.7a. Title	Interim Planning Director
1.7b. Email Address	rroughley@duxbury-ma.gov
1.7c. Phone Number	(781) 934-1100 ext. 5475
1.8 Please provide the name of the municipal CEO	Rene Read
1.8b Mailing address of municipal CEO	878 Tremont St Duxbury, MA 02332
1.8c Email address of municipal CEO	read@duxbury-ma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Rebecca Roughley - Interim Planning Director Emily Hadley, Planning Administrator Kristin Rappe, Planning Board Chair Wayne Dennison, Planning Board Vice-Chair Tag Carpenter - Planning Board Member Lauren Sirois, Planning Board Member Matthew Ray, Planning Board Member Kristin Rappe, Planning Board Member Vacant, Planning Board Member MBTA Working Group - 7-9 Members (Currently being reinstated) Citizen's Housing and Planning Association - Public Engagement MAPC - Technical Assistance (Not yet contracted)

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?

No

2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?

Yes

2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.

2024 Housing Production Plan Update:

Pages 77 - 90 discuss the planning and strategy goals:

- Preserve existing affordable units, especially rental units for very low-income households, including considering a rental subsidy program;
- Increase the supply of affordable rental housing for low-income (60%-80% AMI) households;
- Increase the supply of affordable rental housing for low-income (30%-60% AMI) households;
- Increase affordable homeownership opportunities for first-time homebuyers earning 70%-80% AMI and 80%-100% of AMI;
- Increase housing and support opportunities for special needs populations such as battered women, developmentally disabled persons, survivors of traumatic brain injury, veterans or formerly homeless persons (note developments can target certain populations as long as they do not exclude others);
- Continue to identify new sources of funding for affordable developments as they become available and create a housing developer financing tool kit.
- Amend the Zoning By Law to further encourage affordable housing and more specially, fix the inclusionary housing by law, pass Halls corner mixed use zoning and amend the accessory dwelling unit by law and pass the MBTA Communities Act.

4 Strategies are discussed beginning on page 79:

- Education Strategies
- Zoning and Planning Strategies
- Preservation Strategies
- Housing Production Strategies

2019 Comprehensive Plan:

Housing Goal 1: Diversify housing options to support an aging population, affordability, and a more diverse population.

- Strategy 1.1: Foster new housing types, such as mixed-use housing at

neighborhood business

districts or new housing types for downsizing seniors/starter homes.

- Strategy 1.3: Encourage efforts to address housing affordability

including
supporting the Affordable Housing Trust, cooperative housing, or
other
models to diversify housing offerings and options, identify
Town-owned or
privately owned land suitable for housing production, permit and
document
previously un-permitted housing units, and preserve existing
affordable
units and deed restrictions.

Housing Goal 5: Integrate new housing into existing neighborhood
business districts.

- Strategy 5.2: Encourage the redevelopment of single-story
commercial
buildings into multiple story buildings that include ground floor
commercial
uses and upper floor residential units in the neighborhood
business districts
of Hall's Corner, Snug Harbor, and Millbrook.

- Strategy 5.3: Streamline zoning and permitting approvals for
projects that
include residential uses and amend the zoning bylaw to
encourage mixed
uses in existing neighborhood business districts

- Strategy 5.4: Explore targeted infrastructure investments, such
as
wastewater, to support additional mixed-use activity in
neighborhood
business districts.

- Strategy 5.5: Focus regulations and incentives on the creation of
both
smaller units and rental units to diversify housing options in
existing
neighborhood business districts

Economic Development Goal 1: Focus on distinct neighborhood
business
district-based economic
development

- Strategy 1.3: Increase residences within and near the business
districts
by working with property owners to determine priority
underutilized sites for
mixed use redevelopment.

Land Use Goal 2: Incrementally improve nodes of current activity,
such as
neighborhood business districts, as walkable, amenity-rich
neighborhood
centers.

- Strategy 2.2: Explore zoning options to enhance incentives for

the
creation of diverse housing options where suitable

2.3. Is this municipality currently working on any other planning for housing?

Yes

2.3a. Please briefly describe the housing work underway.

MAPC is revising the Town's inclusionary zoning bylaw, KP Law is revising the ADU bylaw. The town is looking to having these two bylaws in addition to the MBTA bylaw on a Special Town Meeting early summer of 2025

2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?

Yes

2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?

Yes

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)

- a. An existing zoning district or districts that might already comply with the Section 3A Guidelines
- d. A new base zoning district or districts
- e. Other zoning strategy

3.1a. Please identify and briefly describe the possibly-compliant district(s), including any characteristics of existing development or transit options that make it suitable for use as this community's 3A-compliant district. Optional: Attach any supporting documents.

Prior Work before 11/18/24 Town Meeting: Duxbury is considering one site, composed of 15 separate parcels comprising 27.38 acres that are being strongly considered for the primary minimum 25-acre MBTA zoned area. Much of the 27.38-acre area has already been developed for market rate multifamily housing at a density just over 13 units per acre. However, some of the parcels may not be eligible so we have also identified an additional two parcels with over 50 acres combined that could be used to supplement acreage to reach the required 25. The expectation is that this area would be rezoned to a base multifamily zone with as-of-right permitting at 15 units per acre. It is possible that there would be the potential for new development in this zone based on designating enough of the additional 50 acres. This site is served by public transit as it is located along a bus route. Additionally, the Town is looking to develop pedestrian facilities linking the site to shopping and services via the Complete Streets program.

Work since Town Meeting failed vote: The town is looking to hire a new consultant to look at already developed sites in addition to the undeveloped sites. Previous Map with sites is attached, (Island Creek and Bonjis site that was proposed at the special town meeting)

The current map attached shows Summer-Congress as being one of the primary sites. Over the summer of 2024 the site changed to the Bonjis site. Duxbury needs to keep the Island Creek site for Special Town meeting, but come up with a new site, preferably an already developed area.

File

<https://www.formstack.com/admin/download/file/17570617509>

3.1d. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work this community has already done for this district.

Prior Work before the Special Town Meeting: There is one potential 40R or similar type of development opportunity located around a key intersection on Route 53 in west Duxbury. The area is ideally situated and structured for a mixed-use village type of development opportunity. The site consists of six (6) initial parcels totaling 22.08 acres

but additional land adjacent to the site may also be available for acquisition. A master plan would be needed to fully flesh out the conceptual idea but the expectation is that it would include multifamily buildings, row houses, and apartments above storefront commercial uses and be able to accommodate from 150-250 units. There is a strong interest in using Form-Based Codes for this area. The site is located along a state highway but currently lacks transit or pedestrian facilities. However, it is located on the most direct route to the Kingston commuter rail station

There are four areas currently under consideration with areas including 3, 104, 32, 18, and 9 acres respectively that are being considered for two new base multifamily zone types based on development scale. Larger parcels would likely be appropriate for a more conventional multifamily zoning district while the smaller sites might be appropriate for more a boutique-like development. Sites have just recently been identified from a larger pool of options and we are currently looking for comparable bylaws that fit the typology. One of these sites is located on a public transit route and none currently have pedestrian facilities adjacent or nearby.

The current map attached shows what went to the Special Town Meeting on 11/18/24.

The Selectboard just voted to support another special town meeting and reconvene the MBTA Working Group on 2/3. On 2/10 the Planning Board discussed increasing their involvement and changing the Bonji's site, but keeping the Island Creek site. The Plan, while some new, additional parcels have been discussed, the lack of available funds and calendar time to conduct the necessary site analysis and modeling work is a serious impediment to any broader consideration of alternative locations. Some residents have expressed interest in a larger number of smaller developments throughout the Town.

3.1e. Please briefly explain the strategy. Optional: Attach any supporting documents that show planning work this community has already done for this strategy.

We initially tried to comply with both the spirit and letter of the law, and the Town soundly rejected this approach, in no small part due to the great deal of uncertainty related to the fiscal impact and societal risks of a second disproportionately large and dense increment of housing. This valid concern is based on our prior experience with the first instance of such development, the Island Creek apartment complex. Therefore, due to this well-informed sensitivity of the Town Meeting voters, we are now considering pursuing a letter-of-the-law compliance strategy with lower perceived development risk.

The Town has applied for DLTA funds to conduct an economic impact study in January - waiting to hear back from Old Colony Planning Council. The town has secured a partnership with CHAPA to conduct community outreach. The town believes that more public outreach is needed to educate the voters. The town has also reached out to MHP for more technical assistance in modelling new sites. The strategy moving forward will be more public outreach, lower perceived development risk, and a stronger alliance between the Select Board, Planning Board, and MBTA Working Group.

Attached is the FAQ the Town handed out at the community forums and Town meeting to aide in the planning efforts. The Town intends on updating this document.

File

<https://www.formstack.com/admin/download/file/17570617545>

3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?

Duxbury considers it important that potential multifamily districts be integrated into the community fabric and function seamlessly in regard to mobility, services, and amenities. We are striving to have selected sites located along commuter routes including bus lines and those roads that most directly connect to adjacent community commuter rail stations. Additionally, connecting facilities and services to these sites via pedestrian and bicycle facilities is a key criterion. We have a number of specific Complete Streets projects identified in our 2021 Prioritization Plan and several additional projects expected to be added to a 2023 update to the Plan that we aim to coordinate with the designated sites. We feel that it is important to residents of these developments to have some means to reasonably access shopping, government services, recreation, and other activities without the need for a private car. Finally, we hope to integrate green and sustainable elements in these developments including but not limited to useable open space, shade trees, community gardens, alternative energy provisions, and other sustainable building practices, understanding that these elements are not intended to add any significant cost to the developments.

Section 4: Action Plan Timeline

Description Area	This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC
Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Reconvene the MBTA Working Group

	Feb 11, 2025
	Feb 17, 2025
Short Answer	Site Selection
	Feb 17, 2025
	Mar 17, 2025
Short Answer	Public Participation
	Mar 01, 2025
	Jun 16, 2025
Short Answer	Amend Current MBTA Zoning Bylaw
	Mar 01, 2025
	May 01, 2025
Short Answer	Planning Board Public Hearing
	May 12, 2025
	May 12, 2025
Short Answer	Preadoption Application
	May 01, 2025
	May 14, 2025
Short Answer	Town Meeting Legislative Cycle
	Jun 16, 2025
	Jun 16, 2025
Short Answer	Submittal to EOHLC
	Jun 18, 2025
	Jul 01, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area

Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor

File

<https://www.formstack.com/admin/download/file/17570617629>

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Wrentham
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	750
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Rachel Benson
1.7a. Title	Director of Planning & Economic Development
1.7b. Email Address	rbenson@wrentham.gov
1.7c. Phone Number	15083845441
1.8 Please provide the name of the municipal CEO	Michael King
1.8b Mailing address of municipal CEO	79 South Street Wrentham, MA 02093
1.8c Email address of municipal CEO	mking@wrentham.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Planning Board

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes

2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.

The updated 2022 Master Plan focuses on several key areas, of those there are several housing related strategies established as part of that work. A couple of examples are: Master Plan Housing Goal #3: Encourage a greater variety of housing options in order to better serve residents and the people who work in Wrentham, and to allow greater access to the educational, cultural and community opportunities in Wrentham. Master Plan Housing Goal #4: Thoughtfully promote deed-restricted Affordable Housing in order to stay above the Commonwealth's regulated threshold of 10% to retain local control over development. More specifically, the Planning Board undertook an expansive site selection process to comply with the 3A Law. This work took place from February 2024 right up until the Town Meeting held in December 2024. The plan ultimately failed to pass; however, the Board is confident in its selections and will re-submit them for the upcoming Town Meeting in June 2025.

2.3. Is this municipality currently working on any other planning for housing?

No

2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?

Yes

2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?

Yes

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)

c. A new 40R or other overlay zoning district

3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).	Two district locations were chosen as shown on the attached maps. Please take a look at the Town's MBTA project page for work that was done last year to comply with previous guidelines. See project webpage here: https://www.wrentham.gov/185/MBTA-Communities
3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	Wrentham considers it important for the zoning district to align as closely as possible with the recently developed "Vision of Tomorrow Master Plan". The master plan is available to see online at https://www.mapc.org/wp-content/uploads/2023/03/Wrentham-Master-Plan_Final-Document.pdf

Section 4: Action Plan Timeline

Description Area	This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC
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Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Public Outreach
	Feb 18, 2025
	Apr 02, 2025
Short Answer	Developing zoning
	Mar 05, 2025
	Apr 02, 2025

Short Answer	Applying EOHLC's compliance model to test for density and unit capacity
	Mar 05, 2025
	Mar 05, 2025
Short Answer	Holding planning board hearings
	Mar 05, 2025
	Mar 05, 2025
Short Answer	Holding legislative sessions and adopt compliant zoning
	Jun 02, 2025
	Jun 02, 2025
Short Answer	Submit District Compliance application to EOHLC
	Jul 14, 2025
	Jul 14, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area	Please attach a signed statement on municipal letterhead, including the following language:"I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025"For Towns: The statement must be signed by the Town Manager/AdministratorFor Cities: The statement must be signed by the Mayor
File	https://www.formstack.com/admin/download/file/17574922598

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Weston
1.2. Community Category	Commuter rail community
1.3. Multifamily Unit Capacity Requirement	750
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	Yes
1.5a. Please list MBTA commuter rail stations that are located within the municipal boundaries	Kendal Green Silver Hill and Hastings are in the Town but are not counted as they are only restoring intermittent service
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	Yes
Description Area	Stations that are located outside of municipal boundaries but that have "developable station area" within the boundaries might affect district location criteria, as further described in Section 8 of the regulations. Please refer to the regulations for definitions of "transit station area", "developable station area", and "developable land".
1.6a. Please list the MBTA transit stations that are located outside of the municipal boundaries but might have developable station area within them.	Wellesley Farms, Riverside
1.7. Please provide the name of the person filling out this form	Imaikalani Aiu
1.7a. Title	Town Planner
1.7b. Email Address	aiu.i@westonma.gov
1.7c. Phone Number	17817865065
1.8 Please provide the name of the municipal CEO	Leon Gaumond
1.8b Mailing address of municipal CEO	11 Town House Rd Weston, MA 02493
1.8c Email address of municipal CEO	gaumond.l@westonma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Leslie Glynn, Planning Board Chair Shawn Lanier, Planning Board Vice Chair Lise Revers, Select Board

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?

No

2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?

Yes

2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.

Strategies from the Updated Housing Production Plan, adopted September 2021

- ☐ Consider adopting a Historic Reuse Overlay District with Affordability Requirements - Adopted zoning to allow for 20 units of age restricted multifamily in the Historic Drabbington Inn. Project is currently undergoing Site Plan Approval.
- ☐ Consider allowing more flexibility to create Accessory Dwelling Units (ADUs) - Adopted a by right ADU Zoning Bylaw at 2024 Special Town Meeting
- ☐ Work with property owners to encourage friendly 40B development/LIP on strategic sites - 172 Unit 40B at 751 Boston Post Road is being reviewed for Building Permit; Comprehensive Permit issued for 6 Unit Habitat for Humanity project on Town owned land at 1-11 Wellesley.
- ☐ Expand Weston Affordable Housing Trust's Homeownership Opportunities Program - Funded Affordable Homeownership Opportunity fund for \$1,000,000 at 2022 ATM
- ☐ Consider the possibility of supporting the Brook School expansion - Design funds for additional units approved at 2023 Special Town Meeting
- ☐ Support the creation of a community organization focused on housing in Weston - Formed a Housing Coalition which has held Housing Roundtables, the last of which was held February 29, 2024, and supported the Planning Board in carrying out the public process for creating a compliant 3A zone.

2.3. Is this municipality currently working on any other planning for housing?

Yes

2.3a. Please briefly describe the housing work underway.	Working with appointed committee to develop 20 multifamily units at 0 Riverside, land obtained in swap with developer. Have continued discussions with large private institutional landowners such as the Campion Center, Pope St. John XXIII seminary, and Regis College about using their vacant land for housing development.
2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?	Yes
2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?	Yes

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)	c. A new 40R or other overlay zoning district
3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).	<p>The following districts were proposed at the December 2024 Town Meeting -</p> <p>MBTA 3A Multifamily Overlay I - 0 Hobbs Brook and 199 Church Street - 9.32 acres total; 24 Units</p> <p>MBTA 3A Multifamily Overlay II - Portions of 133 Boston Post Road - 24.66 acres total, 302 units</p> <p>MBTA 3A Multifamily Overlay III - 0,9, and 13 Riverside Road -11.01 acres total, 246 Units</p> <p>MBTA 3A Multifamily Overlay IV - 75 and 99 Norumbega Road - 8.09 acres total, 118 Units</p> <p>MBTA 3A Multifamily Overlay V - 100 Brown Street - 15.4 Acres total, 61 Units</p> <p>A copy of the proposed bylaw amendment from the December 2024 Town Meeting is attached.</p>
File	https://www.formstack.com/admin/download/file/17575351243

3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	Building massing, setbacks, lighting, site design consistent with Town's Site Plan Approval criteria, pedestrian and bicycle connectivity.
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Section 4: Action Plan Timeline

Description Area	This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC
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Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Public Outreach
	Feb 29, 2024
	Apr 16, 2025
Short Answer	Developing Zoning
	Jul 22, 2024
	Mar 19, 2025
Short Answer	Applying EOHLC's compliance model to test for density and unit capacity
	Mar 05, 2025
	Apr 02, 2025
Short Answer	Holding planning board hearings
	Mar 19, 2025

Apr 16, 2025

Short Answer

Holding legislative sessions and adopt compliant zoning

May 05, 2025

May 05, 2025

Short Answer

Submit District Compliance application to EOHLC

Jul 09, 2025

Jul 11, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area

Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor

File

<https://www.formstack.com/admin/download/file/17575351263>

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Winthrop
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	882
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Anthony Marino
1.7a. Title	Town Manager
1.7b. Email Address	amarino@winthropma.gov
1.7c. Phone Number	(617) 846-1705
1.8 Please provide the name of the municipal CEO	Anthony Marino
1.8b Mailing address of municipal CEO	One Metcalf Square Winthrop, MA 02152
1.8c Email address of municipal CEO	amarino@winthropma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	<p>The core team members are the Winthrop Town Manager, Anthony Marino, the Assistant Town Manager in charge of Economic Development & Planning, Cheryl McCormick, and Town Attorney James Cipoletta. As we have already created a plan based on the previously approved Guidelines, we will have input from the Planning Board and the Winthrop Town Council. We will run any plans or changes to existing plans by our consultant, Erik Halvorsen, from RKG Associates. Winthrop's Planning Board has five members with a diverse knowledge of planning, construction, and zoning bylaws. Winthrop's Town Council consists of nine members with varying experience who have been actively involved in the prior process of creating an overlay district plan. Also, as stated above, Winthrop has the services of Eric Halvorsen and his team at RKG associates to assist in any changes from the previously approved guidelines and the anticipated promulgated regulations that EOHLC proposes. We are in the comment period as of the date that this action plan is being drafted.</p>

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?

No

2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?

Yes

2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.

The Winthrop Planning Board submitted a MBTA Communities compliance plan to the Town Council for approval. This plan included two overlay districts at Seal Harbor Road (Seal Harbor 1 & 3 and Fort Heath Apartments) and Governors Park Condominiums located off Revere Street. This plan also included taking approximately 220 offset units from our Center Business District (CBD) to acknowledge the development that has already occurred and potential future development. Winthrop will also submit suggested language during the Public Comment period to promulgate MBTA Communities regulations to include a density exemption.

Currently, Winthrop has approximately 158 new residential units in various stages of approval for construction, which will only add to our already high housing density.

Once the new regulations are approved and in effect, the Planning Board will review and develop a new compliance plan to submit to the Town Council for their consideration and vote.

2.3. Is this municipality currently working on any other planning for housing?

No

2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?

Yes

2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?

Yes

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)

c. A new 40R or other overlay zoning district
e. Other zoning strategy

3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).

Winthrop is a peninsula prone to coastal flooding. Winthrop is one of the highest housing density towns in the commonwealth and has made zoning changes over the years to allow housing development in its commercial downtown (Center Business District), Waterfront Properties (Waterfront Districts), and two-family homes are allowed as a matter of right in all other residential districts. Currently, Winthrop has approximately 158 units in various stages of approval for construction, which will only add to our already high housing density.

The original plan brought forward by the Planning Board for consideration by the Winthrop Town Council included two overlay districts at Seal Harbor Road (Seal Harbor 1 & 3 and Fort Heath Apartments) and Governors Park Condos located off of Revere Street. This plan also included taking approximately 220 offset units from our CBD district to acknowledge the development that has already occurred and potential future development. Lastly, it included a change to the CBD zoning language parking section that removed a special permit requirement and allowed that section to be reviewed during the site plan review by the Planning Board. The Town Council voted at their meeting on November 19, 2024, 4-3, with one abstention and one recusal to not approve the Planning Board's recommended plan. The reason for the abstention was that the Councilor wanted to wait for the verdict in the Town of Milton vs. the Attorney General's Office before they voted.

It is assumed that the newly promulgated regulations will be similar to the previously approved guidelines if not precisely the same. However, Winthrop will submit suggested language during the public comment period to include a density exemption in the new regulations and is hopeful that the EOHLC and Secretary Augustus will give this fair consideration for all of the abovementioned reasons. In addition to the reasons listed above, it should also be mentioned that as of 2020, Winthrop has 5669 multi-family units, which is 64% of its housing stock, and 3239 Single-family structures, which is 36% of its housing stock. The housing density listed above, along with our current rate of development, proximity to the MWRA Sewage Treatment facility located at Deer Island and Logan Airport, and all of the flooding concerns, easily make the case for a density exemption being added to the new regulations.

Winthrop has already worked to create new housing units long before MBTA Communities/3A zoning was being considered and a density exemption that acknowledges that work should be added to the new regulations before they are approved.

File	https://www.formstack.com/admin/download/file/17575527236
3.1e. Please briefly explain the strategy. Optional: Attach any supporting documents that show planning work this community has already done for this strategy.	<p>The Winthrop Planning Board submitted a MBTA Communities Compliance Plan to the Winthrop Town Council for consideration and a vote that occurred on November 19, 2024.</p> <p>The Winthrop Town Council (9 members) at their November 19, 2024 meeting voted not to accept the Planning Boards Plan 4-3 with one abstention and one recusal.</p> <p>The Proposed zoning language and cover letter from the Winthrop Planning Board Chairperson is attached.</p>

File	https://www.formstack.com/admin/download/file/17575527238
3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	Access to Public transportation and walkability.

Section 4: Action Plan Timeline

Description Area	This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC
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Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Public Outreach
	Mar 01, 2025

Mar 31, 2025

Short Answer

Develop Zoning (Assuming Regulations are similar to Guidelines)

Apr 01, 2025

Apr 30, 2025

Short Answer

Applying EOHLC's compliance model to test for density and unit capacity

May 01, 2025

May 15, 2025

Short Answer

Holding Planning Board Meetings

May 16, 2025

Jun 16, 2025

Short Answer

Holding Legislative Sessions and Town Council considers adopting compliant zoning

Jun 17, 2025

Jul 11, 2025

Short Answer

Submit District Compliance Application to EOHLC if approved by the Legislative Body (Town Council)

Jul 14, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area

Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor

File

<https://www.formstack.com/admin/download/file/17575527273>

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Hanson
1.2. Community Category	Commuter rail community
1.3. Multifamily Unit Capacity Requirement	750
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	Yes
1.5a. Please list MBTA commuter rail stations that are located within the municipal boundaries	Hanson
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Antonio De Frias
1.7a. Title	Town Planner
1.7b. Email Address	tdefrias@hanson-ma.gov
1.7c. Phone Number	17812939035
1.8 Please provide the name of the municipal CEO	Lisa Green
1.8b Mailing address of municipal CEO	542 Liberty Street Hanson, MA 02341
1.8c Email address of municipal CEO	LGreen@HANSON-MA.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	<p>The Town of Hanson is utilizing municipal staff, such as the Town Planner, Building Commissioner, Zoning Administrator, Conservation and Board of Health agents in developing the proposed zone and related regulations. The services of Town Counsel have been used to draft appropriate zoning regulations that conform with MGL40A, Section 3A. Additional input has been provided by other various departments and members of the public.</p> <p>Hanson has in the past utilized two Technical Assistance Grants to retain consulting services from the Old Colony Planning Council and VHB in establishing preliminary zone conformance and Pre-Adoption review.</p>

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes
2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	<p>The Town of Hanson completed an update of the Master Plan in June of 2024. The plan will provide strategies and guidance over the next ten (10) year period related to the growth of the community including addressing existing and future housing needs.</p> <p>Hanson is currently in process of updating the Housing Production Plan, which is expected to be completed in June of 2025. Hanson also has an Economic Development Plan that was completed in 2019.</p> <p>Both documents address local housing needs and provide suggestions in the development of 40R zones, the use of 40B and the expansion of existing Flexible Overlay Zones to promote mixed use and affordable housing development. Hanson is striving to achieve its ten percent goal of affordable housing stock. Hanson is also currently examining the development of a Smart Growth 40Y District through a grant funded under the One Stop Program.</p> <p>Hanson currently has projects in various stages of completion that have been approved under the Comprehensive Permit and Flexible Overlay Regulations</p>
2.3. Is this municipality currently working on any other planning for housing?	Yes
2.3a. Please briefly describe the housing work underway.	Hanson has an existing Accessory Dwelling Unit bylaw which is being amended to allow these units As of right within all residential zones.

2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?

Yes

2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?

Yes

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)

- b. An existing zoning district or districts that must be amended to comply with the Section 3A Guidelines
- c. A new 40R or other overlay zoning district

3.1b. Please select the changes that may be necessary for the existing district to comply. Optional: Attach any supporting documents that describe this district.

- District boundaries
 - Use schedule
 - Dimensional regulations
 - Parking requirements
-

Explanation:

A portion of the current Flexible Overlay Zone is located within the 0.5-mile radius of the commuter rail station. Compliance of this zone to Section 3a would require the following:

The expansion of this zone to allow for the inclusion of additional properties that would create a zone totaling 50 acres.

Adjustments of building setback requirements and dimensional parking requirements.

The removal of the Special Permit requirement by the Zoning Board of Appeals.

The allowance of affordable housing units within the district.

These amendments to the bylaw would require Town Meeting Approval. Attached is a copy of the current regulations. Please refer to Section VI(H) - Flexible Zoning Bylaw/Special District (Section is Highlighted)

File	https://www.formstack.com/admin/download/file/17575915901
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3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).

The proposed district is located within the 0.5-mile radius as required and is bordered on the west by Phillips Street, on the east by High Street and along the south by Main Street (Route 27). A portion of the area falls within a Zone II Wellhead Protection District, with some individual sites be subject to MGL 131, Section 40 (the Wetlands Protection Act) and all of the district area being subject to Title V of the State Sanitary Code. The proposed district does include a site that is under the control of the Hanson Housing Authority and is currently being reviewed as a possible location for housing through a Technical Assistance Grant by Mass Housing.

Hanson did submit a Pre-Adoption Review Application in February of 2024. The EOHLC provided feedback in May of 2024 which outlined issues and concerns with the proposed district. Revisions to the district and bylaws have been made to address these issues. This information is attached.

File	https://www.formstack.com/admin/download/file/17575915903
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Hanson is currently in the design phase (60%) for pedestrian improvement along the Main Street corridor from Elm Street to High Street. Additionally, the Town is seeking funding to revise existing design plans for the Main Street corridor from High Street to Monponsett Street (Route 58). The construction of a sidewalk along Main Street will provide a safe passage and connectivity between the residential and business areas.

Future improvements to the streetscapes would include the planting of street trees and low maintenance flower beds along with sitting areas. The creation of bike lanes would connect to existing wildlife/recreation areas and trails located within the area of the proposed zone. Outdoor seating areas would be created for any eatery businesses that wish to locate within this area. Economic Development of the area to include several small businesses to address the needs of the community is a goal of the Town.

The town would examine the creation of a Railway Quiet Zone within the area to reduce noise pollution created by the commuter rail. The entrance/egress from the existing commuter rail station would require reconfiguring to address current traffic conflicts.

Section 4: Action Plan Timeline

This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC

Description Area	Task
Description Area	Start

Description Area	Finish
Short Answer	Public outreach
	Jan 13, 2025
	Jan 31, 2025
Short Answer	Developing zoning
	Feb 01, 2025
	Feb 28, 2025
Short Answer	Applying EOHLC's compliance model to test for density and unit capacity
	Mar 01, 2025
	Mar 10, 2025
Short Answer	Holding planning board hearings
	Mar 10, 2025
	Mar 24, 2025
Short Answer	Holding legislative sessions and adopt compliant zoning
	Apr 01, 2025
	May 05, 2025
Short Answer	Submit District Compliance application to EOHLC
	May 06, 2025
	Jul 14, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area	<p>Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025"</p> <p>For Towns: The statement must be signed by the Town Manager/Administrator</p> <p>For Cities: The statement must be signed by the Mayor</p>
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File	https://www.formstack.com/admin/download/file/17575915961

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Ipswich
1.2. Community Category	Commuter rail community
1.3. Multifamily Unit Capacity Requirement	971
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	Yes
1.5a. Please list MBTA commuter rail stations that are located within the municipal boundaries	Ipswich MBTA Commuter Rail Station.
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Alan Manoian
1.7a. Title	Director of Ipswich Planning & Community Development
1.7b. Email Address	alanm@ipswichma.gov
1.7c. Phone Number	(978) 356-6607 ext. 1031
1.8 Please provide the name of the municipal CEO	Stephen Crane
1.8b Mailing address of municipal CEO	25 Green Street Ipswich, MA 01938
1.8c Email address of municipal CEO	stephenc@ipswichma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	<ul style="list-style-type: none"> • Sarah Player, Ipswich Select Board & Ipswich Affordable Housing Trust Fund Board • Toni Mooradd, Chairperson Ipswich Planning Board • Glenn Gibbs, former Dir. Ipswich Dept. of Planning & Development • Carolyn Britt, Town of Ipswich Climate Resiliency Committee • Mariana Ovniceanu, Chairperson Ipswich Historical Commission • Peter Eliot, Ipswich Partnership, Inc. • Chris Doktor, Architect, Olson Lewis+Architects • Ken Redford, Town of Ipswich Housing Partnership • Alan S. Manoian, Dir. Ipswich Dept. of Planning & Community Development • Josh Fiala, Metropolitan Area Planning Commission (MAPC)

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes

2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.

Town of Ipswich MA - HOUSING PRODUCTION PLAN (2020)

These goals and strategies were developed based on a comprehensive housing needs and development constraints analysis combined with input from the housing focus groups conducted in May 2020, the public input collected through the Community Development Plan (CDP) engagement process, and the consultant's recommendations and best practices.

Summary of Goals - HPP

Goal 1. PRODUCTION. Create a minimum of 29 affordable homes annually, either through new construction or conversion of existing units-that count on the SHI towards the state's 10 percent threshold per MGL c.40B. Beyond the 10 percent threshold, continue to close the gap between available affordable housing units and the current housing needs of its residents.

Goal 2. OPTIONS FOR ALL. Encourage a mix of housing choices that offer diverse options.

Goal 3. LOCATION. Locate new multifamily and mixed-use residential development to enhance economic vitality and promote walkable, vibrant age-friendly neighborhoods.

Goal 4. CAPACITY AND FUNDING. Expand implementation capacity and funding resources.

Goal 5. OUTREACH AND ADVOCACY. Enhance communication, outreach, and expanded regional collaboration.

Goal 6. PRESERVATION. Continue to actively monitor and preserve the long-term affordability of existing affordable housing units.

Summary of Strategies - HPP

1. Strengthen the Inclusionary Zoning provisions to promote unit production.

2. Amend zoning to explicitly permit congregate housing and co-living, including in the Great Estate Preservation Development and Open Space Preservation (Cluster) zoning provisions.

3. Amend zoning in and near Town Center to allow well-designed multi-family and/or mixed-use options by-right with administrative site plan review and design guidelines, rather than by special permit only.

4. Adopt a 40R Smart Growth Overlay District with associated design guidelines to generate well-designed Transit-Oriented Development (TOD) with mixed-income housing near the train station.

5. Amend lot size and dimensional requirements in the IR district to permit contextually sensitive infill development and allow adaptive reuse of existing houses.

6. Provide more flexibility to create Accessory Dwelling Units (ADUs) and allow the creation of tiny houses or other small, detached accessory units. Ipswich Housing Production Plan FY2021-2025

7. Create an area vision plan and consider zoning amendments to allow mixed-use commercial and residential development along

Route 1.

Town of Ipswich MA - COMMUNITY DEVELOPMENT PLAN (2021)

GOAL 4. RANGE OF HOUSING CHOICE

- a. Expand education and advocacy employees. efforts to promote the creation of more diverse housing options including affordable housing options.
- b. Strengthen the Inclusionary Zoning provisions to promote unit production.
- c. Seek designation as an AARP "Age-Friendly Community" to advance local efforts to help people of all ages and abilities live easily and comfortably in the community.
- d. Restructure and expand the existing local first-time homebuyer programs to assist lower-income households most in need.
- e. Expand the capacity of the Town to implement housing initiatives and produce housing units.
- f. Work with the Housing Authority to explore opportunities to expand its stock of affordable units and support the organization's development and management capacity.
- g. Repurpose underutilized parcels, including Town owned and tax foreclosed property, for the creation of affordable or mixed-income housing options.
- h. Amend zoning to explicitly permit congregate housing and co-living, including in the Great Estate Preservation Development and Open Space Preservation (Cluster) zoning provisions.
- i. Provide more flexibility to create Accessory Dwelling Units (ADUs) and allow the creation of tiny houses or other small, detached accessory units.

GOAL 5. SMART HOUSING LOCATIONS

- a. Adopt a 40R Smart Growth Overlay District with associated design guidelines to generate well-designed Transit-Oriented Development (TOD) with mixed-income housing near the train station.
- b. Create an area vision plan and consider zoning amendments to allow mixed-use commercial and residential development along Route 1.
- c. Amend lot size and dimensional requirements for neighborhoods that are walkable to Town Center to permit contextually-sensitive infill development and allow adaptive reuse of existing houses.
- d. Amend zoning in and near Town Center to allow well-designed multi-family and/or mixed-use options by-right with administrative site plan review and design guidelines, rather than by special permit only.

GOAL 7. VIBRANT TOWN CENTER

- a. Create a new Town Center Plan with a focus on urban design with the Riverwalk as a unifying design element to and to improve connections to the Ipswich River.
- b. Support and strengthen the organizations that serve to fund

improvements and promote businesses in Town Center.

2.3. Is this municipality currently working on any other planning for housing? Yes

2.3a. Please briefly describe the housing work underway.

1.) In (2024) The Town of Ipswich, through the Ipswich Affordable Housing Trust Fund Board & Ipswich Housing Partnership approved municipal affordable housing funds in the amount of \$400,000 to support the development of the proposed 52-unit, 100% Affordable, Multi-Family, Mixed-Use development at 2 Washington St. in Downtown Ipswich, within 3-minute walk to the Ipswich MBTA Commuter Rail Station by non-profit affordable housing developer Harborlight Homes, Inc. 2.) In (2023) The Town of Ipswich, through the Ipswich Affordable Housing Trust Fund Board voted in favor of committing up to \$230,000 in local affordable housing funds to support the development of the Habitat for Humanity residential duplex home (2 new affordable residential units) located at 21 Leslie Road. At the Jan. 23, 2025 Meeting of the Ipswich Zoning Board of Appeals - the Habitat Duplex special permit/variance request was granted & project approved.

2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A? Yes

2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A? Yes

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)

- c. A new 40R or other overlay zoning district
- e. Other zoning strategy

3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).

75% of the Ipswich 3A/MBTA Communities (MOD) Multi-Family Overlay District, is inclusive of the contiguous MOD-1, MOD-2, MOD-4 sub-districts, all located in the heart of Downtown Ipswich adjacent to the Ipswich MBTA Passenger/Commuter Rail Station at Peatfield Street, and the additional 25% of the District accommodated in the MOD-1 sub-district, located with 2,500 ft. of the Ipswich Commuter Rail Station at Colonial Drive. (See attached proposed Ipswich (MOD) Map).

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3.1e. Please briefly explain the strategy. Optional: Attach any supporting documents that show planning work this community has already done for this strategy.

The Town of Ipswich 3A/MBTA Communities Task Force first convened in January 2023. Three (3) community informational forums were scheduled, promoted and conducted in March and April 2023. From these well-attended public forums, the residents of Ipswich identified the need to focus on enhanced-community engagement, building & district architectural design & standards, and considerations of Downtown Ipswich's noteworthy and highly-valued built historic pattern and context. To help facilitate this work, the Ipswich Dept. of Planning & Development prepared & submitted MA 3A/MBTA Communities technical assistance grant applications in May & June 2023. The Town of Ipswich has received three (3) state grants for an MAPC consultant team to support technical work for this project.

From Fall 2023 to Fall 2024, the Town, supported by the Ipswich 3A/MBTA Task Force and our MAPC consultant team was actively engaged in a civic visioning & planning process with extensive community engagement to determine the location, characteristics, and regulatory details/impact of Ipswich's proposed 3A/MBTA Communities Multi-Family Overlay District (MOD). A proposed 3A/MBTA Communities (MOD) Bylaw was initiated & prepared for Fall 2024 Town Meeting by the Ipswich Planning Board, approved by the Ipswich Select Board, and placed as a Warrant Article on the Fall 2024 Ipswich Special Town Meeting. The result was motion made & 2nd to "indefinitely postpone" voting on the proposed Ipswich 3A/MBTA (MOD) Bylaw until the anticipated ruling/opinion by the Massachusetts Supreme Judicial Court (SJC), in January 2025, on the so-called Town of Milton Case. The motion carried on the floor of Ipswich Town Meeting by one (1) vote. Following the ruling/opinion of the MA SJC - the Town of Ipswich 3A/MBTA Communities Task Force is fully-involved in an energetic and high-profile civic informational engagement process whereby the well-formulated and well-produced Town of Ipswich Multi-Family Overlay District (MOD) Bylaw and Zoning Map Amendment is proposed be placed as an article on the warrant for a future Ipswich Town Meeting vote in calendar year 2025.

File

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3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?

A prime non-housing characteristic for Ipswich's proposed 3A/MBTA (MOD) located in the heart of Downtown Ipswich and embracing the Ipswich MBTA Commuter Rail Station is multi-modal transportation infrastructure, amenities, and choices. This multi-modal transit foundation will be built upon the good design, full & inclusive accessibility, and the incremental provision of "Complete Streets" & "Great Streets" in Downtown Ipswich - naturally connecting to the surrounding traditional & close-knit neighborhoods. In addition, portions of Downtown Ipswich and the proposed 3A/MBTA (MOD), having been leveled of buildings & intensely paved over during Urban Renewal (60s/70s) are functioning as unhealthful "heat islands" in the summer & harsh/barren wind channels in the winter. The incremental design and installation of natural "regenerative" infrastructure such as Downtown Ipswich Miyawaki Forests/Pocket Forests (at the MBTA Station & beyond), as well as new Street/Shade Trees and native & drought tolerant shrubbery will bring a renewed sense of life and healthful lifestyle to our Commuter Rail Community that will incrementally grow and develop in Downtown Ipswich.

Section 4: Action Plan Timeline

Description Area

This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC

Description Area	Task
Description Area	Start
Description Area	Finish

Short Answer

The Ipswich Core Team shall schedule & conduct a series of community informational/engagement forums at various local venues. Also, a weekly series of informational videos shall be produced and posted on all municipal social media platforms & website. Proposed Ipswich 3A/MBTA (MOD) Bylaw & Map info overview piece shall be inserted in local utility bills.

Feb 04, 2025

Oct 28, 2025

Short Answer

The Ipswich Core Team with the benefit of MA State Grants and MAPC project consultants formulated, produced & delivered the Town of Ipswich 3A/MBTA Multi-Family Overlay District (MOD) Zoning Bylaw & Map Amendment in September 2024. The Ipswich 3A/MBTA (MOD) Bylaw is complete and prepared for placement as an Article on the Town Warrant for a future Ipswich Town Meeting in calendar year 2025.

Feb 12, 2024

Oct 21, 2024

Short Answer

Through Ipswich's 3A/MBTA (MOD) Bylaw & Map consultants at MAPC, the proposed Ipswich (MOD) was submitted to EOHLC and tested for density/unit capacity and determined compliant by the EOHLC. The MAPC prepared & delivered the required "Economic Feasibility Analysis of Ipswich's Inclusionary Housing Bylaw" - Memorandum dated Oct. 10, 2024 to the Ipswich 3A/MBTA Task Force. On Oct. 22, 2024, the MA EOHLC issued a "Pre-Adoption Review Application for Compliance with MBTA Communities/Section 3A Zoning Act" to the MAPC re: Proposed Ipswich 3A/MBTA (MOD) Bylaw & Map. The proposed Ipswich 3A/MBTA (MOD) meets the compliance model requirements - with one item cited - the required provision of an "Economic Feasibility Analysis of Ipswich's Inclusionary Housing Bylaw" - which has been produced & delivered by MAPC.

Aug 01, 2024

Oct 21, 2024

Short Answer

Ipswich Planning Board Hearings were scheduled/conducted as follows: July 11, 2024; August 1, 2024; with the Public Hearing on the proposed zoning bylaw amendment opening on August 22, 2024 and continued to and closed on August 29, 2024. The Planning Board shall initiate the 3A/MBTA (MOD) Bylaw & Map amendment for Ipswich Town Meeting in calendar year 2025 at the February 20, 2025 Planning Board Meeting with Public Hearing scheduled for the March 20, 2025 Planning Board Meeting.

Jun 11, 2024

Mar 20, 2025

Short Answer

Proposed for a future Ipswich Town Meeting in calendar year 2025 - the proposed Ipswich 3A/MBTA (MOD) Bylaw & Map shall be placed as an Article on the Warrant.

May 13, 2025

Oct 28, 2025

Short Answer

The Town of Ipswich's District Compliance Application shall be submitted promptly to MA EOHLC following a future Ipswich Town Meeting in calendar year 2025.

May 14, 2025

Oct 29, 2025

Section 5: Signatures, Certifications, and Attestations**Description Area**

Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor

File

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2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Millbury
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	750
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Conor McCormack
1.7a. Title	Director of Planning and Development
1.7b. Email Address	cmccormack@millburyma.gov
1.7c. Phone Number	(508) 865-4754
1.8 Please provide the name of the municipal CEO	Karyn Clark
1.8b Mailing address of municipal CEO	127 Elm Street Millbury, MA 01527
1.8c Email address of municipal CEO	kclark@millburyma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Barrett Planning Group, private consultant

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes

2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.

The Town of Millbury completed a master plan in 2019. That plan included a section on housing, which provided an analysis of current housing conditions and needs, and provided strategies for the town to continue to plan for and address housing needs in the community.

The town is also in the process of developing its first Housing Production Plan under 760 CMR 56.00. The document is expected to further outline existing housing conditions and needs, and to identify more specific strategies the town can take to address housing affordability.

2.3. Is this municipality currently working on any other planning for housing?

Yes

2.3a. Please briefly describe the housing work underway.

The town is also in the process of developing its first Housing Production Plan under 760 CMR 56.00. The document is expected to further outline existing housing conditions and needs, and to identify more specific strategies the town can take to address housing affordability.

2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?

Yes

2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?

No

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)

c. A new 40R or other overlay zoning district

3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).	The proposed overlay district will allow multi-family dwelling developments by-right within its boundary. It will provide a by-right review process with the Planning Board. It will include a requirement to require 10% affordable units, as provided for in the regulation. Town boards and staff are currently reviewing and evaluating several options for the final location of the overlay district.
3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	Density; relation to existing neighborhood characteristics; traffic impacts; impacts to municipal services, including schools; design of the building; proximity to existing street, sidewalk and bike lane networks; economic development impact; increase in municipal tax base.

Section 4: Action Plan Timeline

Description Area	This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC
Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Public Outreach - Discussion at Planning Board and Board of Selectmen meetings regarding the MBTA Communities law and recent changes to the requirements and deadlines.
	Jan 01, 2025
	Feb 13, 2025
Short Answer	Developing Zoning - Reviewing the proposed zoning amendment that did not pass town meeting in fall 2024 and exploring possible changes to the proposed overlay district requirements and location.

Jan 01, 2025

Feb 13, 2025

Short Answer

Applying EOHLC's compliance model to test for density and unit capacity - Work with the town's consultant to review any proposed changes from the previous MBTA Communities zoning district to ensure compliance with density and unit capacity requirements.

Jan 13, 2025

Mar 14, 2025

Short Answer

Hold planning board hearing

Mar 24, 2025

Apr 28, 2025

Short Answer

Holding legislative sessions and adopt compliant zoning

May 06, 2025

Jul 14, 2025

Short Answer

Submit District Compliance application to EOHLC

May 07, 2025

Jul 14, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area

Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor

File

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2025 Action Plan for MBTA Communities

Description Area

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Section 1: Identification

Description Area

The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, and developable land. This section of the Action Plan helps to identify the transit stations that determined each community's category. The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.

1.1 MBTA Community Name

Wenham

1.2. Community Category

Commuter rail community

1.3. Multifamily Unit Capacity Requirement

365

1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?

No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?

No

Description Area

Although there are no MBTA commuter rail stations within its municipal boundaries, this municipality's community category is Commuter Rail. This is because the methodology used to determine community category considers not only stations located within the boundaries, but also any stations that have 100 acres of "developable station area" within the boundaries. The regulations provide definitions of "transit station area", "developable station area", and "developable land" to explain how this determination was made. Developable station area from stations located outside of municipal boundaries may also affect location criteria as further described in Section 8 of the regulations.

1.5b. Please list the MBTA commuter rail stations that are located outside of the municipal boundaries might affect this municipality's community category.

Hamilton/Wenham

1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?

No

1.7. Please provide the name of the person filling out this form

Margaret Hoffman

1.7a. Title

Town Planner

1.7b. Email Address

mhoffman@wenhamma.gov

1.7c. Phone Number

(978) 468-5520

1.8 Please provide the name of the municipal CEO

Steve Poulos

1.8b Mailing address of municipal CEO

138 Main Street
Wenham, MA 01984

1.8c Email address of municipal CEO

spoulos@wenhamma.gov

1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Wenham Planning Board - Ann B. Weeks; Dan Pasquarello; David Anderson; Rick Woodland Kate Mallory - Land Use Director Richard Maloney - Wenham Building Inspector/Zoning Enforcement Officer
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Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes
2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	Wenham adopted their Master Plan in 2024. Goals include to Facilitate diverse and affordable housing options; Strategies include - Amending Zoning Bylaws to encourage the development of starter homes; Craft a zoning district that would permit a greater diversity of housing types; allowing accessory dwelling units by right; consider amending the towns dimensional requirements to allow for construction of smaller homes; amend subdivision regulations to help reduce costs of new home construction. The Town has begun exploring the best ways to implement these strategies. We have been awarded a Planning Grant to help update our Subdivision Rules and Regs but have yet to receive these funds from the EOHLC. Once received we plan to update the Subdivision Rules and Regs and zoning to create a path for the development of more housing that will satisfy a more diverse population. The Town has drafted an Accessory Dwelling Unit Bylaw allowing ADUs by right and expect that to pass at April 2025 Town meeting.
2.3. Is this municipality currently working on any other planning for housing?	Yes
2.3a. Please briefly describe the housing work underway.	The Affordable Housing Trust has begun to seek funding options to update their Affordable Housing Action Plan.

2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?	No
2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?	Yes

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)	d. A new base zoning district or districts
3.1d. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work this community has already done for this district.	The proposed districts are 6.3 acres within the half mile of the station and 27.8 acres off of route 128 at Boulder Lane. Map is attached
File	https://www.formstack.com/admin/download/file/17576820758
3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	Suitability of soils for septic, Water resources, Rte 1A traffic patterns, similar development in Hamilton in the same vicinity, wetlands, suitability of sidewalks, high land costs, adequate municipal services, bike lanes, school enrollments

Section 4: Action Plan Timeline

Description Area

This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC

Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Public Outreach
	Feb 24, 2025
	Apr 17, 2025
Short Answer	Review and amend zoning if necessary (Develop Zoning)
	Mar 27, 2025
	Apr 03, 2025
Short Answer	Applying DHCD Compliance Model
	Mar 27, 2025
	Apr 10, 2025
Short Answer	Hold Planning Board Hearings
	Apr 10, 2025
	Apr 10, 2025
Short Answer	Holding Legislative Sessions and adopt compliant zoning
	Jun 09, 2025
	Jun 09, 2025
Short Answer	Submit District Compliance Application to EOHLC

Jun 23, 2025

Jun 23, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area	Please attach a signed statement on municipal letterhead, including the following language:"I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025"For Towns: The statement must be signed by the Town Manager/AdministratorFor Cities: The statement must be signed by the Mayor
File	https://www.formstack.com/admin/download/file/17576820791

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Dracut
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	1233
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Alison Manugian
1.7a. Title	Assistant Town Manager/Community Development Director
1.7b. Email Address	amanugian@dracutma.gov
1.7c. Phone Number	(978) 453-4557
1.8 Please provide the name of the municipal CEO	Kate Hodges
1.8b Mailing address of municipal CEO	62 Arlington Street Dracut, MA 01826
1.8c Email address of municipal CEO	khodges@dracutma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	The Zoning Bylaw Review Committee is a standing committee that has been responsible to understand the community feedback and to develop the zoning map and bylaw language for MBTA compliance. The work of this committee is shared periodically with the Select Board and Planning Board for their input on the elements and political climate.

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
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2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes
2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	An updated Housing Production Plan was submitted for approval in January of 2025; the previous HPP having expired in October of 2024.
2.3. Is this municipality currently working on any other planning for housing?	Yes
2.3a. Please briefly describe the housing work underway.	An update of the zoning bylaw, inclusive of ADUs is underway
2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?	Yes
2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?	Yes

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)	c. A new 40R or other overlay zoning district
3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).	The proposal to Town Meeting included two different areas of Town and proposed language for an overlay shared between the two areas.

3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?

Community concerns include utility, traffic and school impacts. Map areas have been located near existing walkable commercial and residential areas.

Section 4: Action Plan Timeline**Description Area**

This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC

Description Area

Task

Description Area

Start

Description Area

Finish

Short Answer

Public Outreach

Mar 03, 2025

Jun 02, 2025

Short Answer

Planning Board Hearing

Apr 01, 2025

Apr 30, 2025

Short Answer

Town Meeting

Jun 02, 2025

Jun 02, 2025

Short Answer

Submission of Compliance

Jun 03, 2025

Jun 06, 2025

Short Answer

-

Feb 01, 2025

Feb 01, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area

Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor

File

<https://www.formstack.com/admin/download/file/17577064939>

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Holden
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	750
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Peter Lukes
1.7a. Title	Town Manager
1.7b. Email Address	PLukes@holdenma.gov
1.7c. Phone Number	(508) 210-5501
1.8 Please provide the name of the municipal CEO	Peter Lukes
1.8b Mailing address of municipal CEO	1204 Main St Holden, MA 01520
1.8c Email address of municipal CEO	PLukes@holdenma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Assistant Town Manager Kelly Dolan, Director Planning and Development David George, Central Mass Regional Planning Council.

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	No

2.3. Is this municipality currently working on any other planning for housing?	No
2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?	No
2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?	No

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)	<p>b. An existing zoning district or districts that must be amended to comply with the Section 3A Guidelines</p> <p>d. A new base zoning district or districts</p>
3.1b. Please select the changes that may be necessary for the existing district to comply. Optional: Attach any supporting documents that describe this district.	<p>Use schedule</p> <p>Dimensional regulations</p>
Explanation:	Height and setback restrictions could impact the plan and any newly created multi-unit zone would obviously change the use schedule.
3.1d. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work this community has already done for this district.	There are several potential districts but the Town will be working with CMRPC starting shortly to determine if any are viable. Due to Holden's vast waterway and wetlands, along with huge tracts of conservation land, it is likely that any district will have to be overlaid on existing development.
3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	Impact to student school population(s), traffic, sewerage capacity.

Section 4: Action Plan Timeline

Description Area This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC

Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Public Outreach with CMRPC and MHP assistantc
	Mar 24, 2025
	May 19, 2025
Short Answer	Developing zoning w/ CMRPC and Town Staff
	Feb 24, 2025
	Apr 04, 2025
Short Answer	Applying EOHLC model
	Feb 24, 2025
	Apr 04, 2025
Short Answer	Planning Board Hearings
	Feb 24, 2025
	Apr 04, 2025
Short Answer	Legislative session is Annual Town Meeting
	May 19, 2025
	May 19, 2025

Short Answer	Submit District Compliance model to EOHLC
	Jun 02, 2025
	Jul 15, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area	Please attach a signed statement on municipal letterhead, including the following language:"I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025"For Towns: The statement must be signed by the Town Manager/AdministratorFor Cities: The statement must be signed by the Mayor
File	https://www.formstack.com/admin/download/file/17579624394

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Tewksbury
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	1214
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Steve Sadwick
1.7a. Title	Assistant Town Manager
1.7b. Email Address	ssadwick@tewksbury-ma.gov
1.7c. Phone Number	(978) 640-4300
1.8 Please provide the name of the municipal CEO	John Curran
1.8b Mailing address of municipal CEO	1009 Main Street Tewksbury, MA 01876
1.8c Email address of municipal CEO	jcurran@tewksbury-ma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	The multi-family zoning district was previously developed by staff with input from the community and the Planning Board. The Planning Board voted on 2/10/25 to resubmit the previous work for the 2025 Annual Town Meeting.

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes

2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.

Relevant strategies from The Town's 2023 Housing Production Plan include:

2.1 Develop an inclusive outreach process with assistance from Citizens' Housing and Planning Association (CHAPA) for evaluating and developing zoning compliant with M.G.L. c. 40A § 3A, the Multi-Family Zoning Requirement for MBTA Communities, then update zoning accordingly.

2.5 Evaluate the possibility of creating sub-districts near multifamily zoning or new MBTA zoning that allow smaller multifamily developments, duplexes, or smaller lot minimums to encourage creation of "missing middle" housing within walking/cycling distance of major transit stops, services, or schools.

3.4 Develop connections between sites with existing affordable housing, potential for affordable housing, or high concentrations of housing to open space, services, and jobs. Include pedestrian, bicycle, and transit connections. ---Significant number of housing units have been constructed along Main Street and projects have included LAU units that have been placed on the SHI.

2.3. Is this municipality currently working on any other planning for housing?

No

2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?

Yes

2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?

No

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)

c. A new 40R or other overlay zoning district

3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).

The district previously received a compliance review by EOHLC and was on the 2024 Annual Town Meeting Warrant.

File

<https://www.formstack.com/admin/download/file/17580538518>

3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?

Walkability, accessibility, municipal services, bus connections where possible and reduction of congestion.

Section 4: Action Plan Timeline

Description Area

This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC

Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Public outreach
	Feb 18, 2025
	May 05, 2025
Short Answer	Developing zoning
	Feb 13, 2025
	Feb 14, 2025

Short Answer	Applying EOHLC's compliance model to test for density and unit capacity
	Feb 14, 2025
	Feb 21, 2025
Short Answer	Holding planning board hearings
	Apr 07, 2025
	Apr 28, 2025
Short Answer	Holding legislative sessions and adopt compliant zoning
	May 07, 2025
	May 07, 2025
Short Answer	Submit District Compliance application to EOHLC
	May 12, 2025
	May 23, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area	Please attach a signed statement on municipal letterhead, including the following language:"I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025"For Towns: The statement must be signed by the Town Manager/AdministratorFor Cities: The statement must be signed by the Mayor
File	https://www.formstack.com/admin/download/file/17580538538

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Rowley
1.2. Community Category	Commuter rail community
1.3. Multifamily Unit Capacity Requirement	601
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	Yes
1.5a. Please list MBTA commuter rail stations that are located within the municipal boundaries	Rowley station located at 70 Railroad Avenue, Rowley
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Kirk Baker
1.7a. Title	Town Planner
1.7b. Email Address	kirk.baker@townofrowley.org
1.7c. Phone Number	19789485549
1.8 Please provide the name of the municipal CEO	Christine Kneeland
1.8b Mailing address of municipal CEO	139 Main Street Rowley, MA 01969
1.8c Email address of municipal CEO	christinekneelandbos@gmail.com
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Rowley Zoning Review Committee (ZRC) Cliff Pierce (BOS) - Chair Joan Connelly Costello (PB) David Jaquith (PB) Karla Chaffee (ZBA) Tom Heidgerd (ZBA)

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
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2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes
2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	Increase affordable housing by creating Affordable Housing Trust with a Trust fund to accept cash donation associated with residential developments affordable housing requirement. Also created a Housing Trust advisory committee to generate potential town-initiated affordable housing projects.
2.3. Is this municipality currently working on any other planning for housing?	Yes
2.3a. Please briefly describe the housing work underway.	We have an Affordable Housing Trust and a Housing Trust Advisory committee working on potential options for Town-initiated affordable dwellings
2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?	Yes
2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?	Yes

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)	c. A new 40R or other overlay zoning district
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3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).	Station 3A District (Modified)
	10.7 acres (8 min required)
	165 units (122 min required)
	Density = 15.4 units/acre
	Western Subdistricts
	Town Land 3A subdistrict "A"
	5.8 acres
	223 units
	Density = 38.3 units/acre
	Rowley Farms 3A subdistrict "B"
3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	28.1 acres
	281 units
	Density = 10.1 units acres
	Western 3A subdistrict totals
	33.9 acres
	504 units
	Density = 24.2 units per acre
	Station/West Aggregated
	Total 3A Acres: 44.6 acres (40 acres required)
	Total 3A Unit Capacity: 669 (601 min required)
File	Total DU/AC: 21.27 units/acre
	https://www.formstack.com/admin/download/file/17580701438
3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	Title V, impacts to municipal water service, mixed used retail (in western sub-district B only), traffic impacts. impacts to schools

Section 4: Action Plan Timeline

Description Area

This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC

Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Initiate public discussions via ZRC meetings (already in progress)
	Feb 06, 2025
	Feb 28, 2025
Short Answer	Apply zoning compliance modeling to options
	Feb 14, 2025
	Feb 21, 2025
Short Answer	Planning Board hearing(s)
	Mar 12, 2025
	Mar 26, 2025
Short Answer	Town Meeting
	May 05, 2025
	Jun 02, 2025
Short Answer	Submit application to EOHLC
	Jun 09, 2025
	Jun 13, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area	Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor
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File	https://www.formstack.com/admin/download/file/17580701455
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File	https://www.formstack.com/admin/download/file/17580701456
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2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Freetown
1.2. Community Category	Commuter rail community
1.3. Multifamily Unit Capacity Requirement	750
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	Yes
1.5a. Please list MBTA commuter rail stations that are located within the municipal boundaries	South Main Street, Assonet, MA
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Deborah Pettey
1.7a. Title	Town Administrator
1.7b. Email Address	townadministrator@freetownma.gov
1.7c. Phone Number	15086442201
1.8 Please provide the name of the municipal CEO	Deborah Pettey
1.8b Mailing address of municipal CEO	3 North Main Street Assonet, MA 02702
1.8c Email address of municipal CEO	townadministrator@freetownma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Planning Board Board of Selectmen

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
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2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes
2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	The Town has designated a zoning area that has by right multi use zoning with a current density of 8 units per acre. This Zoning District is located in the area of the MBTA Commuter Rail Station
2.3. Is this municipality currently working on any other planning for housing?	No
2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?	Yes
2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?	Yes

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)	c. A new 40R or other overlay zoning district
3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).	This zoning district will most likely be proposed in the same areas as our existing PMUD District. We will also look at adding another area in Town.

3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?

Walkability

Section 4: Action Plan Timeline

Description Area

This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC

Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Public Outreach
	Mar 10, 2025
	Jun 02, 2025
Short Answer	Developing Zoning
	Mar 17, 2025
	Apr 14, 2025
Short Answer	Compliance Model Test
	Apr 14, 2025
	Apr 21, 2025
Short Answer	Planning Board Hearing
	Apr 28, 2025
	Apr 28, 2025

Short Answer	Town Meeting
	Jun 02, 2025
	Jun 02, 2025
Short Answer	Compliance Application
	Jun 03, 2025
	Jun 13, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area	Please attach a signed statement on municipal letterhead, including the following language:"I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025"For Towns: The statement must be signed by the Town Manager/AdministratorFor Cities: The statement must be signed by the Mayor
File	https://www.formstack.com/admin/download/file/17581420988

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Middleton
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	750
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Justin Sultzbach
1.7a. Title	Town Administrator
1.7b. Email Address	justin.sultzbach@middletonma.gov
1.7c. Phone Number	19787773617
1.8 Please provide the name of the municipal CEO	Justin Sultzbach
1.8b Mailing address of municipal CEO	48 South Main Street Middleton, MA 01949
1.8c Email address of municipal CEO	justin.sultzbach@middletonma.gov

1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	<p>The Town secured a consultant to explore 3A Zoning in Middleton in August of 2023. This public process included multiple public input sessions and a public hearing with the Planning Board, ultimately producing a proposed MBTA Zone.</p> <p>This was voted on at the Annual Town Meeting on May 14th, 2024, resulting in a 161 "No" to 101 "Yes" vote (~61.5% against)</p> <p>A second vote was initiated by Citizen's Petition during a December 12th, 2024, Special Town Meeting. The proposal failed, resulting in a 315 "No" to 230 "Yes" vote. (~57.8% against)</p> <p>In both instances the proposed zone was supported with reluctance by a majority of the Planning Board and Select Board, however Town Meeting has spoken twice on this issue in the negative. There is no appetite to bring this forward at the upcoming May 2025 Annual Town Meeting.</p> <p>In collaborating with the Planning Board and Select Board, my office has identified that of the 177 MBTA Communities, Middleton is the only one that does not host Commuter Rail service either within our borders, or within the borders of our seven adjacent communities. Please see attached materials relative to this map oversight.</p>
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Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes

2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	The Town adopted: A new Master Plan in 2018 with a planned refresh for 2028 A Housing Production Plan which expired in '24 with a planned refresh this year ('25) An Affordable Housing Trust, which was established in 2022
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2.3. Is this municipality currently working on any other planning for housing?	Yes
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2.3a. Please briefly describe the housing work underway.	The Affordable Housing Trust has kicked off the process of developing an Inclusionary Zoning Bylaw. The Town has also recently permitted a 60 Unit 40B project in our Town Center.
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2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?	Yes
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2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?	No
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Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)	e. Other zoning strategy
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3.1e. Please briefly explain the strategy. Optional: Attach any supporting documents that show planning work this community has already done for this strategy.	Please see attached documentation relative to Middleton's status as an MBTA Community.
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File	https://www.formstack.com/admin/download/file/17581593332
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3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	Middleton is currently under severe water restrictions under it's DEP water permit. Given it's agricultural history and layout, Middleton has limited walkability, bike lanes, and is in a public transit desert.
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Section 4: Action Plan Timeline

Description Area	This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC
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Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Engage EOHLC, Governor's Office and Legislature relative to MBTA Community Map
	Feb 13, 2025
	Feb 13, 2025
Short Answer	Meet with EOHLC, Governor's Office and Legislature relative to MBTA Community Map
	Mar 13, 2025
	Mar 13, 2025
Short Answer	Public Forum to mark Mid-way point to July compliance deadline
	Apr 28, 2025
	Apr 28, 2025
Short Answer	Annual Town Meeting - No Action Taken

May 13, 2025

May 13, 2025

Short Answer

Further deliberation relative to MBTA Community Map if needed

Jun 13, 2025

Jun 13, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area

Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor

File

<https://www.formstack.com/admin/download/file/17581593349>

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Wilmington
1.2. Community Category	Commuter rail community
1.3. Multifamily Unit Capacity Requirement	1248
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	Yes
1.5a. Please list MBTA commuter rail stations that are located within the municipal boundaries	Wilmington Station, 405 Main Street, Wilmington, MA 01887. North Wilmington Station, 370 Middlesex Avenue, Wilmington, MA 01887.
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	Yes
Description Area	Stations that are located outside of municipal boundaries but that have "developable station area" within the boundaries might affect district location criteria, as further described in Section 8 of the regulations. Please refer to the regulations for definitions of "transit station area", "developable station area", and "developable land".
1.6a. Please list the MBTA transit stations that are located outside of the municipal boundaries but might have developable station area within them.	Anderson/Woburn
1.7. Please provide the name of the person filling out this form	Jayne Wierzbicki
1.7a. Title	Planner/Economic Development Coordinator
1.7b. Email Address	jwierzbicki@wilmingtonma.gov
1.7c. Phone Number	(978) 658-8238
1.8 Please provide the name of the municipal CEO	R. Eric Slagle
1.8b Mailing address of municipal CEO	121 Glen Road Wilmington , MA 01887
1.8c Email address of municipal CEO	eslagle@wilmingtonma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Wilmington Planning Board, Valerie Gingrich, Director of Planning & Conservation, Tony LaVerde, GIS Manager.

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?

No

2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?

Yes

2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.

The creation of the Neighborhood Mixed Use Zoning District in 2016,
The implementation of the Inclusionary Bylaw (15%) in 2019,
Smart growth and mixed-use around transit nodes.

2.3. Is this municipality currently working on any other planning for housing?

No

2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?

Yes

2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?

Yes

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)

d. A new base zoning district or districts

3.1d. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work this community has already done for this district.

The potential district is comprised of 4 sub-districts: Main Street Mixed-Use Sub-district, Burlington Avenue Sub-district, Deming Way Sub-district, and the West Street Sub-district. See the attached Compliance Model spreadsheet that provides the specific parcel boundaries of the districts. This Compliance Model was previously submitted to HLC for pre-adoption approval.

File <https://www.formstack.com/admin/download/file/17581841723>

3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?

Attention to streetscape design standards, incentives for commercial ground floor, transportation infrastructure, and intention to avoid the Groundwater Protection District.

Section 4: Action Plan Timeline

Description Area

This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC

Description Area	Task
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Description Area	Start
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Description Area	Finish
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Short Answer Warrant Article

Feb 13, 2025

Feb 21, 2025

Short Answer March Planning Board Meeting

Mar 18. 2025

Mar 18, 2025

Short Answer	Joint Public Hearing with Planning Board and Finance Committee
	Mar 18, 2025
	Mar 18, 2025
Short Answer	April Planning Board Meeting
	Apr 01, 2025
	Apr 01, 2025
Short Answer	Annual Town Meeting
	May 03, 2025
	May 03, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area	Please attach a signed statement on municipal letterhead, including the following language:"I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025"For Towns: The statement must be signed by the Town Manager/AdministratorFor Cities: The statement must be signed by the Mayor
File	https://www.formstack.com/admin/download/file/17581841740

2025 Action Plan for MBTA Communities

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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Raynham
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	750
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Gregory Barnes
1.7a. Title	Town Administrator
1.7b. Email Address	gbarnes@town.raynham.ma.us
1.7c. Phone Number	(508) 824-2707
1.8 Please provide the name of the municipal CEO	Gregory Barnes
1.8b Mailing address of municipal CEO	Town Hall 558 South Main Street Raynham, MA 02767
1.8c Email address of municipal CEO	gbarnes@town.raynham.ma.us
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Raynham Planning Board and Select Board SRPEDD

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
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2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes
2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	<p>The Town of Raynham has identified planning strategies to review existing zones for amendments and assess opportunities for new districts in its 2020 Master Plan and 2010 Housing Production Plan.</p> <p>The Town, through feedback from the Planning Board and Selectboard, has identified a suitable district for 3A compliance, and is in the process of writing a by-law with SRPEDD's assistance.</p>
2.3. Is this municipality currently working on any other planning for housing?	Yes
2.3a. Please briefly describe the housing work underway.	Route 138 corridor study and mixed-use zoning.
2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?	No
2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?	Yes

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)	c. A new 40R or other overlay zoning district
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3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).	The Town has identified two subdistricts, centered around the future development of current large-format retail; the first along Paramount Drive, and the second on Broadway/Route 138 for the development of a multifamily development overlay district - meeting all necessary requirements for 3A compliance, including density and unit capacity.
3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	Access to commercial amenities: food, health care, etc.; Access to municipal services; and Access to different forms of mobility (GATRA, walkability, bike access)

Section 4: Action Plan Timeline

Description Area	This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC
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Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Compliance Model Technical Assistance on Select Sites
	Aug 01, 2024
	Jan 31, 2025
Short Answer	Writing of Zoning
	Jan 20, 2025
	Mar 31, 2025
Short Answer	Public Outreach

Mar 01, 2024

May 10, 2025

Short Answer

Town Meeting Vote

May 19, 2025

May 19, 2025

Short Answer

Submission of District Compliance Application (pending town vote)

Jun 01, 2025

Jun 30, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area

Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor

File

<https://www.formstack.com/admin/download/file/17582553734>

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Raynham
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	750
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Gregory Barnes
1.7a. Title	Town Administrator
1.7b. Email Address	gbarnes@town.raynham.ma.us
1.7c. Phone Number	(508) 824-2707
1.8 Please provide the name of the municipal CEO	Gregory Barnes
1.8b Mailing address of municipal CEO	Town Hall 558 South Main Street Raynham, MA 02767
1.8c Email address of municipal CEO	gbarnes@town.raynham.ma.us
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Raynham Planning Board and Select Board SRPEDD

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
---	----

2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes
2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	<p>The Town of Raynham has identified planning strategies to review existing zones for amendments and assess opportunities for new districts in its 2020 Master Plan and 2010 Housing Production Plan.</p> <p>The Town, through feedback from the Planning Board and Selectboard, has identified a suitable district for 3A compliance, and is in the process of writing a by-law with SRPEDD's assistance.</p>
2.3. Is this municipality currently working on any other planning for housing?	Yes
2.3a. Please briefly describe the housing work underway.	Route 138 corridor study and mixed-use zoning.
2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?	No
2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?	Yes

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)	c. A new 40R or other overlay zoning district
--	---

3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).	The Town has identified two subdistricts, centered around the future development of current large-format retail; the first along Paramount Drive, and the second on Broadway/Route 138 for the development of a multifamily development overlay district - meeting all necessary requirements for 3A compliance, including density and unit capacity.
3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	Access to commercial amenities: food, health care, etc.; Access to municipal services; and Access to different forms of mobility (GATRA, walkability, bike access)

Section 4: Action Plan Timeline

Description Area	This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC
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Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Compliance Model Technical Assistance on Select Sites
	Aug 01, 2024
	Jan 31, 2025
Short Answer	Writing of Zoning
	Jan 20, 2025
	Mar 31, 2025
Short Answer	Public Outreach

Mar 01, 2024

May 10, 2025

Short Answer

Town Meeting Vote

May 19, 2025

May 19, 2025

Short Answer

Submission of District Compliance Application (pending town vote)

Jun 01, 2025

Jun 30, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area

Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor

File

<https://www.formstack.com/admin/download/file/17582585988>

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Raynham
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	750
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Gregory Barnes
1.7a. Title	Town Administrator
1.7b. Email Address	gbarnes@town.raynham.ma.us
1.7c. Phone Number	(508) 824-2707
1.8 Please provide the name of the municipal CEO	Gregory Barnes
1.8b Mailing address of municipal CEO	Town Hall 558 South Main Street Raynham, MA 02767
1.8c Email address of municipal CEO	gbarnes@town.raynham.ma.us
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Raynham Planning Board and Select Board SRPEDD

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
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2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes
2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	<p>The Town of Raynham has identified planning strategies to review existing zones for amendments and assess opportunities for new districts in its 2020 Master Plan and 2010 Housing Production Plan.</p> <p>The Town, through feedback from the Planning Board and Selectboard, has identified a suitable district for 3A compliance, and is in the process of writing a by-law with SRPEDD's assistance.</p>
2.3. Is this municipality currently working on any other planning for housing?	Yes
2.3a. Please briefly describe the housing work underway.	Route 138 corridor study and mixed-use zoning.
2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?	No
2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?	Yes

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)	c. A new 40R or other overlay zoning district
--	---

3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).	The Town has identified two subdistricts, centered around the future development of current large-format retail; the first along Paramount Drive, and the second on Broadway/Route 138 for the development of a multifamily development overlay district - meeting all necessary requirements for 3A compliance, including density and unit capacity.
3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	Access to commercial amenities: food, health care, etc.; Access to municipal services; and Access to different forms of mobility (GATRA, walkability, bike access)

Section 4: Action Plan Timeline

Description Area	This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC
-------------------------	---

Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Compliance Model Technical Assistance on Select Sites
	Aug 01, 2024
	Jan 31, 2025
Short Answer	Writing of Zoning
	Jan 20, 2025
	Mar 31, 2025
Short Answer	Public Outreach

Mar 01, 2024

May 10, 2025

Short Answer

Town Meeting Vote

May 19, 2025

May 19, 2025

Short Answer

Submission of District Compliance Application (pending town vote)

Jun 01, 2025

Jun 30, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area

Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor

File

<https://www.formstack.com/admin/download/file/17582593301>

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Saugus
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	1130
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	No
1.7. Please provide the name of the person filling out this form	Jesse Schomer
1.7a. Title	Special Town Counsel
1.7b. Email Address	jschomer@daintorpy.com
1.7c. Phone Number	(617) 892-9047
1.8 Please provide the name of the municipal CEO	Scott Crabtree
1.8b Mailing address of municipal CEO	298 Central Street Suite 1 Saugus, MA 01906
1.8c Email address of municipal CEO	scrabtree@saugus-ma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Municipal staff, town counsel, private consultants.

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	Yes
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2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes
2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	Housing Production Plan outlines strategies, goals, and objectives related to housing.
2.3. Is this municipality currently working on any other planning for housing?	Yes
2.3a. Please briefly describe the housing work underway.	Updating Housing Production Plan
2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?	No
2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?	Yes

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)	c. A new 40R or other overlay zoning district
3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).	The Town has identified an appropriate location for a new overlay zoning district along Route 1, which would be consistent with existing development and underlying zoning.

3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	Consistency with existing neighborhood, development, and zoning.
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Section 4: Action Plan Timeline

Description Area	This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC
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Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Public Outreach
	Feb 15, 2025
	May 15, 2025
Short Answer	Develop Zoning
	Feb 13, 2024
	May 31, 2025
Short Answer	EOHLC Compliance Model Application
	Jun 01, 2025
	Jul 01, 2025
Short Answer	Planning Board Meetings
	May 01, 2025
	May 31, 2025

Short Answer	Legislative Sessions to Adopt Zoning
	May 01, 2025
	Jun 30, 2025
Short Answer	Submit District Compliance Application to EOHLC
	Jul 14, 2025
	Jul 14, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area	Please attach a signed statement on municipal letterhead, including the following language:"I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025"For Towns: The statement must be signed by the Town Manager/AdministratorFor Cities: The statement must be signed by the Mayor
File	https://www.formstack.com/admin/download/file/17582909564

2025 Action Plan for MBTA Communities

Description Area	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;</p>
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Section 1: Identification

Description Area	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;</p>
1.1 MBTA Community Name	Hanover
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	750
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?	Yes
Description Area	Stations that are located outside of municipal boundaries but that have "developable station area" within the boundaries might affect district location criteria, as further described in Section 8 of the regulations. Please refer to the regulations for definitions of "transit station area", "developable station area", and "developable land".
1.6a. Please list the MBTA transit stations that are located outside of the municipal boundaries but might have developable station area within them.	Whitman (2.1 miles), Hanson (2.8 miles), South Weymouth (2.7 miles), Halifax (6 miles)
1.7. Please provide the name of the person filling out this form	Ann Lee
1.7a. Title	CDMI Director/Assistant Town Manager
1.7b. Email Address	ann.lee@hanover-ma.gov
1.7c. Phone Number	(781) 826-5000 ext. 1059
1.8 Please provide the name of the municipal CEO	Joseph Colangelo
1.8b Mailing address of municipal CEO	Hanover Town Hall - Town Manager's Office 550 Hanover Street Hanover, MA 02339
1.8c Email address of municipal CEO	joseph.colangelo@hanover-ma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Consultant - VHB Town Manager CDMI Director Affordable Housing Trust Representative Town Planner BOH Representative Building Representative Conservation Representative

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?

No

2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?

Yes

2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.

Hanover Housing Production Plan - 2021
Hanover 300 Master Plan - 2018
Working with Affordable Housing Trust

2.3. Is this municipality currently working on any other planning for housing?

Yes

2.3a. Please briefly describe the housing work underway.

Proposed Inclusionary Housing Bylaw (ATM 2023)

2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?

No

2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?

Yes

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)

- c. A new 40R or other overlay zoning district
- e. Other zoning strategy

3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).

The Town has worked with VHB as consultants and determined the location to be 1775 Washington Street.

File

<https://www.formstack.com/admin/download/file/17586267033>

3.1e. Please briefly explain the strategy. Optional: Attach any supporting documents that show planning work this community has already done for this strategy.

The Planning Board submitted the attached Warrant Article for the May 2024 Annual Town Meeting.

File

<https://www.formstack.com/admin/download/file/17586267035>

3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?

Available water supply.
Available Title V or private treatment facilities.
Proximity to Transportation, walkability to retail, commercial & business areas for employment and daily needs.
Impact on municipal services including Police, Fire and education.

The infrastructure needed to support the addition of 750 units.
The State should perform a survey of the business community in Town.

Section 4: Action Plan Timeline

Description Area

This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to EOHLC

Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Public Outreach - Public Informational Meetings
	Mar 01, 2024
	May 05, 2025
Short Answer	Developing Zoning - Worked with VHB Consultants to develop a plan.
	Feb 14, 2024
	Feb 14, 2025
Short Answer	EOHLC's compliance model - developed with VHB
	Feb 14, 2024
	Feb 14, 2025
Short Answer	planning board hearings -
	Mar 18, 2024
	Mar 17, 2025
Short Answer	legislative sessions and adopt compliant zoning - 2024 Annual Town Meeting voted to postpone the vote until December of 2024. In December 2024 the Select Board voted to withdraw the Article pending the outcome of the Milton filing.

May 06, 2024

Dec 09, 2024

Short Answer

Submit District Compliance application to EOHLC

Section 5: Signatures, Certifications, and Attestations

Description Area

Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor

File

<https://www.formstack.com/admin/download/file/17586267059>
