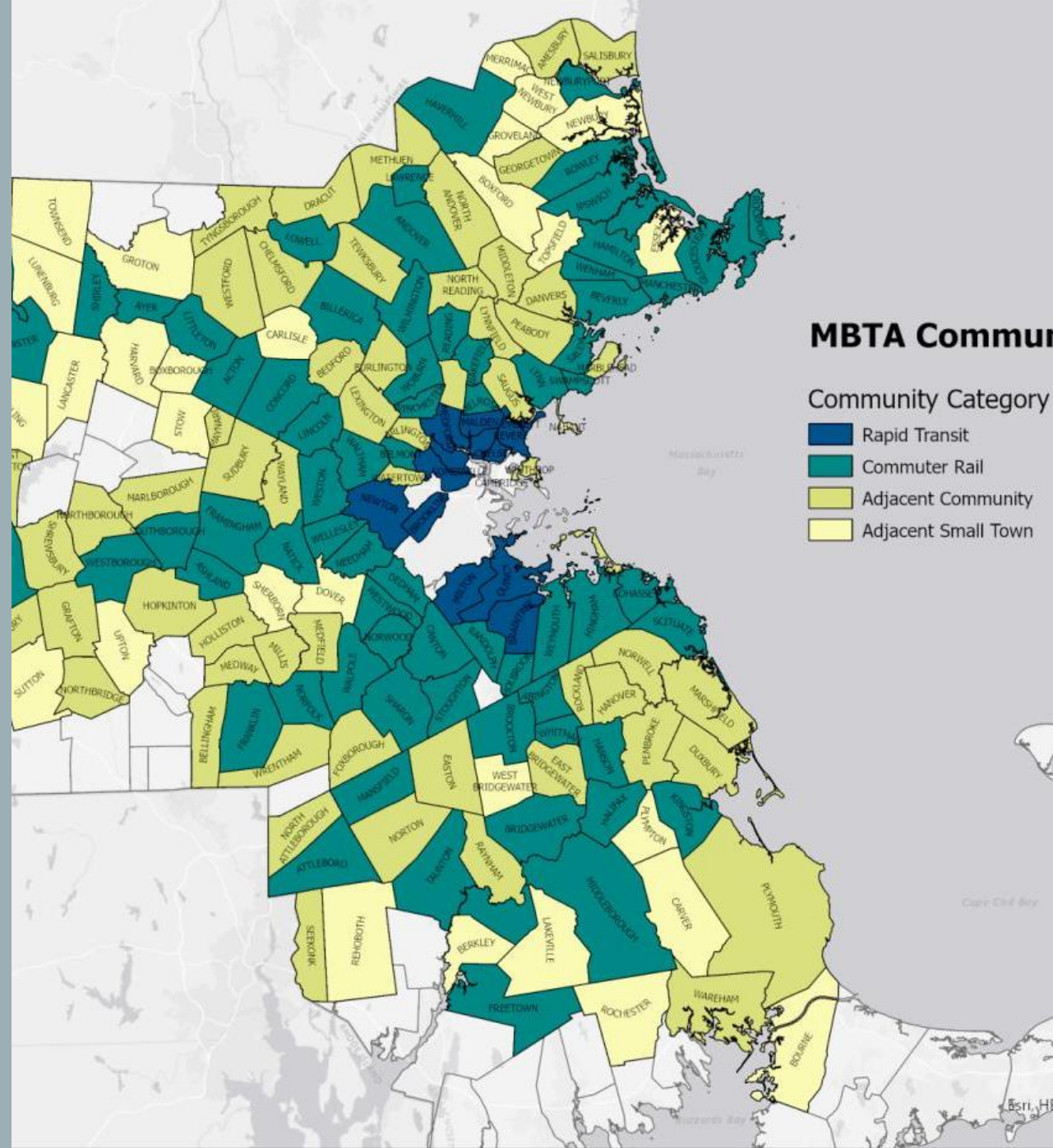


TOWNSEND MBTA COMMUNITIES

M.G.L. CH. 40A SECTION 3A
ACTION PLAN & COMPLIANCE

Prepared & Presented by Jonathan Vos,
Regional Planner, MRPC



BACKGROUND

Economic Development Bond Bill (Chapter 358 of the Acts of 2020) signed January 2021 Amends Chapter 40A (the Zoning Act), Section 3A to require:

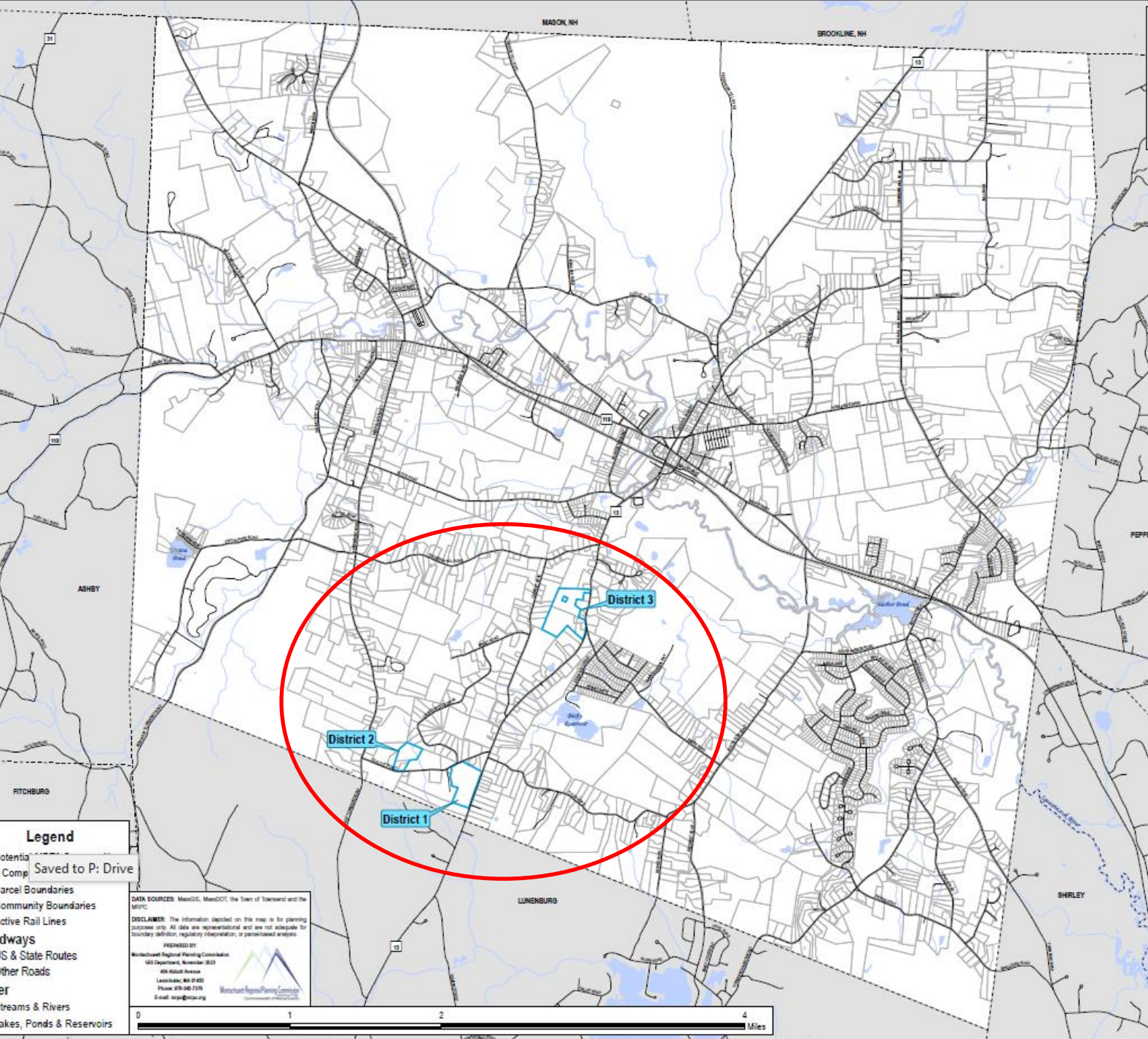
- A zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right;
- Multi-family housing shall be without age restrictions and shall be suitable for families with children.
- District of reasonable size.
 - Have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A

REQUIREMENTS FOR TOWNSEND

- Townsend must create (but not build) dense, multifamily zoning to be compliant with Section 3A.
- As an Adjacent Small Town, the deadline to be compliant is December 31, 2025.
- No requirement for specific location of compliant zone in Townsend.
- Must zone for at least 178 multi-family units at a density at 15 units/acre (approximately 12 acres).
- The MBTA Communities Zone must be by-right and cannot have restrictions such as being age-restricted housing.
- Can use an Overlay Zoning District.
- Zoned area does not have to be a singular location.

MBTA OVERLAY DISTRICT

- Would allow for current uses of existing zoning districts without interference.
- Does not prevent additional single-family residences from being built where zoning already exists.
 - Only allows for denser multi-family housing to be built, without requiring it.
- Developer is responsible for building – not the community.
- A MBTA Overlay district can *allow* for mixed-use commercial without requiring it.
- Design standards and by-law specifications are up to the community as long as they meet the state mandated requirements.



The three identified overlay zones for a viable MBTA compliant district – each potential district allows for the required number of multi-family units (178) at the mandated density of 15 units per acre.

Legend

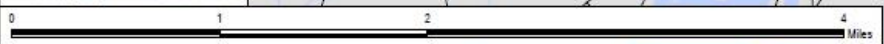
- potential
- Comp
- Parcel Boundaries
- Community Boundaries
- Active Rail Lines
- Highways
- US & State Routes
- Other Roads
- Water
- Streams & Rivers
- Lakes, Ponds & Reservoirs

DATA SOURCES: MassGIS, MassDOT, the Town of Lunenburg and the MBTA.

DISCLAIMER: The information depicted on this map is for planning purposes only. All data are representational and are not adequate for boundary definition, regulatory interpretation, or parcel-based analysis.

PREPARED BY:

Massachusetts Regional Planning Commission
GIS Department, November 2013
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Lunenburg, NH 01462
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EXAMPLE DENSE DEVELOPMENT (15 UNITS/ACRE)



Source: *The Urbanist* illustrating new mixed-housing-type subdivision at ~15 units per acre



Westwood, MA



Norfolk, MA



Sudbury, MA



Lexington, MA

Credit: Amy Dain

MULTIFAMILY HOUSING IN TOWNSEND



Benjamin Condos, 8 units – 2 acres



Turnpike Village, 48 units – 1&2 bdrm. rentals – 12 acres



Atwood Acres, 50 units – 6.6 acres

QUESTIONS?

Please use the QR code to access the public survey for providing direct feedback on the three proposed locations for an Overlay District.

