



MBTA Communities



Zoning
Requirements,
Timelines &
Eligibility

Presentation by:
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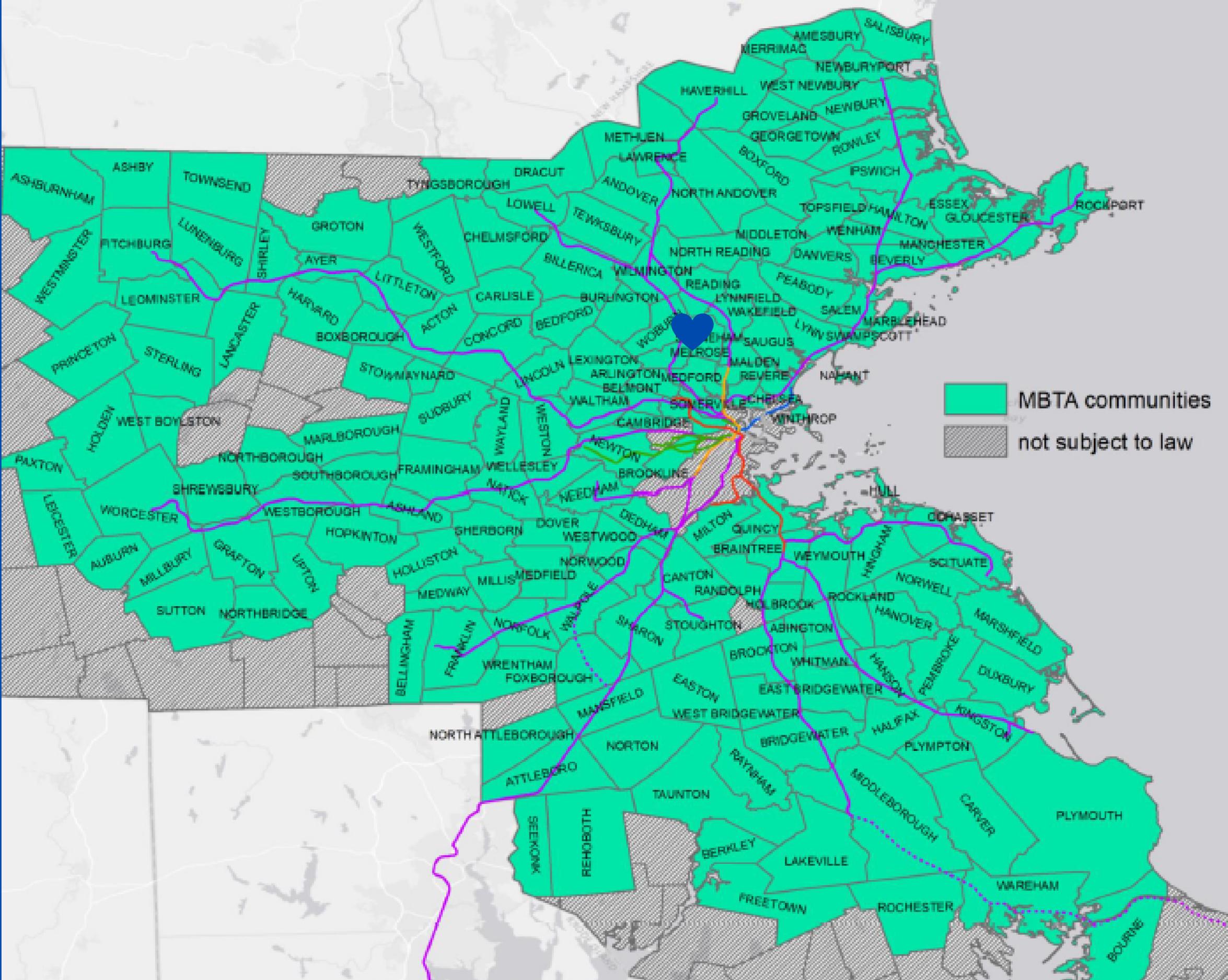
The Legislation

Enacted as part of the Economic Development bill in January 2021, new Section 3A of MGL 40A (the Zoning Act),
an MBTA Community shall have...

"at least one zoning district of reasonable size in which multi-family housing is permitted as of right"

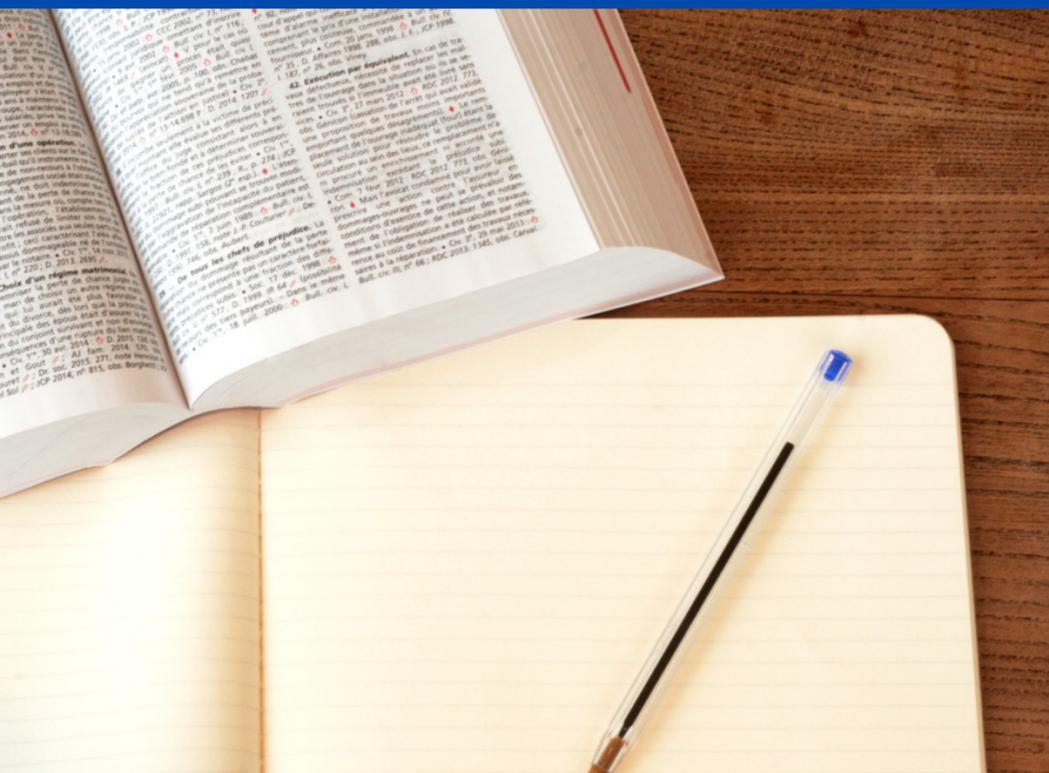
- Economic Development Bond Bill, January 2021

Its Impact

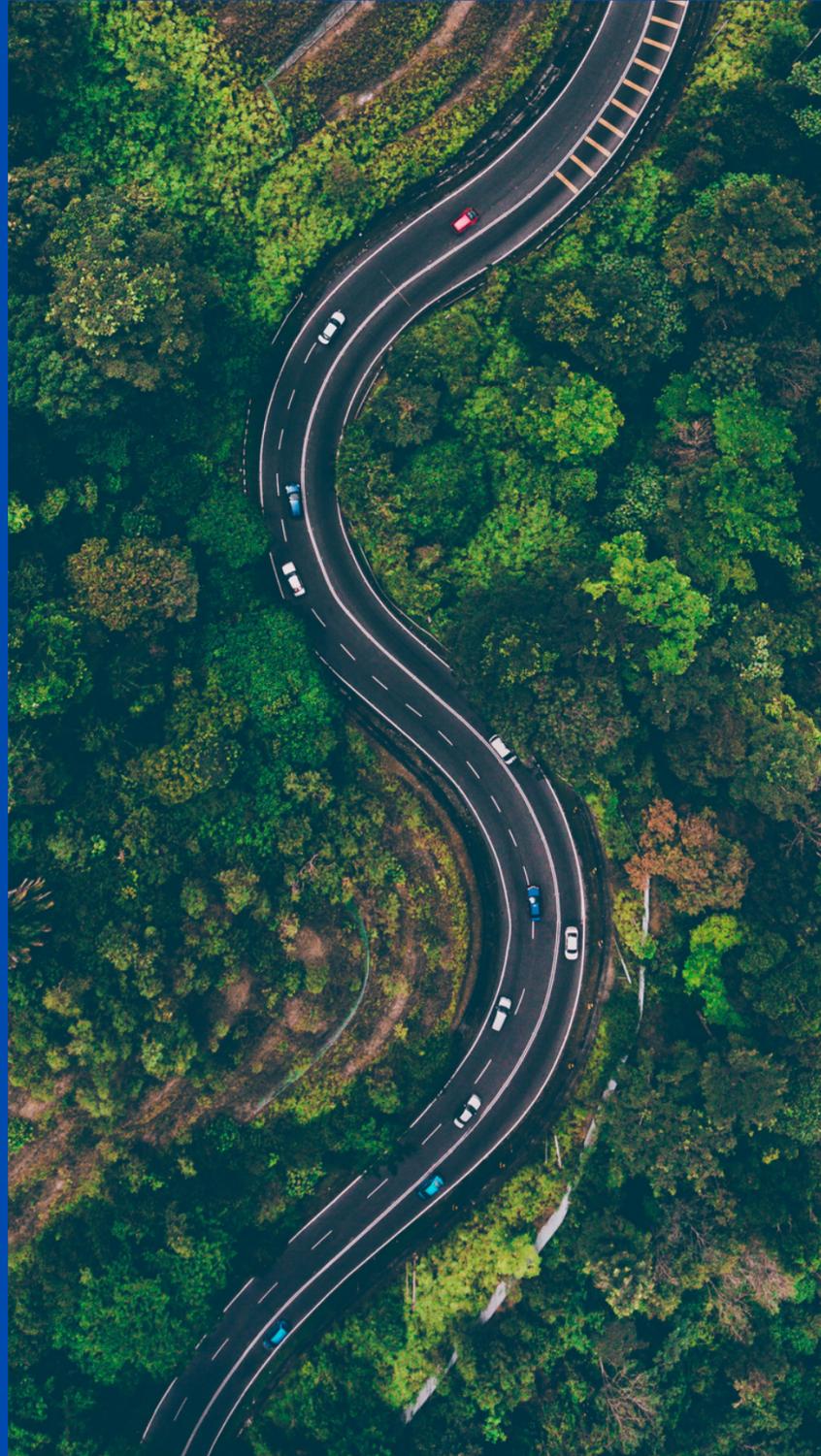


The Requirements & Draft Guidelines:

- At least 1 District of *reasonable size*
 - *Minimum 50 acres total*
- Multifamily housing permitted by-right
 - Multifamily = 3+ units
 - By-right can be Site Plan Review
- No age or bedroom restrictions
 - Units can be any size by-right
- Minimum gross area of 15 units/acre



By complying
with MBTA
Communities
legislation, we
would remain
eligible for
funding from...



MassWorks

Housing Choice Initiative

Local Capital Projects Fund



What this means for Stoneham

- Stoneham is considered a Bus Service Community
- According to the 2020 Census, we have 10,159 housing units
- Therefore to comply with Section 3A, Stoneham must establish one (or more) by-right zoning districts that total at least 50 acres & have a zoned capacity for 2,032 units*

*Unit capacity is based on total housing units and the MBTA Community Type

Timeline for Compliance

MAY 2, 2022

Hold an informational briefing with the Select Board on the Draft Compliance Guidelines

MAY 2, 2022

Submit MBTA Community Informational Form to DHCD

MAY 2022 TO DECEMBER 2022

Evaluate zoning and determine compliance with technical assistance

DECEMBER 31, 2022

If existing zoning complies, apply for Determination of Compliance.
If existing zoning does not comply, notify DHCD of non-compliant

MARCH 31, 2023

If not compliant, have DHCD approve an Action Plan for compliance

DECEMBER 31, 2023

Adopt zoning amendments by the dates specified in the Action Plan and request determination from DHCD.



Stay Connected

Reach out for inquiries
or comments.

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