



MBTA Communities Law: Compliance

Medway Select Board & Planning & Economic Development Board
February 12, 2024



What is the “MBTA Communities Law”?

- New provision in Massachusetts Zoning Act: G.L. c. 40A, Section 3A
- Applies to 177 cities and towns with or near transit or rail service
- Within ½ mile of a commuter rail station, subway station, ferry terminal or bus station, where possible
- Requires at least one zoning district for as-of-right multi-family housing (usually 50 acres)
- No age restrictions or limits on unit sizes
- Every town has a “zoned capacity” requirement
- Penalties for non-compliance
 - Ineligible for certain grant programs
 - Potential fair housing law violations

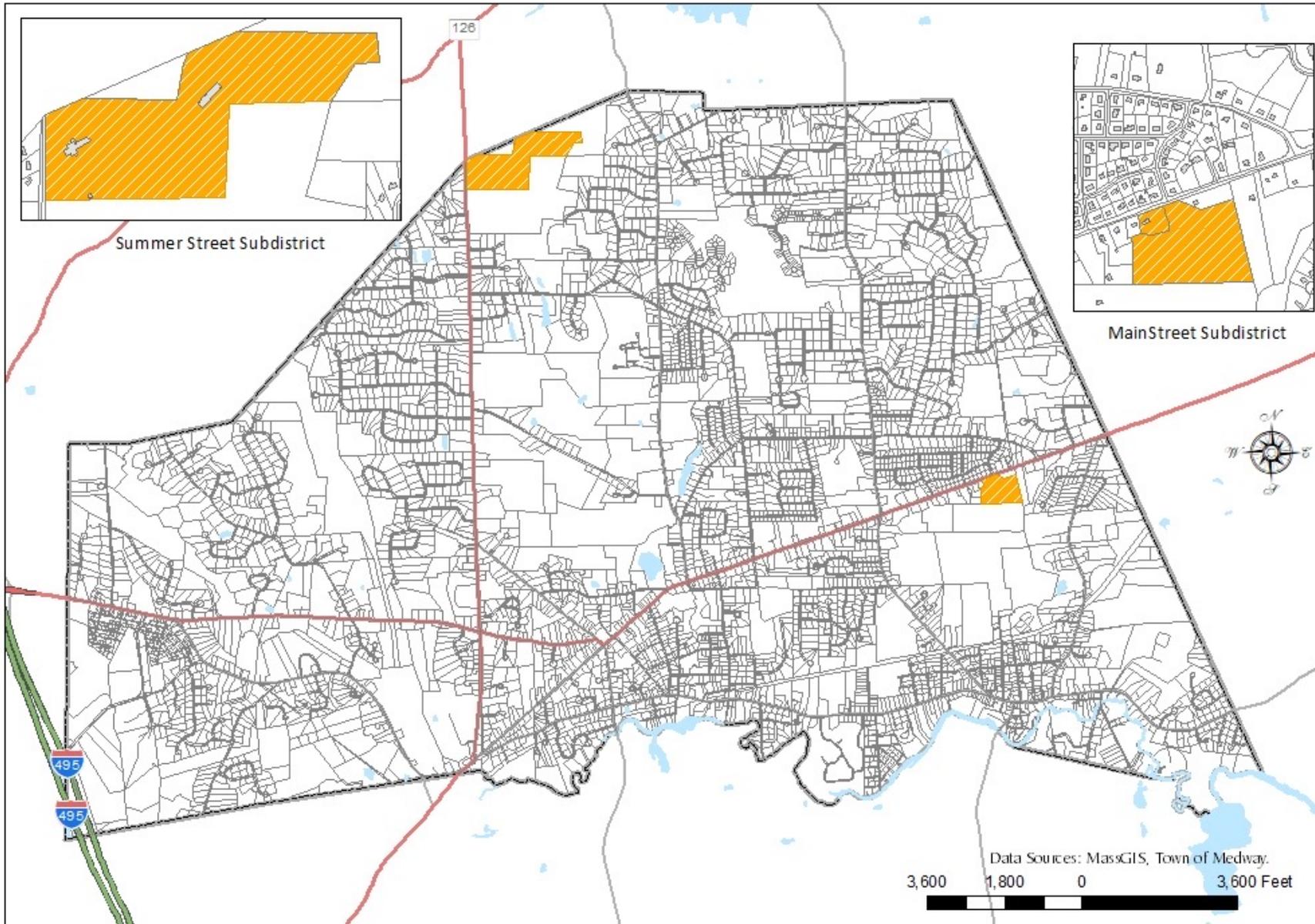


How it applies to Medway

- Medway classified as “Adjacent Town”
- MBTA Communities Law minimum requirements:
 - Minimum zoned capacity: 750 units
 - Minimum district size: 50 ac. (not necessarily in one location)
 - Minimum gross density: 15 units/acre
- Compliance means zoning must be adopted and application for compliance submitted to state by December 31, 2024
- State has 90-day state decision period

Proposed Multifamily Overlay District

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This map is for general planning purposes only. The data used to create the map are not adequate for making legal boundary determinations. Exercise caution when interpreting the information on the map.

Examples of existing comparable density

- Sanford Mill (14 Sanford St, Medway)
 - 15.9 units/acre (69 units, 4.34 acres)



- Glen Brook Way (Glen Brook Way, Medway)
 - 15.7 units/acre (92 units, 5.87 acres)



Proposed MOD Dimensional Regulations

	Summer St. Site	30-39 Main Street	Total
Model Results			
Area (acres)	44.3	12.8	57.1
Density Denominator	34.0	7.5	41.5
Unit Yield	600	169	769
Density (units/acre)	16	16	16
Minimum lot area	2 acres	1 acre	
Maximum lot coverage	20%	20%	
Minimum open space	70%	30%	
Maximum height	3 stories/45'	3 stories/45'	
Setbacks			
Front	25	25	
Side	15	15	
Rear	20	20	



Next Steps

- Approval to proceed
- PEDB public hearing
- Town Meeting (2024)
- Determination of compliance from the Executive Office of Housing & Livable Communities (EOHLC), Attorney General

