

**Select Board Meeting
Tuesday, February 12, 2024, 7:00 p.m.
Zoom (Virtual) Meeting**

Present: Frank Rossi, Vice-Chair; Todd Alessandri, Clerk; Dennis Crowley, Member;

Absent: Glenn Trindade, Chair; Maryjane White, Member.

Staff Present: Michael Boynton, Town Manager; Barbara Saint Andre, Community and Economic Development Director; Jeremy Thompson, Planning and Economic Development Coordinator.

Others Present: Judi Barrett of Barrett Planning Group; Ann Sherry, Affordable Housing Trust Chair.

At 7:01 PM Mr. Rossi called the meeting to order.

Discussion of MBTA Community Zoning Districts

The Board reviewed the (1) MBTA Communities Law: Compliance slide-deck, (2) Town of Medway Assessor Parcels Map with Proposed MBTA Communities Districts, 93) Zoning MBTA Multifamily Overlay Town of Medway v7.

Ms. Barrett was present by Zoom to provide a presentation relating to the possible designated areas for the MBTA Communities multi-family zoning districts. The Boards were presented with an overview of MBTA Communities zoning (G.L. c. 40A, §3A). The Town of Medway is considered an adjacent MBTA town and is responsible for the designation of zoning districts for a minimum of 750 units and 50 acres (15 units per acre). The Town has a deadline of December 31, 2024. There is a 90-day review once adopted by the Town. The presentation also showed the possible zoning districts. These areas were put into the State's compliance model. The areas are a portion of 154 Summer Street and 33-39 Main Street. The next slide reviewed was a dimensional regulations chart. The density on this site will be 16 units per acre. In relation to 154 Summer Street, there will be ample open space provided. The building height will be 40-45 feet. The Boards were reminded about the process to get this adopted, which needs to take place at Town Meeting, and then must be approved by the Attorney General and the Executive Office of Housing and Livable Communities (EOHLC). Ms. Raposa asked why the Glen Brook on West Street was not included within a proposed district. The consultant answered that this was not an area recommended to them for review through the compliance model. The current recommended areas will get the Town into compliance. A question was asked about what happens if the warrant article is rejected by Town Meeting in May. The consultant commented that there would be another chance to present the MBTA districts at Fall Town Meeting prior to the EOHLC deadline. The consultant suggested it may be beneficial to keep track of grants the Town receives; failure to adopt compliant zoning districts would make the Town ineligible for many grant opportunities. Mr. Crowley stated that the Summer Street site is large, about 100 acres, and about 44 acres of that is proposed for the MBTA Communities district. The owner has approached the Town with a proposal to donate the remaining land. Mr. Crowley believes there should be an agreement in writing with the future developer about protected open space and the balance of land being donated for such purposes. Mr. Rodenhiser stated that this land is going to be developed. He sees a benefit to a more compact area being developed with open space, rather than developing the entire site as single family homes. Mr. Rossi asked about the likelihood of developing the Summer Street area and potential timeline. The consultant communicated that potential site development would likely be market driven. The proposed zoning would require that 10% of the units be affordable.

Ms. Raposa pointed out that the MBTA Community Zoning districts would become the new multi-family district, and the current multi-family overlay district would be recommended to be rescinded. There was discussion regarding the Summer Street parcel. Mr. Crowley stated that the developer had originally proposed accessing this through the Kimberley Road neighborhood in the back of the parcel, but the proposed multi-family housing would eliminate that, and access would be off Summer Street. Mr. Rossi asked about the other proposed district on Main Street. This is the site of the existing Hathon apartments, which is 190 units. It was noted that the Town can use sites that are already built

on. The Town is only required to provide zoning, it does not need to guarantee that 750 new units are built. It was advised that the Planning and Economic Development Board (PEDB) and Select Board keep abreast of what is happening with the surrounding towns. Some of the towns have chosen to do the pre-review process but the State is now backed up with providing feedback on those pre-reviews. The Boards were informed that the MBTA zoning is not about production whereas Chapter 40B is about production.

The proposed warrant article was shared. Ms. Saint Andre explained the provisions of the proposed bylaw. The proposed warrant article repeals the current multi-family overlay language and includes new language for multi-family housing by right, a dimensional table with standards, and a 10% affordable housing component. The EOHLC and the Attorney General's office have expressed the preference that the scope of site plan review be limited to objective standards so that it is not a barrier to housing. The bylaw as proposed therefore has more limited site plan review compared to special permit projects. Proposed projects would still be subject to the stormwater and land disturbance bylaws. Mr. Crowley asked about water and sewer, which is currently not available at 154 Summer Street, and whether the state could require the Town to provide it. Ms. Barrett stated that there are no provisions for overriding local bylaws, unlike Chapter 40B developments. The developer would have to deal with these issues if developing the site. Ms. Sherry asked about the affordable units and potential impact on the Town's Subsidized Housing Inventory. The MBTA zoning does not determine rental or ownership. The law does not dictate this. Resident Tony Biocchi called into the meeting and wanted to recommend 25-27 Main Street be used. Ms. Barrett stated that this land could be added in the future. The Boards stated that they would like Ms. Barrett to be at the Town Meeting to be held on May 13, 2024. Mr. Boynton recommended that the Select Board refer the articles to the Planning and Economic Development Board. Ms. Saint Andre listed the proposed warrant articles that are currently before the PEDB for consideration, which the PEDB has been discussing at its past meetings: MBTA zoning, awnings, lighting, Open Space Residential Development, housekeeping, parking, outdoor display. There is also the scenic road general bylaw.

Mr. Alessandri moved that the Select Board accept the submitted articles from the Planning and Economic Development Board for inclusion on the May 13, 2024, Annual Town Meeting warrant, and to refer the proposed zoning bylaw amendments back to the Planning and Economic Development Board for review. Mr. Crowley seconded. It was voted by rollcall: Alessandri aye; Crowley aye; Rossi aye. VOTE: 3-0-0.

Mr. Alessandri moved to adjourn. Mr. Rossi seconded. It was voted by rollcall: Alessandri aye; Crowley aye; Rossi aye. VOTE: 3-0-0.

Respectfully submitted,
Liz Langley
Executive Assistant
Town Manager's Office