

The MBTA Communities Law and Medway



What is it?

- In 2021, former Governor Baker worked with the legislature to enact a new law requiring 177 cities and towns in the MBTA service area to adopt zoning that encourages multifamily homes.
- Medway is in the MBTA service area due to the train stations located nearby in Franklin.
- The law aims to increase the state's housing supply in regions served by public transportation and to create more types of housing



Rendering of Glenn Brook Way, a multifamily housing development in Medway.

What does the law require Medway to do?

- Medway needs to change the Zoning Bylaw for "as of right" multifamily development in one or more locations in town.
- The new zoning district must have at least 50 acres of land and regulations that would allow a total of 750 multifamily homes.
- The district cannot impose unit size limits or age restrictions on multifamily housing.
- The deadline to comply is December 2024.

What has Medway been doing to comply?

- The Community and Economic Development Department has created a web page about the MBTA Communities Law on the Town website (follow the QR code).
- In March 2023, the Town hired consultants to study options to comply with the law.
- The Town identified areas for potential multifamily districts. The consultants studied them and presented an analysis and findings at a Planning and Economic Development Board (PEDB) meeting in July 2023.
- The consultants worked with the Community and Economic Development Department, and the PEDB at public meetings, to develop amendments to the Zoning Bylaw and Zoning Map for a proposed Multifamily Overlay District.
- Following a joint meeting of the Select Board and PEDB, and a PEDB public hearing in March 2024, the proposed zoning was withdrawn from the Annual Town Meeting warrant to allow the Board to provide further public outreach and study other options.



More about the MBTA Communities Law

What’s next in Medway?

The Town will hold a public forum on **June 10, 7 p.m.**, at the School Committee Meeting Room to provide more information and updates, and answer any questions you may have. Please join us!

Communities that have adopted MBTA Communities zoning districts

*As of May 9, 2024

Abington	Everett	Northborough	Tyngsborough
Acton	Franklin	Northbridge	Walpole
Andover	Grafton	Norwood	Wareham
Arlington	Harvard	Pembroke	Wellesley
Auburn	Haverhill	Plymouth	Westborough
Bedford	Hingham	Quincy	Westford
Braintree	Hull	Revere	Westwood
Bridgewater	Lexington	Rockland	Weymouth
Brookline	Lincoln	Rockport	Whitman
Cambridge	Littleton	Salem	Winchester
Chelmsford	Lowell	Scituate	
Chelsea	Malden	Sharon	
Concord	Medfield	Somerville	
Danvers	Medford	Stoneham	
Dedham	Newbury	Sudbury	
Essex	Newton	Taunton	

Where towns have said “no” to MBTA Communities zoning

Town meetings in Hanover, Hanson, Hopkinton, Marblehead, Marshfield, Norwell, Rowley, Tewksbury, Wakefield, Wilmington, and Rowley either disapproved a proposed MBTA Communities district or voted to refer a proposed district back to the Planning Board for further study. They have until December 31, 2024, to comply. Milton Town Meeting adopted MBTA Communities zoning, but that was later overturned by referendum. Holden has not met any of the state guidelines so far and is currently in non-compliance.