

MBT ZONING COMPLIANCE MODEL

Town Meeting- May 6, 2024



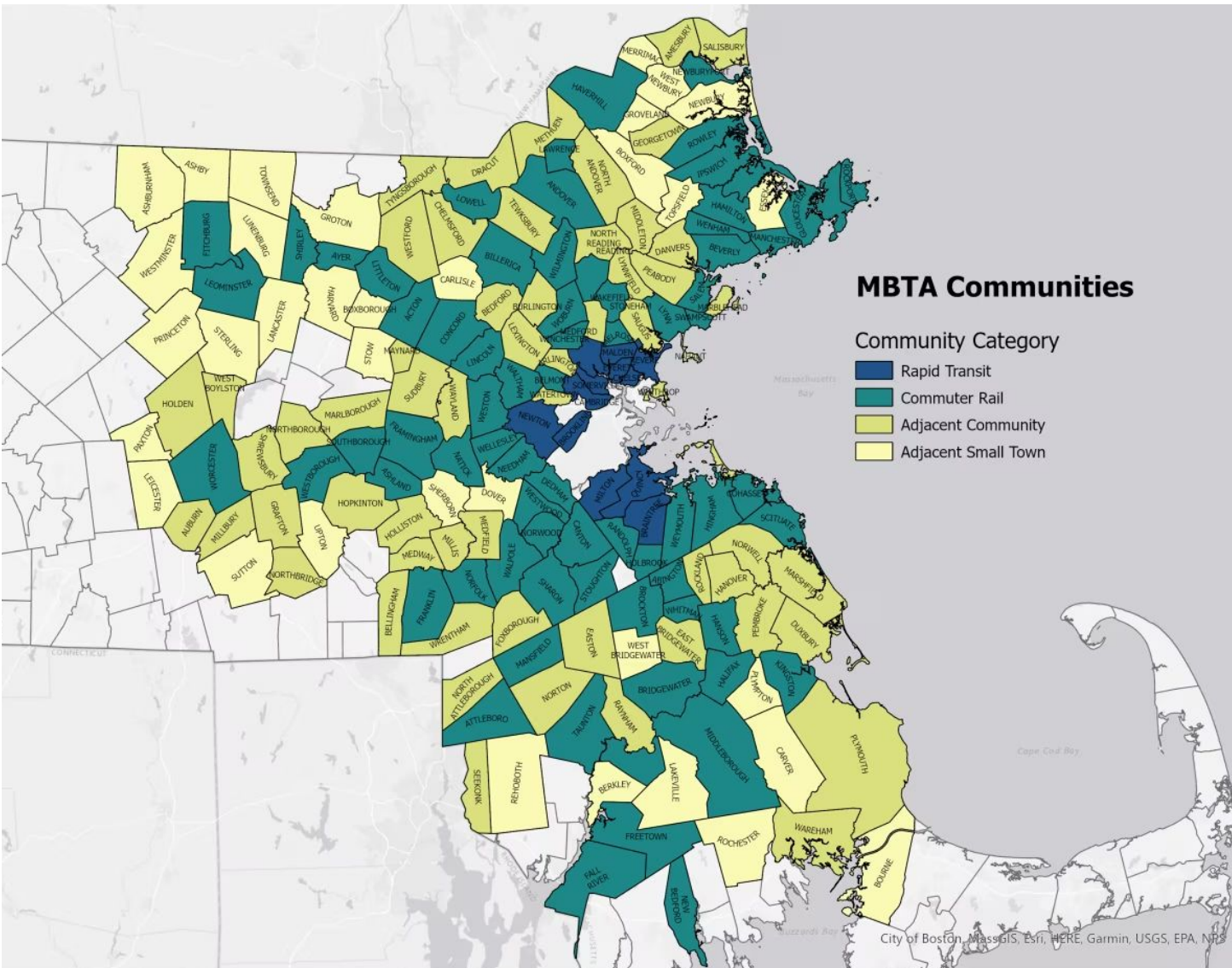


What is MBTA Zoning?

- MBTA Communities Act
- Massachusetts General Law Chapter 40A, 3A
Passed by the State Legislature in 2021
- MBTA Communities required to amend zoning:
“at least one district of reasonable size in
which multi-family housing is permitted as of
right” at a minimum of 15 units per acre

MBTA Communities

- 177 communities in the Commonwealth are included
- Marblehead is classified as an Adjacent Community (to municipalities that contain MBTA stations)





What does it mean for Marblehead ?

- Min. 1% of our total land area (2,771 acres) = 27 acres.
- Min. 15 units per acres, allowed as a matter of right
- Min 10% of the total housing units (8,965) = 897.



Parameters

District(s) can be located anywhere in town

Can be > one district

Each district min. > 5 acres

One district > 50% of total

Deadline: December 2024



If We Don't Comply?

- No mechanism for a town to opt out
- May subject town to civil action.
- Risks liability under federal and state fair housing laws.
- Failure to comply results in loss of eligibility for State grant programs

NO ONE LIKES A MANDATE!

Planning Board is **obligated** to consider options!

This is a reasonable plan with minimal impact to
Marblehead



Our Process

Began Aug 2023

Reviewed massive amount of information

Sought Grant for technical analysis: Bohler Engineering

Considered Options:

- Existing Unrestricted district (multi family housing is permitted now)

- Expanding existing smart growth districts

- Areas with underutilized buildings

- Develop and apply criteria

- Guidelines to preserve town character

Developed draft zoning amendment

Community input gathered through entire process

Community Engagement

Public Forums

Zoom Meeting, October 26, 2023, shown on MHTV many times

In-person workshop, November 2, 2023

Virtual open house, December 1 - 8, 2023

Presentations to: Fair Housing Comm., Housing Production Plan Comm., Select Board

Several newspaper articles

Focus groups:

- o architects,
- o Housing Committees
- o developers
- o department heads
- o COA
- o Chamber/business

email distribution list / website for updates

Present Zoning:

15 zoning districts + two overlay districts

Multi family allowed by special permit in Unrestricted District

Row houses allowed in four districts by special permit

Mixed use commercial with residential above allowed in one district as a matter of right and by special permit in the others


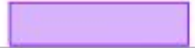




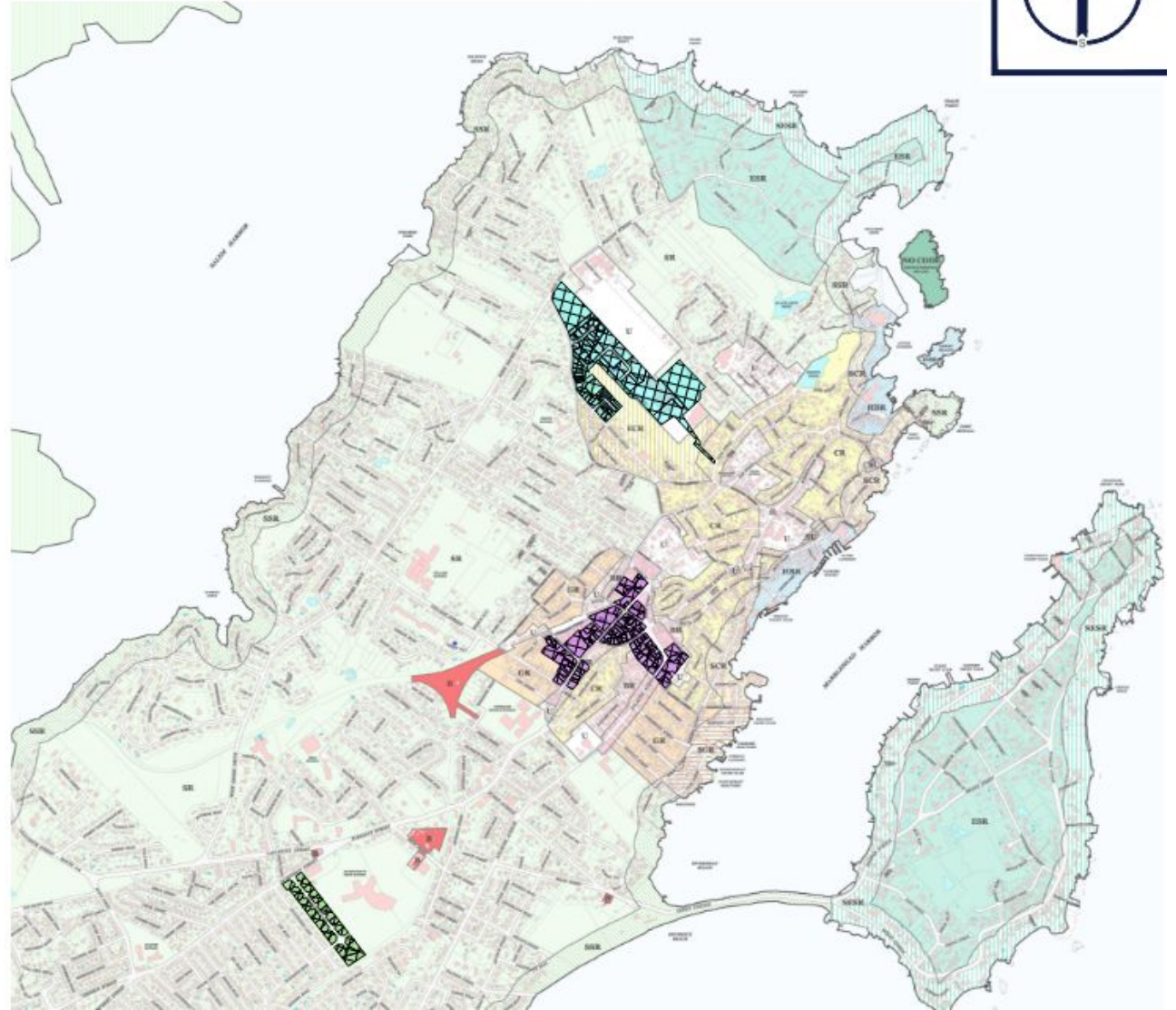
Compliant Plan: Three Districts

Goals: Minimize density, spread out districts

- Tioga Way
- Pleasant Street
- Broughton Road

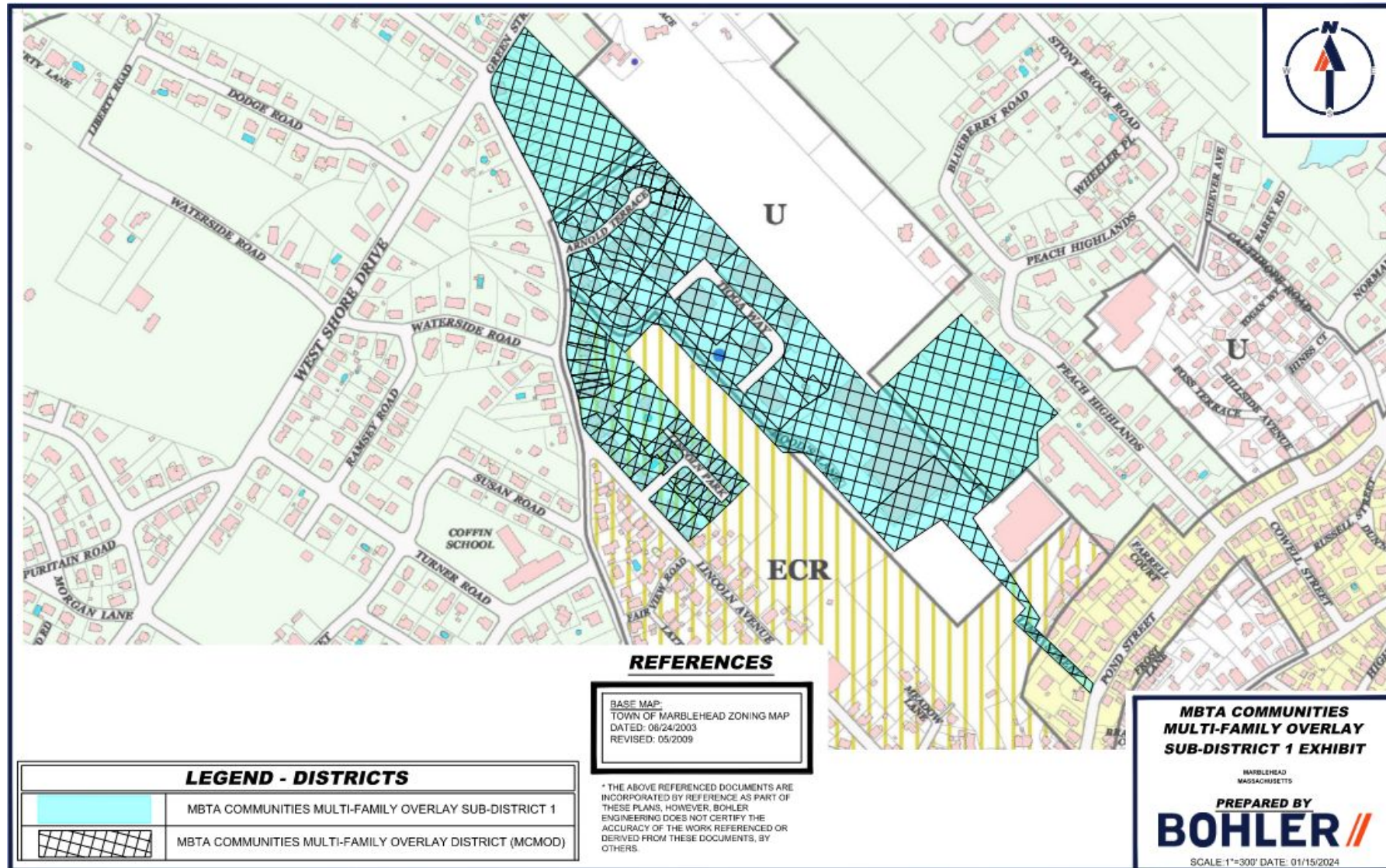
- ✓ Total > 27 acres
- ✓ Each > 5 acres
- ✓ One > 50% of total
- ✓ >= 897 units
- ✓ Density > 15 units per acre

LEGEND - DISTRICTS	
	MBTA COMMUNITIES MULTI-FAMILY OVERLAY SUB-DISTRICT 1
	MBTA COMMUNITIES MULTI-FAMILY OVERLAY SUB-DISTRICT 2
	MBTA COMMUNITIES MULTI-FAMILY OVERLAY SUB-DISTRICT 3
	MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICT (MCMOD)



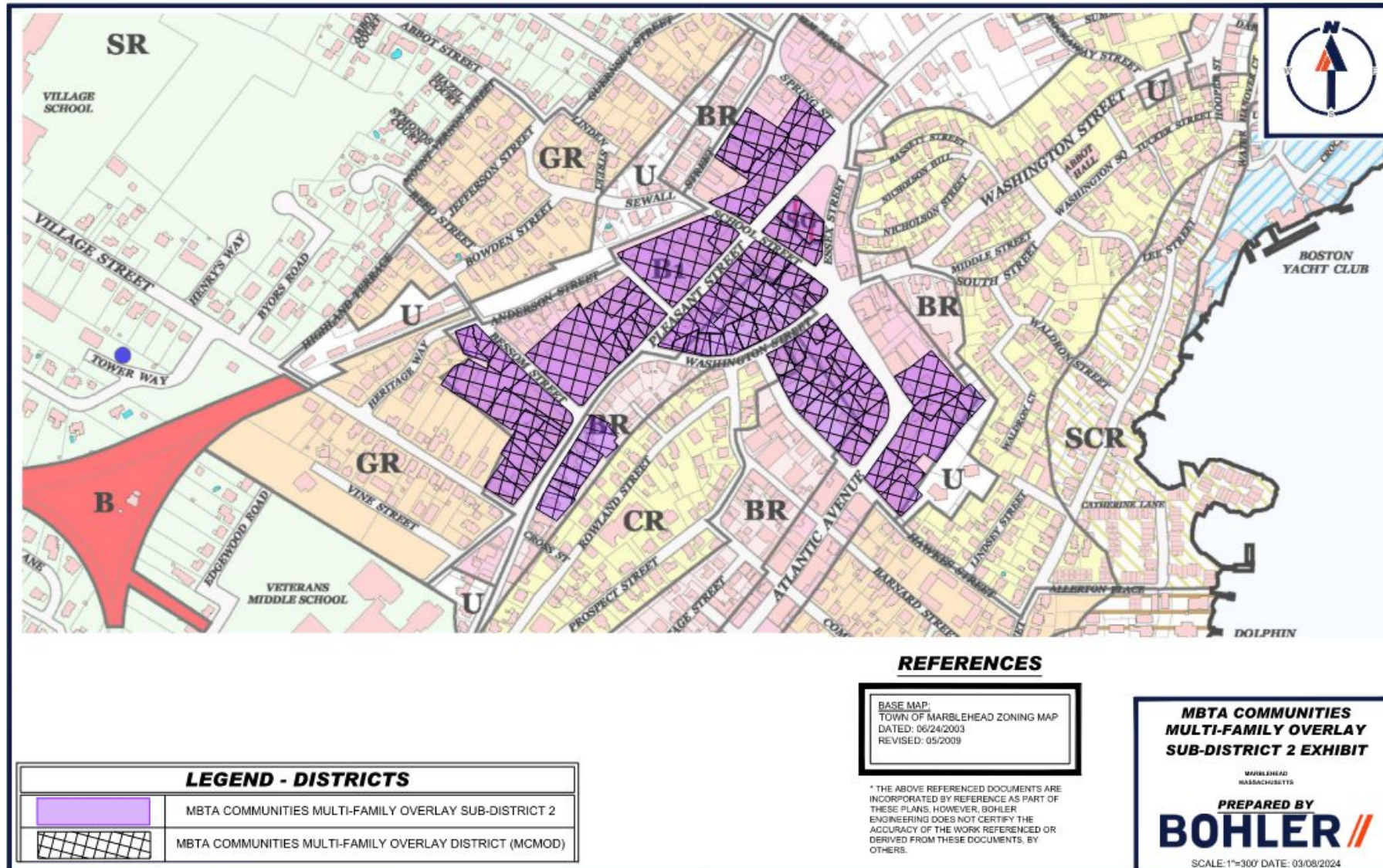
Sub-District 1: Tioga Way

Proposed Density = 20 Units/Acre
Proposed Acreage = 29.8 (51%)



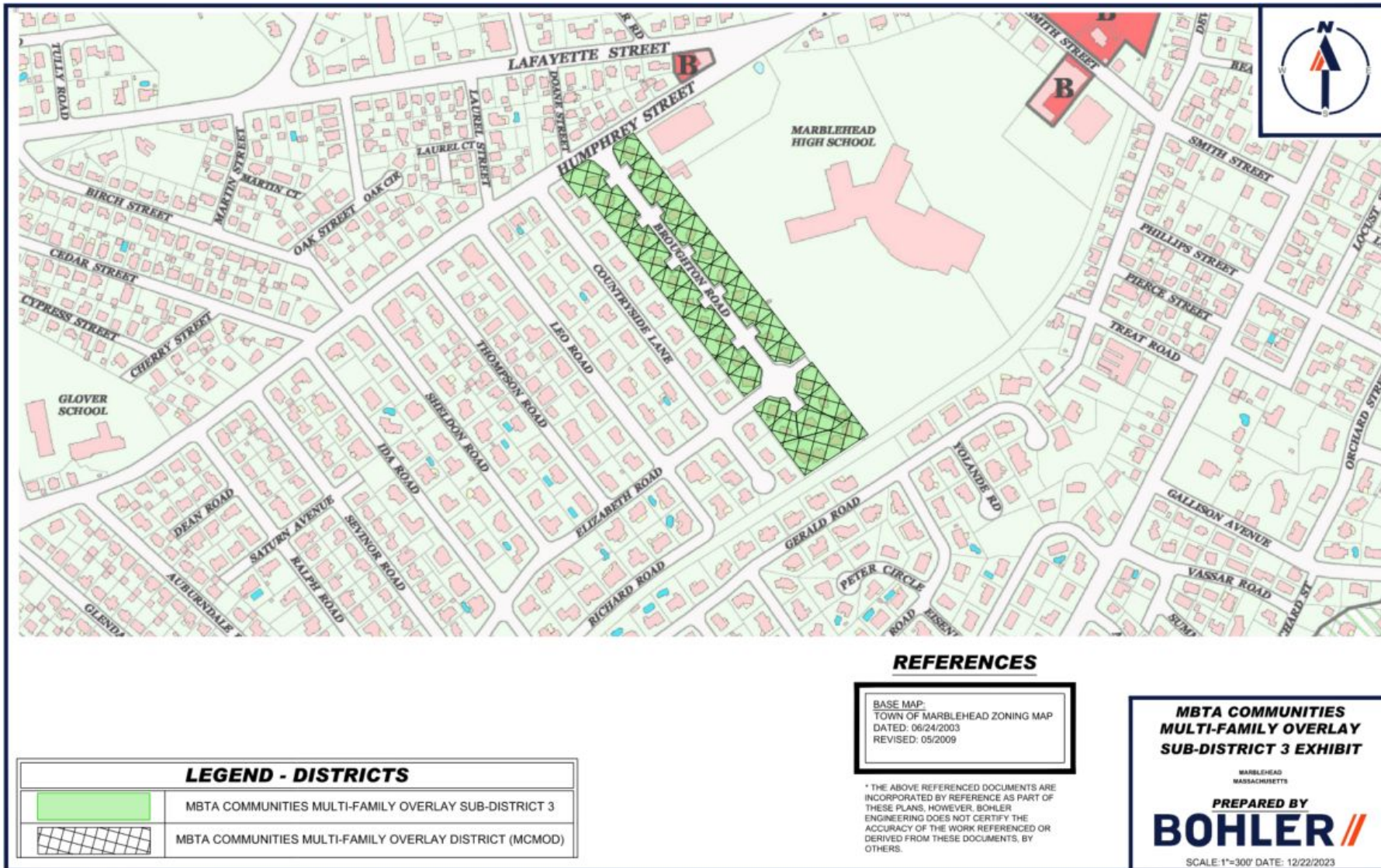
Sub-District 2: Pleasant St

Proposed Density = 20 Units/Acre
Proposed Acreage = 20.6 (35.3%)



Sub-District 3: Broughton

Proposed Density = 20 Units/Acre
Proposed Acreage = 8.0 (13.7%)



15 Units Per Acre

This density is all around us – we already have this type of density and much denser



Similar Density



State Street
No. of Units: 4
Parcel Acreage: .256
Density: 15 units/acre



182 Pleasant Street
No. of Units: 4
Parcel Acreage: .216
Density: 18 units/acre



Bradford Court
Residential Units: 23
Parcel Acreage: .977 total
Parcel Density: 23 units/acre

Similar Density



Marblehead Highlands

No. of Units: 88

Parcel size: 4.4 acres

Density: 20 units per acre



59 Gregory Street

No of Units 4

Parcel Size: .188

21 units per acre



18 /20 Darling Street

No. of Units: 5

Size of Parcel .208 acres

Density: 24 units/acre

Greater Density



8 Franklin Street

No of Units: 20

Parcel Acreage: 0.477

Density: 41 units/acre



53 Allerton Place

No. of Units: 4

Parcel Acreage .114

Density: 35 units/acre



78 Pleasant Street

No. of Units: 10

Parcel Acreage: .20

Density: 50 units/acre

Much Greater Density



29 Pleasant Street

No. of Units: 9

Size of parcel: .08 acres

Density: 112 units/acre

1 bedroom units



52 Washington Street

No. of Units: 9

Size of parcel: .09 acres

Density 100 units/acre

1- & 2-bedroom units

Requirements vs. Proposed

GOAL: Keep Density as low as possible

	LAND AREA	UNIT CAPACITY	UNITS PER ACRE
REQUIREMENT	27 acres	897	15
PROPOSED	58.4 acres	897	15.9 (AVERAGE)

MCMOD Subdistrict Breakdown

	TIOGA WAY (MCMOD 1)	PLEASANT ST (MCMOD 2)	BROUGHTON RD (MCMOD 3)	TOTALS
TOTAL DISTRICT ACREAGE	29.8 (51%)	20.6 (35.3%)	8.0 (13.7%)	58.4
DISTRICT ACREAGE (EXCLUDING EXCLUDED LAND)	27.9	20.6	8.0	56.5
FINAL UNIT CAPACITY PER DISTRICT	483	295	119	897
DWELLING UNITS/ACRE	17.3	14.3	14.9	15.9

Proposed Zoning Parameters

MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICT (MCMOD)

	TIOGA WAY (MCMOD 1)	PLEASANT ST (MCMOD 2)	BROUGHTON RD (MCMOD 3)
MAX. ALLOWED DENSITY	20 UNITS/ACRE	20 UNITS/ACRE	20 UNITS/ACRE
MIN. LOT AREA	6,000 S.F.	5,400 S.F.	7,500 S.F.
MAX. ALLOWED BUILDING HEIGHT	3 STORIES	3 STORIES	3 STORIES

Clarifying Misconceptions:

This Zoning change is:

Not about affordability

Not about hosting migrants

Not a mandate to build housing, just to allow for it

In Fact:

These density limits and zoning requirements are unlikely to induce much new development

Summary

This is a Compliant model:

- Minimal impact to Marblehead
- Takes credit for existing multi-family housing
- Districts can benefit from redevelopment
- Zoning requirements and Site Plan review will preserve town character

ULTIMATELY, THIS IS UP TO TOWN MEETING!

