

ARTICLE 31

MBTA COMMUNITIES ZONING DISTRICT

WARRANT COMMITTEE MEMBER: **STEVE CALLAHAN**

To see if the Town will vote to amend the General Code of Medfield, Chapter 300: Zoning, as follows:

POSITIVE MOTION

Move to amend Code of the Town of Medfield Chapter 300 Zoning, as set out in the Warrant.

Warrant Committee Report: *This article brings together the Town of Medfield into compliance with the MBTA Communities Multifamily Zoning requirements of the MGL Chapter 40A, Section 3A of the Zoning Act and the accompanying guidance from Executive Office of Housing and Livable Communities (EOHLC). The Town of Medfield, classified in the law as an MBTA Adjacent Community, is required to submit zoning in accordance with the law by December 31, 2024. The Planning Board has engaged Innes Associates to work with the Planning Board and the Select Board to assist in the development of compliant zoning.*

The Planning Board and the Select Board have held numerous public meetings and hearings as the proposed zoning has been developed. The result is three zoning overlay subdistricts that meet the MBTA Compliance Model for location size, zoning parameters, and units to meet the requirements of the law. The Commonwealth has linked compliance with the law and eligibility for public funding.

Non-Financial Considerations:

The Warrant Committee agrees with the Planning Board and Select Board that the proposed MBTA Zoning District is the best solution to compliance because:

- 1. Identifies already dense areas, including the largest subdistrict of downtown.*
- 2. There is no change in dimensional requirements and so there is no incentive for larger, denser developments.*
- 3. Our existing zoning in the proposed MBTA Zoning subdistricts already exceeds what state lawmakers are asking of us.*

Financial Considerations:

The Warrant Committee believes compliance with the law is very important to Medfield financially and its fiscal situation. The Medfield State Hospital project relies on public infrastructure grants, estimated at approximately \$30 million, for its success. Trinity has stated that this project will no longer be viable without the public/private partnership for infrastructure. The failure of the Trinity project to move forward means that the Town once again assumes the \$20 million liability for remediation of the buildings and will lose needed net new annual tax revenue estimated at approximately \$500,000 to \$675,000.

Non-compliance also puts the town at risk for other grant funds (estimated at \$5-10 million annually), including planning, downtown initiatives, and pedestrian safety grants as well as other discretionary state funding which may include Green Communities Act funding.

We encourage all residents to review the Town's MBTA Zoning website and accompanying FAQ for additional information:

<https://www.town.medfield.net/2178/MBTA-Communities-Multi-Family-Zoning-Req>