



# MBTA Communities

## District Approval Letters

As of December 4, 2025

*Compliant Municipalities Listed Alphabetically*

- |                |                 |                        |                    |
|----------------|-----------------|------------------------|--------------------|
| 1. Abington    | 32. Gloucester  | 63. Millis             | 94. Sharon         |
| 2. Acton       | 33. Grafton     | 64. Milton             | 95. Sherborn       |
| 3. Amesbury    | 34. Groton      | 65. Natick             | 96. Shirley        |
| 4. Andover     | 35. Groveland   | 66. Needham            | 97. Shrewsbury     |
| 5. Arlington   | 36. Hamilton    | 67. New Bedford        | 98. Somerville     |
| 6. Ashland     | 37. Hanson      | 68. Newbury            | 99. Southborough   |
| 7. Attleboro   | 38. Harvard     | 69. Newburyport        | 100. Stoneham      |
| 8. Ayer        | 39. Haverhill   | 70. Newton             | 101. Stoughton     |
| 9. Bedford     | 40. Hingham     | 71. Norfolk            | 102. Sudbury       |
| 10. Bellingham | 41. Holliston   | 72. North Andover      | 103. Swampscott    |
| 11. Belmont    | 42. Hull        | 73. North Attleborough | 104. Taunton       |
| 12. Beverly    | 43. Kingston    | 74. North Reading      | 105. Topsfield     |
| 13. Billerica  | 44. Lakeville   | 75. Northborough       | 106. Tyngsborough  |
| 14. Braintree  | 45. Lawrence    | 76. Northbridge        | 107. Upton         |
| 15. Brockton   | 46. Leominster  | 77. Norton             | 108. Wakefield     |
| 16. Brookline  | 47. Lexington   | 78. Norwell            | 109. Walpole       |
| 17. Burlington | 48. Lincoln     | 79. Norwood            | 110. Waltham       |
| 18. Cambridge  | 49. Littleton   | 80. Peabody            | 111. Watertown     |
| 19. Canton     | 50. Lowell      | 81. Pembroke           | 112. Wayland       |
| 20. Chelmsford | 51. Lynn        | 82. Plympton           | 113. Wellesley     |
| 21. Chelsea    | 52. Lynnfield   | 83. Quincy             | 114. West Boylston |
| 22. Cohasset   | 53. Malden      | 84. Randolph           | 115. Westborough   |
| 23. Danvers    | 54. Manchester  | 85. Raynham            | 116. Westford      |
| 24. Dedham     | 55. Marlborough | 86. Reading            | 117. Weston        |
| 25. Duxbury    | 56. Maynard     | 87. Revere             | 118. Westwood      |
| 26. Easton     | 57. Medfield    | 88. Rochester          | 119. Weymouth      |
| 27. Fall River | 58. Medford     | 89. Rockland           | 120. Whitman       |
| 28. Fitchburg  | 59. Medway      | 90. Rockport           | 121. Winchester    |
| 29. Foxborough | 60. Melrose     | 91. Salem              | 122. Worcester     |
| 30. Framingham | 61. Methuen     | 92. Scituate           |                    |
| 31. Georgetown | 62. Millbury    | 93. Seekonk            |                    |



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [slambiase@abingtonma.gov](mailto:slambiase@abingtonma.gov)

September 30, 2024

Scott Lambiase, Town Manager  
Town of Abington  
500 Gliniewicz Way  
Abington, MA 02351

**Re: Abington - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Lambiase:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Abington's Multi-family Overlay District (MFOD) which is comprised of a portion of the Transit Overlay District (District). After careful review and analysis, EOHLC has determined that Abington is **compliant** with Section 3A, as it finds that Abington meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Abington for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Abington is designated as a Commuter Rail Community with 6,811 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 1,022 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **80.4 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,190 units**.
3. The gross density of the District is estimated at **20.0 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.

5. **At least forty percent (40%)** of the District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	80.4	80.4
Multi-family unit capacity (units)	1,022	1,059	1,190
Gross density (units per acre)	15	17.8	20.0
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to site plan review. The standards set forth in the site plan review lean towards discretionary criteria which may affect the “as of right” approvals for development proposals in the District. We caution the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- We caution the Town not to impose limits on the number of unrelated persons occupying a dwelling unit as stated in the definition of Family in the Zoning Ordinance as such limits conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.

- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Any permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or restrictions on occupancy effectively reduce the estimated multi-family unit capacity of the District, EOHLC may reevaluate Abington's compliance with Section 3A, and may require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read "Edward M. Augustus, Jr.", written in dark ink.

Edward M. Augustus, Jr.  
Secretary

cc: Senator John Keenan, [John.Keenan@masenate.gov](mailto:John.Keenan@masenate.gov)  
Representative Alyson Sullivan-Almeida, [Alyson.Sullivan@mahouse.gov](mailto:Alyson.Sullivan@mahouse.gov)  
Elizabeth Shea, Town of Abington, [lshea@abingtonma.gov](mailto:lshea@abingtonma.gov)





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Via Email: [manager@actonma.gov](mailto:manager@actonma.gov)

November 8, 2024

John S. Mangiaratti, Town Manager  
Town of Acton  
472 Main Street  
Acton, MA 01720

**Re: Acton - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Mangiaratti:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Acton which is based on the Town's MBTA Overlay District (District). After careful review and analysis, EOHLC has determined that Acton is **compliant** with Section 3A, as it finds that Acton meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Acton for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Acton is designated as a Commuter Rail Community with 9,219 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 1,383 units. At least twenty percent (20%) of the District's minimum requirements must be met within transit station areas.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **128.60 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,650 units**.
3. The gross density of the District is estimated at **17.0 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least twenty percent (20%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	128.60	128.60
Multi-family unit capacity (units)	1,383	1,650	1,650
Gross density (units per acre)	15	17.0	17.0
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to the requirements of site plan review pursuant to Section 10.4 of Acton's zoning bylaw. The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. We caution the town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- Much of the District is within a flood plain overlay district which may prohibit development or require special permits. Since Section 3A requires that multi-family housing be permitted without any special permit requirement, the Town may consider a zoning amendment to address the substantive criteria of the flood plain overlay district in an as of right procedure. Since most of the overlap between the District and the flood plain is "excluded land", EOHLC does not believe that this issue is determinative of Acton's compliance with Section 3A.

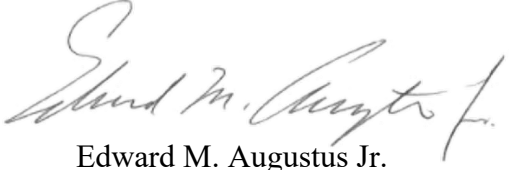
Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional

information not identified in this compliance review that would render the District noncompliant with Section 3A.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus Jr.", written in a cursive style.

Edward M. Augustus Jr.  
Secretary

cc: Senator James Eldridge, [James.Eldridge@masenate.gov](mailto:James.Eldridge@masenate.gov)  
Representative Simon Cataldo, [Simon.Cataldo@mahouse.gov](mailto:Simon.Cataldo@mahouse.gov)  
Representative Danillo Sena, [Danillo.Sena@mahouse.gov](mailto:Danillo.Sena@mahouse.gov)  
Kristen Guichard, Acton Planning Director, [kguichard@acton-ma.gov](mailto:kguichard@acton-ma.gov)



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Via Email: [govek@amesburyma.gov](mailto:govek@amesburyma.gov)

March 28, 2025

Mayor Cassandra Gove  
City of Amesbury  
62 Friend Street  
Amesbury, MA 01913

**Re: Amesbury – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Gove,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the City of Amesbury's "Rocky Hill Multi-family Overlay District (RH-MFOD)", and amendments to existing Smart Growth Districts (collectively, "District"). After careful review and analysis, EOHLC has determined that Amesbury is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the City of Amesbury to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Amesbury for the MBTA Communities Catalyst Fund, which was announced by Governor Healey in [June](#). You can learn more about the program at the web page [MBTA Communities Catalyst Fund](#), which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Amesbury is designated as an Adjacent Community with 7,889 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 789 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **115.6 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,563 units**.
3. The gross density of the District is estimated at **16.3 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children.

6. There are no dimensional zoning requirements not captured by the compliance model that will clearly reduce the District's estimated multi-family unit capacity below its requirement. Please see below for details on this comment.
7. Taken as a whole, the geography of the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	115.6	115.6
Multi-family unit capacity (units)	789	1,586	1,563
Gross density (units per acre)	15	16.3	16.3
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies from the submitted unit capacity metric**:

- The parcel identified as 40 Haverhill Road, located in 3-SDA subdistrict, lacks the required frontage for the subdistrict (200 feet). This parcel was removed from the determined unit capacity as it cannot, at this time, be developed as of right under the zoning provided by Amesbury. However, Amesbury is well above the required multi-family unit capacity with the remainder of the geography that was submitted.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review section of Amesbury's zoning ordinance lean toward discretionary criteria, which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the City against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- Section XI.V(6.2) contains a district-wide unit cap for the GT-MFOD subdistrict, which is ordinarily impermissible under Section 3A. However, EOHLC recognizes that the City is significantly above the minimum multi-family unit capacity, and that the parcels within the GT-MFOD appear to be in common ownership and developable as of right. Therefore, this analysis does not remove the unit capacity from the GT-MFOD subdistrict. If the City were to reduce the scale of its District in the future, EOHLC may revisit this portion of the analysis.
- Future developments within the District must adhere to either the affordability provisions located within the East End Smart Growth Overlay District (EESGOD) section of Amesbury's zoning ordinance or the "MBTA Communities Multi-family Overlay District (MFOD)", a.k.a., Rocky Hill Multi-family Overlay District (RH-MFOD), as applicable. Amesbury's Determination of Compliance relies on the representation by Amesbury staff that the provision located in Section V.E.3.1(a): *Use Regulations, Applicability* does not apply to developments located in the

aforementioned subdistricts. This provision requires fifteen percent of “the total number of dwelling units [to be] provided as affordable housing units” in “[a]ll multi-family residential developments requiring a Special Permit or Site Plan approvals from the Planning Board” This provision shall not be used for any multi-family development within Amesbury’s 3A district(s). EOHLC recommends a future ordinance amendment to clarify this discrepancy.

- EOHLC cautions the City that the provisions for Earth Removal and Filling found in Section XI.A and XI.B of the City’s zoning ordinance must not subject otherwise as of right multi-family housing developments to the special permit provision(s) contained within said sections. The provision states that “The movement, transport, alteration, redistribution, or filling with any earth material in the aggregate volume of 1,000 cubic yards or 1,500 tons or greater...shall require a Special Permit”.
- This determination of compliance relies on representations by Amesbury staff that the provisions found in Section XI.V, which state that “notwithstanding anything to the contrary in the Zoning Ordinance [related to development of a Project], such [development] application shall not be subject to any other provisions of the Zoning Ordinance unless otherwise provided in this section XI.V.”, supersedes any other special permits required in the ordinance for developments using Section XI.V.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Amesbury’s compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.".

Edward M. Augustus, Jr.  
Secretary

cc: Senator Barry Finegold, [barry.finegold@masenate.gov](mailto:barry.finegold@masenate.gov)  
Representative Dawne Shand, [Dawne.Shand@mahouse.gov](mailto:Dawne.Shand@mahouse.gov)  
Representative Adrienne Pusateri Ramos, [Adrienne.Ramos@mahouse.gov](mailto:Adrienne.Ramos@mahouse.gov)  
Nipun Jain, City of Amesbury, [jainn@amesburyma.gov](mailto:jainn@amesburyma.gov)





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Via Email: [andrew.flanagan@andoverma.us](mailto:andrew.flanagan@andoverma.us)

September 30, 2024

Andrew Flanagan, Town Manager  
Town of Andover  
36 Bartlet Street  
Andover, MA 01810

**Re: Andover - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Flanagan:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Andover which is comprised of six multi-family districts (District). After careful review and analysis, EOHLC has determined that Andover is **compliant** with Section 3A, as it finds that Andover meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Andover for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Andover is designated as a Commuter Rail Community with 13,541 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 2,031 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **88.1 acres**.
2. As of right multi-family unit capacity for the District is estimated at **2,235 units**.
3. The gross density of the District is estimated at **27.76 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least fifty percent (50%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. The District contains an Inclusionary Zoning requirement of 15% of units for projects 10 units and over which must be affordable to households at or below 80% of Area Median Income (AMI). EOHLC finds the Economic Feasibility Analysis supports the feasibility of multi-family development.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	88.1	88.1
Multi-family unit capacity (units)	2,031	2,235	2,235
Gross density (units per acre)	15	27.76	27.76
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Certain developments may trigger special permits such as building conversions and historic structures. We caution the Town to review projects in the District in a nondiscretionary manner, and to avoid subjecting multifamily housing proposals to special permit requirements, consistent with the requirements of G.L. c. 40A Sections 1A and 3A.
- We caution the Town not to impose limits on the number of unrelated persons occupying a dwelling unit as stated in the definition of Family in the zoning bylaw as such limits conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.
- Portions of the District overlap with the Town's Historic Mill Overlay District (HMOD). This determination relies on EOHLC's interpretation that dimensional and density requirements in the HMOD that are stricter than the District's requirements are inapplicable to multifamily housing in the District.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as specific site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Andover's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Barry Finegold, [Barry.Finegold@masenate.gov](mailto:Barry.Finegold@masenate.gov)  
Representative Frank Moran, [Frank.Moran@mahouse.gov](mailto:Frank.Moran@mahouse.gov)  
Representative Tram Nguyen, [Tram.Nguyen@mahouse.gov](mailto:Tram.Nguyen@mahouse.gov)  
Monica Gregoire, Town of Andover, [monica.gregoire@ma.us](mailto:monica.gregoire@ma.us)



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Via Email: [jfeeney@town.arlington.ma.us](mailto:jfeeney@town.arlington.ma.us)

February 12, 2024

James Feeney  
Town Manager  
Town of Arlington  
730 Massachusetts Avenue  
Arlington, MA 01852

**Re: Arlington - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Mr. Feeney:

The Executive Office of Housing and Livable Communities (EOHLC) received a district compliance application from the Town of Arlington submitted electronically on November 19, 2023 and revised December 21, 2023. The application requested that EOHLC grant a determination of compliance for the Town of Arlington's "Mass Ave/Broadway Multifamily District" and "Neighborhood Multifamily District" zoning districts (District), based on the criteria set forth in the Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act (Guidelines). After careful review and analysis, EOHLC has determined that Arlington is **compliant** with Section 3A, as it finds that Arlington meets, or exceeds, the requirements of Section 3A and the Guidelines.

Arlington is designated as an adjacent community with 20,461 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 32 acres, and a minimum multi-family unit capacity of 2,046 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The district comprises **115.5 acres**.
2. As of right multi-family unit capacity for the district is estimated at **3,120 units**.
3. The gross density of the District is estimated at **27.24 dwelling units per acre**.
4. At least **fifty (50%) percent** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.

7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	32	127.2	115.5
Multi-family unit capacity (units)	2,046	3,348	3,120
Gross density (units per acre)	15	26.8	27.24
One 50% contiguous area	Yes	Yes	Yes

EOHLC determinations differ from the application estimates for the following reasons:

- EOHLC removed the Neighborhood Multifamily Heights North subdistrict, because it appeared to be substantially affected by the Floodplain District and Inland Wetland District. Since the submitted District meets approval criteria without including the capacity of the affected parcels, EOHLC did not review the flood zone and inland wetland permitting process to determine whether it is consistent with the as of right zoning requirements of Section 3A.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

1. Developments in the District are subject to site plan review pursuant to Section 5.9.3 of Arlington's zoning bylaw. The standards set forth in the site plan review, referencing the standards (but not procedures) in Environmental Design Review, are consistent with the requirements of Section 4.a. of the Guidelines. However, since there is no site plan review procedure described in the zoning bylaw, EOHLC specifically notes that the procedures described in Environmental Design Review would not be consistent with the requirements of Section 3A if they were used in connection with site plan review.
2. Section 5.9G of Arlington's zoning bylaw requires that developments in the district meet the affordable housing requirements set forth in Section 8.2 if/when EOHLC approves an economic feasibility analysis as described in the Guidelines. Section 5.9G also states that "Until the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) approves using the requirements of Section 8.2 for housing built under Section 5.9 of this Bylaw, the affordability requirements are those allowed in the EOHLC Compliance Guidelines for Chapter 40A, Section 3A: that ten percent of the dwelling units shall be affordable, and the cap on the income of families or individuals who are eligible to occupy the affordable units is not less than 80 percent of area median income, or such other applicable Guidelines as EOHLC shall issue." Since no economic feasibility analysis was submitted with this application, this determination is based on the requirement for ten percent of dwelling units to be affordable, and the cap on income of not less than 80 percent of area median income.

Based on the information provided in the Application, EOHLC has determined that Arlington meets or exceeds the requirements set forth by Section 3A and the Guidelines and is currently **compliant** with Section 3A of M.G.L. c. 40A.

Please note that continued district compliance is **conditioned** upon the following requirements:

- The Attorney General's approval of the zoning amendments affecting the District have not yet been approved. EOHLC is aware that the Attorney General's office has informed the town that there was a procedural flaw in the zoning amendment process and that the town is working to address the procedural flaw. EOHLC will revisit this determination if there are changes to the zoning that was adopted at its fall Town Meeting.
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the District, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- Site plan review conducted in connection with **additional factor 1** above must not effectively reduce the estimated multi-family unit capacity of the District. If site plan review does reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Arlington's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Cindy F. Friedman  
Representative David M. Rogers



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mherbert@ashlandmass.com](mailto:mherbert@ashlandmass.com)

October 3, 2025

Michael Herbert, Town Manager  
101 Main Street  
Ashland, MA 01721

**Re: Ashland - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Herbert:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Ashland's MBTA Communities Multi-Family Overlay District ("District"). After careful review and analysis, EOHLC determined that Ashland is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Ashland to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Ashland for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Ashland is designated a Commuter Rail community with 7,495 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 1,124 units. At least forty percent (40%) of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **59 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,142 units**.
3. The gross density of the District is estimated at **19.4 unit per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. **At least forty percent (40%)** of the required District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.



7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. The District contains an Inclusionary Zoning requirement of 12.5% of units for projects 10 units and over which must be affordable to households at or below 80% of Area Median Income (AMI). EOHLC determined that the Economic Feasibility Analysis supports the feasibility of multi-family development in the District.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	56.3	59
Multi-family unit capacity (units)	1,124	1,142	1,142
Gross density (units per acre)	15	4,568	19.4
One 50% contiguous area	Yes	Yes	Yes
Unit capacity to be located in a transit station area (%)	40	100	100
Land area to be located in a transit station area (%)	40	100	100

EOHLC identified the following discrepancies from the submitted area and density metrics:

- Land area: EOHLC edited the GIS shapefiles to include right of way (ROW) in the subdistricts, per the definition of Gross Density in the Regulations. To account for this increased district acreage, EOHLC adjusted the district acreage in Table 4: Acreage Calculations of the Checklist District ID tab. This change resulted in the land area increasing from 56.3 to 59 acres. This also contributed to a change in the District's Gross Density, detailed below.
- Gross Density: EOHLC corrected the density denominator in the Compliance Model to reflect the land area that is used for calculating Gross Density. This, in combination with the increase in land area to reflect ROW, reduced the Gross Density from 4,568 units per acre, to 19.4 units per acre.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- This determination relies on the interpretation that Section 8.4.11 Open Space does not apply to the District, and therefore development in the District should not rely on the development of other lots in the Rail Transit District.


- This determination relies on the interpretation that Section 8.6.6 Dimensional Regulations – 10b Bedroom Limitations does not apply to the District, and that the District does not limit the number of bedrooms in multi-family housing development in the District.
- This determination relies on the interpretation that Section 8.92.C exempts multi-family housing in the District from any special permit requirements that would otherwise be required by other sections of the bylaw, including but not limited to special permits for Environmental Controls, Dwelling Conversions, Floodplain development, or development in the Groundwater Protection Overlay district that renders impervious more than 15% or 2,500 square feet of any lot.
- The standards set forth in the site plan review section of Ashland’s zoning bylaw lean towards discretionary criteria which may affect “as of right” approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Any permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduce the estimated multi-family unit capacity of the District, EOHLC may reevaluate Ashland’s compliance with Section 3A, and may require the Town to remedy any deficiency with amendments to its zoning.

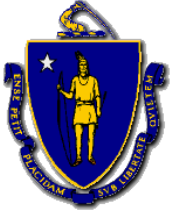
While housing production is not required, EOHLC is eager to hear about multi-family developments in your District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senate President, Karen Spilka, [Karen.Spilka@masenate.gov](mailto:Karen.Spilka@masenate.gov)  
Representative Jack Lewis, [Jack.Lewis@mahouse.gov](mailto:Jack.Lewis@mahouse.gov)  
Jasmin Farinacci, Town of Ashland, [jfarinacci@ashlandmass.com](mailto:jfarinacci@ashlandmass.com)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mayor@cityofattleboro.us](mailto:mayor@cityofattleboro.us)

April 25, 2025

Mayor Cathleen DeSimone  
Government Center  
77 Park Street  
Attleboro, MA 02703

**Re: Attleboro - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor DeSimone:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the City of Attleboro's MBTA Communities Overlay District (District). After careful review and analysis, EOHLC has determined that Attleboro is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the City of Attleboro to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Attleboro for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Attleboro is designated a Commuter Rail community with 19,097 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 2,865 units. At least fifty percent (50%) of the City's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **110 acres**.
2. As of right multi-family unit capacity for the District is estimated at **3,960 units**.
3. The gross density of the District is estimated at **38.1 unit per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. **At least fifty percent (50%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	110	110
Multi-family unit capacity (units)	2,865	5,733	3,960
Gross density (units per acre)	15	55.2	38.1
One 50% contiguous area	Yes	Yes	Yes
Unit capacity to be located in a transit station area (%)	50	100	100
Land area to be located in a transit station area (%)	50	100	100

EOHLC identified the following **discrepancies from the submitted area, unit capacity and gross density metrics**:

- The City identified three parcels with geographies appearing in multiple locations, including locations inside and outside of the District boundaries. These parcels were identified as LOC\_ID M\_217498\_854198 (0 Wall Street), M\_218388\_855134 (50 Maynard Street), and M\_218346\_855171 (0 Pleasant Street Rear). EOHLC analyzed these parcels to only include portions within the District, which resulted in a reduced unit capacity.
- The submitted compliance model included five parcels identified as M\_217532\_854152 (Olive Street Rear), M\_217573\_854185 (Olive Street Rear), M\_217744\_854564 (Wall Street), M\_217499\_854095 (101 Olive Street), and M\_217498\_854198 (0 Wall Street) with overrides for public land. Since there was no information submitted to document eligibility for an override, EOHLC removed the unit capacity from these parcels.
- The District's gross density was affected by the removal of the above-mentioned unit capacities.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- EOHLC cautions the City against enforcing zoning-based occupancy limits on the number of persons occupying a dwelling unit as described in the definition of Family in the Section 17-

11.2 of Attleboro's zoning ordinance. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.

- The standards set forth in the site plan review section of Attleboro's zoning ordinance lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the City against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Any permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduce the estimated multi-family unit capacity of the District, EOHLC may reevaluate Attleboro's compliance with Section 3A, and may require the City to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Paul Feeney, [paul.feeney@masenate.gov](mailto:paul.feeney@masenate.gov)  
Representative Adam Scanlon, [Adam.Scanlon@mahouse.gov](mailto:Adam.Scanlon@mahouse.gov)

Representative Jim Hawkins, [james.hawkins@mahouse.gov](mailto:james.hawkins@mahouse.gov)  
Gary Ayrassian, City of Attleboro, [cityplanner@cityofattleboro.us](mailto:cityplanner@cityofattleboro.us)





Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [tm@ayer.ma.us](mailto:tm@ayer.ma.us)

March 19, 2025

Robert Pontbriand  
Town Manager  
Town of Ayer  
1 Main Street  
Ayer, MA 01432

**Re: Ayer – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Pontbriand:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Ayer's form-based code districts, which consists of five subdistricts (the District). After careful review and analysis, EOHLC has determined that Ayer is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Ayer to meet the requirements of the MBTA Communities Law.

Please note that this Determination of Compliance by EOHLC qualifies Ayer for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#). The web page has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Ayer is designated as a Commuter Rail Community with 3,807 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units. At least forty (40%) percent of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **70.1 acres**.
2. As of right multi-family unit capacity for the district is estimated at **1,894 units**.
3. The gross density of the District is estimated at **29.2 dwelling units per acre**.
4. At least **fifty (50%) percent** of the District is one contiguous land area.
5. At least forty percent (40%) of the required District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.

7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLIC following its review:

	Required	Submitted	Determined
Land area (acres)	50	70.1	70.1
Multi-family unit capacity (units)	750	1,894	1,894
Gross density (units per acre)	15	29.2	29.2
One 50% contiguous area	Yes	Yes	Yes

EOHLIC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

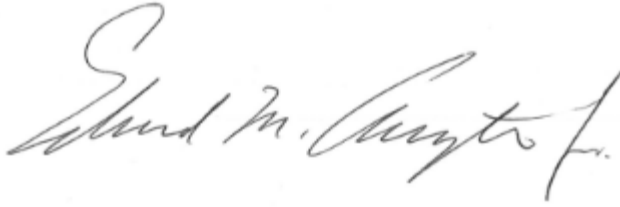
- EOHLIC cautions the Town against enforcing zoning-based occupancy limits on the number of persons occupying a dwelling unit as described in the definition of Family in Ayer's zoning bylaw. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLIC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLIC3A@mass.gov](mailto:EOHLIC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLIC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLIC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLIC may revisit Ayer's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.".

Edward M. Augustus, Jr.  
Secretary

cc: Senator James Eldridge, [james.Eldridge@masenate.gov](mailto:james.Eldridge@masenate.gov)  
Representative Danillo Sena, [Danillo.Sena@mahouse.gov](mailto:Danillo.Sena@mahouse.gov)  
Daniel Ruiz, Town of Ayer, [druiz@ayer.ma.us](mailto:druiz@ayer.ma.us)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mjhanson@bedfordma.gov](mailto:mjhanson@bedfordma.gov)

April 18, 2025

Matthew Hanson, Town Manager  
Town of Bedford  
10 Mudge Way  
Bedford, MA 01730

**Re: Bedford – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Hanson:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Bedford's "Multifamily Housing Overlay District," (MFHOD), which is comprised of five subdistricts (together, District). After careful review and analysis, EOHLC determined that Bedford is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Bedford to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Bedford for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Bedford is designated an Adjacent Community with 5,444 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **55.5 acres**.
2. As of right multi-family unit capacity for the District is estimated at **807 units**.
3. The gross density of the District is estimated at **15.6 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	55.5	55.5
Multi-family unit capacity (units)	750	807	807
Gross density (units per acre)	15	15.6	15.6
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review section of Bedford's zoning bylaw lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.
- The standards set forth Section 7.3.4.1 regarding Earth Removal require a special permit for removal in excess of 1000 cubic yards of earth. A clarifying amendment is likely needed to establish that this requirement will not apply to multi-family housing projects, or, conversely removal of the special permit requirement for earth removal would suffice.

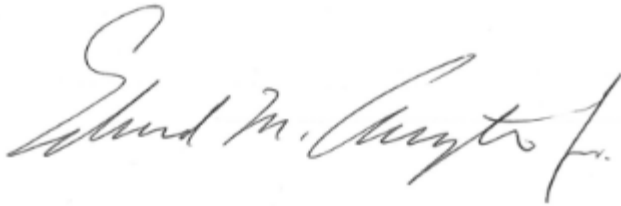
Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting

processes such as site plan review or earth removal result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Bedford's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Barrett, [Mike.Barrett@masenate.gov](mailto:Mike.Barrett@masenate.gov)  
Representative Kenneth Gordon, [Ken.Gordon@mahouse.gov](mailto:Ken.Gordon@mahouse.gov)  
Tony Fields, Town of Bedford, [afields@bedfordma.gov](mailto:afields@bedfordma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [dfraine@bellinghamma.org](mailto:dfraine@bellinghamma.org)

March 19, 2025

Denis Fraine, Town Administrator  
Town of Bellingham  
10 Mechanic Street  
Bellingham, MA 02019

**Re: Bellingham - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Fraine:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Bellingham's "MBTA Communities Overlay District", which is comprised of two subdistricts (District). After careful review and analysis, EOHLC has determined that Bellingham is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Bellingham to meet the requirements of the MBTA Communities Law.

Please note that this Determination of Compliance by EOHLC qualifies Bellingham for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#). The web page has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Bellingham is designated as an Adjacent Community with 6,749 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **67.4 acres**.
2. As of right multi-family unit capacity for the district is estimated at **778 units**.
3. The gross density of the District is estimated at **19.9 dwelling units per acre**.
4. At least **fifty (50%) percent** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.



The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	67.4	67.4
Multi-family unit capacity (units)	750	778	778
Gross density (units per acre)	15	19.9	19.9
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- EOHLC cautions the Town against enforcing any moratorium on street openings that are necessary for providing new sewer, water, or other connections to multi-family developments proposed in the District.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Bellingham's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Rebecca Rausch, [becca.rausch@masenate.gov](mailto:becca.rausch@masenate.gov)  
Representative Michael Soter, [michael.soter@mahouse.gov](mailto:michael.soter@mahouse.gov)  
Robert Lussier, Town of Bellingham, [rlussier@bellinghamma.org](mailto:rlussier@bellinghamma.org)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [pgarvin@belmont-ma.gov](mailto:pgarvin@belmont-ma.gov)

April 18, 2025

Patrice Garvin, Town Administrator  
Town of Belmont  
455 Concord Avenue  
Belmont, MA 02478

**Re: Belmont - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Garvin:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Belmont's Multifamily Overlay Zones, which is comprised of eight subdistricts (together, District). After careful review and analysis, EOHLC has determined that Belmont is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Belmont to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Belmont for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Belmont is designated as a Commuter Rail Community with 10,882 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 27 acres, and a minimum multi-family unit capacity of 1,632 units. At least fifty percent (50%) of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **47.59 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,671 units**.
3. The gross density of the District is estimated at **35.1 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. At least **fifty percent (50%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the district is suitable for families with children.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Twenty-five percent (25%) or less of the minimum unit capacity requirement is satisfied by a "Mandatory Mixed Use" (MMU) area pursuant to Section 72.05(1)(c) of the Regulations.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	28	47.59	47.59
Multi-family unit capacity (units)	1,632	1,311	1,671
Gross density (units per acre)	15	27.55	35.1
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies** from the submitted unit capacity and gross density metrics:

- The Town of Belmont's district compliance application appropriately recognized that the unit capacity generated from its mandatory mixed use (MMU) district is distinct from its MBTA communities district. For the sake of simplicity, EOHLC's practice is to include MMU unit capacity in its determinations.

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review section of Belmont's zoning bylaw lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Belmont's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

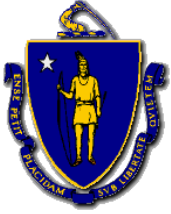
While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator William Brownsberger, [William.Brownsberger@masenate.gov](mailto:William.Brownsberger@masenate.gov)  
Representative David Rogers, [Dave.Rogers@mahouse.gov](mailto:Dave.Rogers@mahouse.gov)  
Chris Ryan, Town of Belmont, [cryan@belmont-ma.gov](mailto:cryan@belmont-ma.gov)



Commonwealth of Massachusetts  
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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mayorcahill@beverlyma.gov](mailto:mayorcahill@beverlyma.gov)

April 25, 2025

Mayor Michael Cahill  
191 Cabot Street  
Beverly, MA 01915

**Re: Beverly - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Cahill:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the City of Beverly's MBTA Communities Overlay District (District). After careful review and analysis, EOHLC determined that Beverly is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the City of Beverly to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Beverly for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Beverly is designated a Commuter Rail community with 17,887 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 2,683 units. At least ninety percent (90%) of the City's requirements must be met within a ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **98.05 acres**.
2. As of right multi-family unit capacity for the District is estimated at **2,734 units**.
3. The gross density of the District is estimated at **21.04 units per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.

7. Twenty-five percent (25%) or less of the minimum unit capacity requirement is satisfied by a “Mandatory Mixed Use” (MMU) area pursuant to 72.05(c) of the Regulations.
8. The Economic Feasibility Analysis submitted in support of the District’s inclusionary zoning requirements demonstrates that a reasonable variety of multi-family housing types can be feasibly developed.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	98.0	98.0
Multi-family unit capacity (units)	2,683	2,734	2,734
Gross density (units per acre)	15	21.0	21.0
One 50% contiguous area	Yes	Yes	Yes
Land area to be located in transit station areas (%)	90	100	100
Unit capacity to be located in transit station areas (%)	90	100	100

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- EOHLC cautions the City against enforcing zoning-based occupancy limits on the number of persons occupying a dwelling unit as described in the definition of Family in the Section 300-5 of Beverly’s zoning ordinance. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.
- The standards set forth in the site plan review section of Beverly’s zoning ordinance lean towards discretionary criteria which may affect the “as of right” approvals for development proposals in the District. EOHLC cautions the City against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

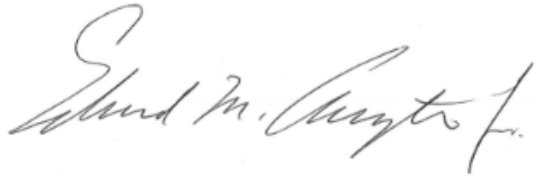
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.

- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Any permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduce the estimated multi-family unit capacity of the District, EOHLC may reevaluate Beverly's compliance with Section 3A, and may require the City to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Joan Lovely, [Joan.Lovely@masenate.gov](mailto:Joan.Lovely@masenate.gov)  
Darlene Wynne, City of Beverly, [dwynne@beverlyma.gov](mailto:dwynne@beverlyma.gov)  
Ken Clawson, City of Beverly, [kclawson@beverlyma.gov](mailto:kclawson@beverlyma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [cmain@town.billerica.ma.us](mailto:cmain@town.billerica.ma.us)

May 8, 2025

Clancy Main, Town Manager  
Town of Billerica  
365 Boston Road  
Room 207  
Billerica, MA 01821

**Re: Billerica - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Main:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Billerica's MBTA Communities Multifamily Overlay District (District). After careful review and analysis, EOHLC determined that Billerica is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Billerica to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Billerica for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Billerica is designated a Commuter Rail community with 15,485 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 2,323 units. At least forty percent (40%) of the district must be within a half-mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **128.2 acres**.
2. As of right multi-family unit capacity for the District is estimated at **2,373 units**.
3. The gross density of the District is estimated at **21.1 units per acre**.



4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. **At least forty percent (40%)** of the required land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.7 of the Regulations.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	128.2	128.2
Multi-family unit capacity (units)	2,323	2,373	2,373
Gross density (units per acre)	15	21.1	21.1
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

1. This determination relies on the Attorney General Office's disapproval of Section 5.E.12.K, as described in the letter from Kelli E. Gunagan, Director, Municipal Law Unit dated April 18, 2025, concerning case #11672. EOHLC would not have approved the District if it was subject to that provision.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, reading "Edward M. Augustus, Jr." in a cursive script.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Cindy Friedman, [Cindy.Friedman@masenate.gov](mailto:Cindy.Friedman@masenate.gov)  
Representative Mark Lombardo, [Mark.Lombardo@mahouse.gov](mailto:Mark.Lombardo@mahouse.gov)  
Katherine Malgieri, Town of Billerica, [kmalgieri@town.billerica.ma.us](mailto:kmalgieri@town.billerica.ma.us)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus Jr., Secretary

Via Email: [mayorsoffice@braintree.gov](mailto:mayorsoffice@braintree.gov)

September 30, 2024

Mayor Erin V. Joyce  
Town of Braintree  
1 JFK Memorial Drive  
Braintree, MA 02184

**Re: Braintree - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Joyce:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Braintree's "MBTA District One Redline North, MBTA District Redline South, MBTA District Redline Villages and MBTA District Greenbush BWLD zoning districts (District). After careful review and analysis, EOHLC has determined that Braintree is **compliant** with Section 3A, as it finds that Braintree meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Braintree for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Braintree is designated as a Rapid Transit Community with 15,077 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 3,769 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **203.8 acres**.
2. As of right multi-family unit capacity for the District is estimated at **3,922 units**.
3. The gross density of the District is estimated at **22.0 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.

5. **At least fifty percent (50%)** of the required District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	203.8	203.8
Multi-family unit capacity (units)	3,769	3,922	3,922
Gross density (units per acre)	15	22.0	22.0
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to site plan review pursuant to Article V of Braintree's zoning ordinance. The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. We caution the town against applying site plan review criteria in a nondiscretionary manner consistent with G.L. c.40A Sections 1A and 3A.
- Article VI Section 135-608 requires a Special Permit for development in a flood zone. Much of the land in the District has a flood overlay zone. However, the Special Permit review criteria are mostly clear and objective standards. Since Section 3A requires that development of multi-family housing in the District be permitted without **any** special permit requirement, the Town should pursue a zoning amendment to address the substantive criteria of the flood zone overlay district in an as of right zoning procedure.
- Article XIV, Section 135-1405 allows the Planning board to deny a project or "require mitigative measures" based on traffic capacities. We caution the town against applying Section 135-1405 to as of right multifamily housing projects in the District.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification

must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a Determination of Compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Any permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review, flood plains, or traffic capacity effectively reduce the estimated multi-family unit capacity of the District, EOHLC may reevaluate Braintree's compliance with Section 3A, and may require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this Compliance Determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator John Keenan, [John.Keenan@masenate.gov](mailto:John.Keenan@masenate.gov)  
Senator Walter Timilty, [Walter.Timilty@masenate.gov](mailto:Walter.Timilty@masenate.gov)  
Representative Mark Cusack, [Mark.Cusack@mahouse.gov](mailto:Mark.Cusack@mahouse.gov)  
Melissa SantucciRozzi, [msantucci@braintreema.gov](mailto:msantucci@braintreema.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [MayorSullivan@cobma.us](mailto:MayorSullivan@cobma.us)

June 26, 2025

Mayor Robert Sullivan  
Brockton City Hall  
45 School Street  
Brockton, MA 02301

**Re: Brockton - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Sullivan,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the City of Brockton's "MBTA Communities Multi-family Overlay District" (District), which consists of four subdistricts. After careful review and analysis, EOHLC determined that Brockton is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the City to meet the requirements of the MBTA Communities law.

Please note that this determination of compliance by EOHLC qualifies Brockton for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Brockton is designated as a Commuter Rail Community with 37,304 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 5,596 units. At least ninety percent (90%) of the City's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **336.5 acres**.
2. As of right multi-family unit capacity for the district is estimated at **7,980 units**.
3. The gross density of the District is estimated at **24.8 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. At least **ninety percent (90%)** of the required District land area and estimated unit capacity is within transit station areas.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, and gross density requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLIC following its review:

	Required	Submitted	Determined
Land area (acres)	50	336.5	336.5
Multi-family unit capacity (units)	5,596	7,980	7,980
Gross density (units per acre)	15	24.8	24.8
One 50% contiguous area	Yes	Yes	Yes

EOHLIC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- Brockston's Floodplain Overlay District may require a special permit for certain developments; however, the District and the Floodplain Overlay District have minimal overlap and it does not appear to affect the estimated unit capacity. Although the overlap with the District is minor, EOHLIC cautions the City against subjecting any multi-family housing proposals in the District to special permit requirements to remain consistent with the requirements of G.L. c. 40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLIC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLIC3A@mass.gov](mailto:EOHLIC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLIC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLIC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or performance standards result in special permit requirements for

multifamily housing proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Brockton's compliance with Section 3A and could require the City to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Brady, [Michael.Brady@masenate.gov](mailto:Michael.Brady@masenate.gov)  
Representative Michael Plouffe, [Bridget.Plouffe@mahouse.gov](mailto:Bridget.Plouffe@mahouse.gov)  
Representative Michelle DuBois, [michelle.dubois@mahouse.gov](mailto:michelle.dubois@mahouse.gov)  
Representative Rita Mendes, [Rita.Mendes@mahouse.gov](mailto:Rita.Mendes@mahouse.gov)  
Rob May, City of Brockton, [rmay@cobma.us](mailto:rmay@cobma.us)





Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [ccarey@brooklinema.gov](mailto:ccarey@brooklinema.gov)

September 30, 2024

Charles Carey, Town Manager  
Town of Brookline  
333 Washington Street  
Brookline, MA 02465

**Re: Brookline - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Carey:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Brookline's "MBTA CA Multifamily Overlay District" which is comprised of four subdistricts D1, D2, D3 and D4, (District). After careful review and analysis, EOHLC has determined that Brookline is **compliant** with Section 3A, as it finds that Brookline meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Brookline for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA).

Brookline is designated as a Rapid Transit Community with 27,961 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 41 acres, and a minimum multi-family unit capacity of 6,990 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **249.52 acres**.
2. As of right multi-family unit capacity for the District is estimated at **7,218 units**.
3. The gross density of the District is estimated at **28.93 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least ninety percent (90%)** of the required District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.

7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	41	249.52	249.52
Multi-family unit capacity (units)	6,990	7,218	7,218
Gross density (units per acre)	15	28.93	28.93
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to extensive restrictive Development Standards that trigger a special permit requirement for proposed projects with even minimal deviations from those standards. We caution the town to review projects in the District in a nondiscretionary manner, and to avoid subjecting multifamily housing proposals to special permit requirements, consistent with the requirements of G.L. c. 40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit

requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Brookline's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Cynthia Stone Creem, [Cynthia.Creem@masenate.gov](mailto:Cynthia.Creem@masenate.gov)  
Representative Ruth Balser, [Ruth.Balser@mahouse.gov](mailto:Ruth.Balser@mahouse.gov)  
Representative Kevin Honan, [Kevin.Honan@mahouse.gov](mailto:Kevin.Honan@mahouse.gov)  
Representative Bill MacGregor, [Bill.Macgregor@mahouse.gov](mailto:Bill.Macgregor@mahouse.gov)  
Representative Tommy Vitolo, [Tommy.Vitolo@mahouse.gov](mailto:Tommy.Vitolo@mahouse.gov)  
Kara Brewton, Town of Brookline, [kbrewton@brooklinema.gov](mailto:kbrewton@brooklinema.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [jdanzio@burlington.org](mailto:jdanzio@burlington.org)

September 15, 2025

John Danizio, Town Administrator  
Town of Burlington  
29 Center Street  
Burlington, MA 01803

**Re: Burlington – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Danizio:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Burlington's "MBTA Communities Multi-Family Overlay District" (District). After careful review and analysis, EOHLC determined that Burlington is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Burlington to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Burlington for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Burlington is designated an Adjacent community with 10,431 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres and a minimum multi-family unit capacity of 1,043 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **67.6 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,092 units**.
3. The gross density of the District is estimated at **19.1 units per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.

7. The District contains an inclusionary zoning requirement for at least 15% of units in projects of at least 4 units to be deed restricted as affordable to households earning at or below 80% of Area Median Income. EOHLC determined that the submitted Economic Feasibility Analysis supports the feasibility of multi-family development in the District.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	67.6	67.6
Multi-family unit capacity (units)	1,043	1,207	1,092
Gross density (units per acre)	15	21.1	19.1
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies** from the unit capacity and gross density metrics:

- The parcel identified as LOC\_ID M\_225719\_915542, also known as 1 Little's Brook Court, appears to lack access and frontage on a way in Burlington. As such, the unit capacity for this parcel was removed from the Town's submitted multi-family unit capacity for the District, which changes the unit density from 1,207 units to 1,092 units. Additionally, this adjustment affects gross density, reducing the gross density from 21.1 units per acre to 19.1 units per acre.

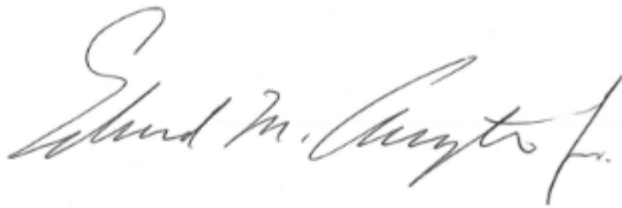
Please note that continued district compliance is **subject to** the following requirements:

- This determination relies on the interpretation that Section 8.6.2 of the zoning bylaw exempts multi-family housing proposed in the District from any other special permit requirement contained in the Town's zoning bylaw.
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

- Permitting conducted must not effectively reduce the estimated multi-family unit capacity of the District. If permitting requirements such as performance standards effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Burlington's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Cindy Friedman, [cindy.friedman@masenate.gov](mailto:cindy.friedman@masenate.gov)  
Representative Kenneth Gordon, [Ken.Gordon@mahouse.gov](mailto:Ken.Gordon@mahouse.gov)  
Elizabeth Bonventre, Town of Burlington, [ebonventre@burlington.org](mailto:ebonventre@burlington.org)



Commonwealth of Massachusetts  
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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [citymanager@cambridgema.gov](mailto:citymanager@cambridgema.gov)

September 30, 2024

City Manager Yi-An Huang  
City of Cambridge  
795 Massachusetts Avenue, 1<sup>st</sup> Floor  
Cambridge, MA 02465

**Re: Cambridge - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear City Manager Huang:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the City of Cambridge, which is comprised of twenty-two zoning districts (District). After careful review and analysis, EOHLC has determined that Cambridge is **compliant** with Section 3A, as it finds that Cambridge meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Cambridge for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Cambridge is designated as a Rapid Transit Community with 53,907 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 32 acres, and a minimum multi-family unit capacity of 13,477 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **846.05 acres**.
2. As of right multi-family unit capacity for the District is estimated at **14,368 units**.
3. The gross density of the District is estimated at **17.0 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least ninety percent (90%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The District contains an Inclusionary Zoning requirement of 20% of units for projects 10 units and which must be affordable to households at or below 100% of Area Median Income (AMI) for ownership projects and 50% to 60% of AMI for rental projects. EOHLC finds the Economic Feasibility Analysis supports the feasibility of multi-family development.
7. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
8. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	32	846.05	846.05
Multi-family unit capacity (units)	13,477	14,368	14,368
Gross density (units per acre)	15	17.0	17.0
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- We caution the City not to impose limits on the number of unrelated persons occupying a dwelling unit as stated in the definition of Family in the Zoning Ordinance as such limits conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.



- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If Inclusionary Zoning requirements or restrictions on unrelated persons reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Cambridge's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator William Brownsberger, [William.Brownsberger@masenate.gov](mailto:William.Brownsberger@masenate.gov)  
Senator Sal DiDomenico, [Sal.DiDomenico@masenate.gov](mailto:Sal.DiDomenico@masenate.gov)  
Senator Patricia Jehlen, [Patricia.Jehlen@masenate.gov](mailto:Patricia.Jehlen@masenate.gov)  
Representative Mike Connolly, [Mike.Connolly@mahouse.gov](mailto:Mike.Connolly@mahouse.gov)  
Representative Marjorie Decker, [Marjorie.Decker@mahouse.gov](mailto:Marjorie.Decker@mahouse.gov)  
Representative Michael Moran, [Michael.Moran@mahouse.gov](mailto:Michael.Moran@mahouse.gov)  
Representative Steven Owens, [Steven.Owens@mahouse.gov](mailto:Steven.Owens@mahouse.gov)  
Representative David Rogers, [Dave.Rogers@mahouse.gov](mailto:Dave.Rogers@mahouse.gov)  
Representative Dan Ryan, [Dan.Ryan@mahouse.gov](mailto:Dan.Ryan@mahouse.gov)  
Jeffrey Roberts, City of Cambridge, [jroberts@cambridgema.gov](mailto:jroberts@cambridgema.gov)



Commonwealth of Massachusetts  
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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [townadmin@town.canton.ma.us](mailto:townadmin@town.canton.ma.us)

June 9, 2025

Charles Doody, Town Administrator  
Town of Canton  
801 Washington Street  
Canton, MA 02021

**Re: Canton - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Doody:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Canton's "Canton Junction Overlay District" (District). After careful review and analysis, EOHLC determined that Canton is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town to meet the requirements of the MBTA Communities law.

Please note that this determination of compliance by EOHLC qualifies Canton for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Canton is designated as a Commuter Rail Community with 9,930 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 1,490 units. At least fifty percent (50%) of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **56.6 acres**.
2. As of right multi-family unit capacity for the district is estimated at **1,580 units**.
3. The gross density of the District is estimated at **29.3 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District’s estimated multi-family unit capacity.
7. At least **fifty percent (50%)** of the required District land area and estimated unit capacity is within transit station areas.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, and gross density requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	56.6	56.6
Multi-family unit capacity (units)	1,490	1,580	1,580
Gross density (units per acre)	15	29.3	29.3
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Developments in the District may be subject to the requirements of site plan review pursuant to Canton’s zoning bylaw. The standards set forth in the site plan review lean towards discretionary criteria which may affect the “as of right” approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- Section 9.1.6, *Special Flood Hazard Areas*, of the Town’s zoning bylaw may require a special permit for development in some portions of the Canton Junction Overlay District. Although the overlap with the District is minor, EOHLC cautions the Town against subjecting any multifamily housing proposals in the District to special permit requirements, to remain consistent with the requirements of G.L. c. 40A Sections 1A and 3A.
- Section 6.7 of the Town’s zoning bylaw imposes several “performance standards” on certain development projects, including, but not limited to: Transportation Plan Approval; Level of Service Maintenance or Improvement; Aesthetic Appropriateness; and Fiscal Analysis, which requires an applicant to “identify an order of magnitude estimate as to the extent to which this development would generate the additional need for schools and affordable housing”. EOHLC cautions the Town against applying any review criteria in a discretionary manner, or requiring burdensome application material, in a manner inconsistent with as-of-right zoning requirements of G.L. c. 40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:


- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that

limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or performance standards result in special permit requirements for multifamily housing proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Canton's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Paul Feeney, [paul.feeney@masenate.gov](mailto:paul.feeney@masenate.gov)  
Representative John Gaskey, [John.Gaskey@mahouse.gov](mailto:John.Gaskey@mahouse.gov)  
Karen Lawlor, Town of Canton [klawlor@town.canton.ma.us](mailto:klawlor@town.canton.ma.us)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [pcohen@chelmsfordma.gov](mailto:pcohen@chelmsfordma.gov)

July 9, 2025

Paul Cohen, Town Manager  
Town of Chelmsford  
50 Billerica Road  
Chelmsford, MA 01824

**Re: Chelmsford – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Cohen:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Chelmsford's "MBTA Communities Multifamily Overlay District" (District), which consists of two subdistricts). After careful review and analysis, EOHLC determined that Chelmsford is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Chelmsford to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Chelmsford for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Chelmsford is designated as an Adjacent Community with 14,769 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 1,477 units.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **102.1 acres**.
2. As of right multi-family unit capacity for the district is estimated at **1,520 units**.
3. The gross density of the District is estimated at **17.7 dwelling units per acre**.
4. The District contains one contiguous land area that is at least **fifty percent (50%)** of the total district land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, and gross density requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	102.1	102.1
Multi-family unit capacity (units)	1,477	1,520	1,520
Gross density (units per acre)	15	17.7	17.7
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to the requirements of site plan review pursuant to Chelmsford's zoning bylaw (ZBL). The standards set forth in the site plan review lean towards discretionary criteria, which may affect as of right approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- Section 195-176 the ZBL authorizes the Planning Board to consider "[p]otential fiscal impact, including impact on Town services, tax base and employment". EOHLC cautions the Town against applying any review criteria in a discretionary manner, or requiring burdensome application materials, in a manner inconsistent with the as-of-right zoning requirements of G.L. c. 40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- This Determination of Compliance relies on the Town's representation that Section 195-168.C of the ZBL exempts dimensionally conforming multi-family housing within the MCMOD from "any zoning provisions that would normally require the need for a special permits, variances, zoning amendment, waiver, or other discretionary zoning approval." Therefore, special permit requirements in Article VIII, *Environmental Protection Standards*, related to grading or erosion control must not apply to or interfere with as-of-right multi-family housing in the District.
- EOHLC is aware of development agreements to which the Town of Chelmsford is a party, affecting land located within the "UMass West Area District" subdistrict. This determination of compliance relies on the Town's attestation contained in its district compliance application that it is not aware of any development agreement that would prohibit, limit, or restrict the development of multi-family housing as of right, or that would otherwise conflict

with Section 3A or the Regulations. Therefore, the determination is subject to the Town allowing potential as of right multifamily housing developments proposed in this subdistrict to use the unit capacity provided by the zoning. EOHLC may rescind a determination of compliance if developments proposed in the District are unable to access the as of right multi-family allowances provided by the zoning.

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the District, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Barrett, [Mike.Barrett@masenate.gov](mailto:Mike.Barrett@masenate.gov)  
Representative Jame Arciero, [James.Arciero@mahouse.gov](mailto:James.Arciero@mahouse.gov)  
Representative Simon Cataldo, [Simon.Cataldo@mahouse.gov](mailto:Simon.Cataldo@mahouse.gov)  
Representative Rodney Elliott, [Rodney.Elliott@mahouse.gov](mailto:Rodney.Elliott@mahouse.gov)  
Evan Belansky, Town of Chelmsford, [ebelansky@chelmsfordma.gov](mailto:ebelansky@chelmsfordma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus Jr., Secretary

Via Email: [fmaltez@chelseama.gov](mailto:fmaltez@chelseama.gov)

September 30, 2024

Fidel Maltez, City Manager  
City of Chelsea  
500 Broadway  
Chelsea, MA 02150

**Re: Chelsea - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear City Manager Maltez:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the City of Chelsea's "MBTA Transit Community Overlay District" (District). After careful review and analysis, EOHLC has determined that Chelsea is **compliant** with Section 3A, as it finds that Chelsea meets, or exceeds, the requirements of Section 3A and the Guidelines. I especially want to thank you and your staff for assistance with correcting a scrivener's error in a timely manner.

Please note that this Determination of Compliance by EOHLC qualifies Chelsea for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Chelsea is designated as a Rapid Transit Community with 14,554 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 14 acres, and a minimum multi-family unit capacity of 3,639 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **145.24 acres**.
2. As of right multi-family unit capacity for the District is estimated at **3,973 units**.
3. The gross density of the District is estimated at **27.4 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.



5. **At least seventy-five percent (75%)** of the required District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	14.24	145.24	145.24
Multi-family unit capacity (units)	3,639	3,973	3,973
Gross density (units per acre)	15	27.4	27.4
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- The definition of Multi-family housing does not align with the MBTA Communities Guidelines definition. Consider future zoning ordinance amendments to clarify the City's definition in Section 34-188 subsection (d) 1 which includes: **For purposes of this Section 34-28, multifamily shall mean a structure with 3 or more dwelling units or 2 dwellings on a lot with more than one unit in each dwelling.**
- We caution the City not to impose limits on the number of unrelated persons occupying a dwelling unit as stated in the definition of Family in the Zoning Ordinance as such limits conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.

- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, , or if it becomes aware of additional information not previously identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If the definition of multi-family or restrictions on occupancy due to the definition of family reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Chelsea's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

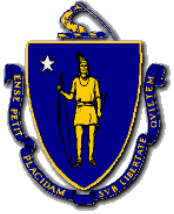
If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read "Edward M. Augustus, Jr.", written in dark ink.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Sal DiDomenico, [Sal.DiDomenico@masenate.gov](mailto:Sal.DiDomenico@masenate.gov)  
Representative Judith Garcia, [Judith.Garcia@mahouse.gov](mailto:Judith.Garcia@mahouse.gov)  
Karl Allen, City of Chelsea, [kallen@chelseama.gov](mailto:kallen@chelseama.gov)



Commonwealth of Massachusetts  
**EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES**

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via email: [townmanager@cohassetma.gov](mailto:townmanager@cohassetma.gov)

May 7, 2025

Christopher Senior  
Town Manager  
Town of Cohasset  
41 Highland Ave  
Cohasset, MA 02025

**Re: Cohasset - Determination of Compliance with Section 3A of the Zoning Act  
(Section 3A)**

Dear Town Manager Senior:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Cohasset's 3A Multi-Family Overlay District (District). After careful review and analysis, EOHLC has determined that Cohasset is **compliant** with Section 3A, as it finds that Cohasset meets, or exceeds, the requirements of Section 3A and 760 CMR 72.00.

Please note that this determination of compliance by EOHLC qualifies Cohasset for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](https://www.mass.gov/eohlc) website. This grant program is a part of the [Community One Stop for Growth](https://www.mass.gov/eohlc), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Cohasset is designated a Commuter Rail community with 3,341 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 43 acres, a minimum multi-family unit capacity of 638 units, and a minimum gross density of 15 units per acre. Additionally, at least twenty percent (20%) of the district must be within a half-mile of a transit station.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **56.3 acres**.
2. As of right multi-family unit capacity for the District is estimated at **681 units**.
3. The gross density of the District is estimated at **15 unit per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. **At least twenty percent (20%)** of the required land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and 760 CMR 72.00.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	43	56.3	56.3
Multi-family unit capacity (units)	638	681	681
Gross density (units per acre)	15	15	15
One 50% contiguous area	Yes	Yes	Yes

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.", written in dark ink.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Patrick O'Connor, [Patrick.OConnor@masenate.gov](mailto:Patrick.OConnor@masenate.gov)  
Representative Joan Meschino, [Joan.Meschino@mahouse.gov](mailto:Joan.Meschino@mahouse.gov)  
Cassandra Thayer, Town of Cohasset, [cthayer@cohassetma.gov](mailto:cthayer@cohassetma.gov)



Commonwealth of Massachusetts  
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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [tm@danversma.gov](mailto:tm@danversma.gov)

March 17, 2025

Rodney Conley, Town Manager  
Town of Danvers  
1 Sylvan Street  
Danvers, MA 01923

**Re: Danvers – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Conley,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Danvers' Character-Based Zoning Districts (District). After careful review and analysis, EOHLC has determined that Danvers is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Danvers to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Danvers for the MBTA Communities Catalyst Fund, which was announced by Governor Healey in [June](#). You can learn more about the program at the web page [MBTA Communities Catalyst Fund](#), which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Danvers is designated as an Adjacent Community with 11,763 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 1,176 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **104.4 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,553 units**.
3. The gross density of the District is estimated at **15.20 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children.

6. There are no dimensional zoning requirements not captured by the compliance model that will clearly reduce the District's estimated multi-family unit capacity below its requirement. Please see below for details on this comment.
7. The inclusionary zoning applicable to the District requires 12.5 percent of units to be deed restricted affordable in projects of at least five units. In connection with Section 72.04(1)(b), Danvers submitted an Economic Feasibility Analysis. EOHLIC determined that the analysis demonstrates that a reasonable variety of multi-family housing types can be feasibly developed at the required affordability levels for projects adding five or more units. See additional factors below for smaller projects.
8. Taken as a whole, the geography of the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLIC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	104.40	104.40
Multi-family unit capacity (units)	1.176	1,553	1,553
Gross density (units per acre)	15	15.20	15.20
One 50% contiguous area	Yes	Yes	Yes

EOHLIC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- The Town's inclusionary zoning requires substantial payments to the affordable housing trust fund for projects adding one to four new units of housing. This requirement may be inconsistent with the "as of right" zoning requirement of G.L. c. 40A Sections 1A and 3A. EOHLIC may revisit this determination in the future if this requirement proves to be a zoning barrier to developing the new housing permitted in the District.
- The Town's transportation management requirements set forth in Section 18.11 may be inconsistent with the "as of right" zoning requirement of G.L. c. 40A Sections 1A and 3A. EOHLIC cautions the Town against applying this section in a discretionary manner or setting fees that could give rise to a conflict with the "as of right" requirement.

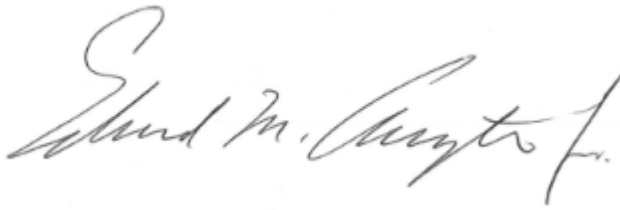
Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLIC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLIC3A@mass.gov](mailto:EOHLIC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes effectively reduce the estimated multi-family unit capacity of the District or prove to be zoning barriers to developing multi-family housing allowed as of right, EOHLC may revisit Danvers's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Joan Lovely, [joan.lovely@masenate.gov](mailto:joan.lovely@masenate.gov)  
Representative Sally Kerans, [Sally.Kerans@mahouse.gov](mailto:Sally.Kerans@mahouse.gov)  
Brian Szekely, Town of Danvers, [bszekely@danversma.gov](mailto:bszekely@danversma.gov)





Commonwealth of Massachusetts  
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LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [lgoodwin@dedham-ma.gov](mailto:lgoodwin@dedham-ma.gov)

September 30, 2024

Leon Goodwin, Town Manager  
Town of Dedham  
450 Washington Street  
Dedham MA 02132

**Re: Dedham - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Goodwin:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Dedham which is comprised of two districts (District). After careful review and analysis, EOHLC has determined that Dedham is **compliant** with Section 3A, as it finds that Dedham meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Dedham for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Dedham is designated as a Commuter Rail Community with 10,459 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 49 acres, and a minimum multi-family unit capacity of 1,569 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **78.5 acres**.
2. As of right multi-family unit capacity for the District is estimated at **2,351 units**.
3. The gross density of the District is estimated at **30.20 dwelling units per acre**.
4. At least **fifty percent (50%)** of the required District land area and estimated unit capacity is within transit station areas.

5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	49	78.5	78.5
Multi-family unit capacity (units)	1,569	2,351	2,113
Gross density (units per acre)	15	30.2	27.6
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies from the submitted area, unit capacity and density metrics**.

- The Town's unit capacity estimate was reduced as follows: 238 units were removed from the District. After consultation with the MBTA, EOHLC did not approve an excluded land override for the Dedham Corporate Center parking lot site. This reduction also affected the District's gross density.

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. We caution the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.

- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as specific site plan review standards effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Dedham's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.", in dark ink.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Rush, [Mike.Rush@masenate.gov](mailto:Mike.Rush@masenate.gov)  
Representative Paul McMurtry, [Paul.McMurtry@mahouse.gov](mailto:Paul.McMurtry@mahouse.gov)  
Jeremy Rosenberger, Town of Dedham, [jrosenberger@dedham-ma.gov](mailto:jrosenberger@dedham-ma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [read@town.duxbury-ma.gov](mailto:read@town.duxbury-ma.gov)

October 17, 2025

Rene Read, Town Manager  
Duxbury Town Hall  
878 Tremont Street  
Duxbury, MA 02332

**Re: Duxbury - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Read,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Duxbury's "MBTA Communities Overlay District" ("District"). After careful review and analysis, EOHLC determined that Duxbury is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town to meet the requirements of the MBTA Communities law.

Please note that this determination of compliance by EOHLC qualifies Duxbury for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Duxbury is designated as an Adjacent Community with 6,274 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **52.7 acres**.
2. As of right multi-family unit capacity for the district is estimated at **787 units**.
3. The gross density of the District is estimated at **15.2 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.

7. Taken as a whole, the District meets the land area, multi-family unit capacity, and gross density requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	52.7	52.7
Multi-family unit capacity (units)	750	787	787
Gross density (units per acre)	15	15.2	15.2
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Developments in the District may be subject to the requirements of site plan review pursuant to Duxbury’s zoning bylaw. The standards set forth in the site plan review lean towards discretionary criteria which may affect the “as of right” approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- This determination relies on EOHLC’s interpretation that the provision “Development proceeding under this Section 440 shall be governed solely by the provisions herein and the standards or procedures of the underlying districts shall not apply” set forth in subsection 2 of Section 440.2 exempts development in the MCOD from the special permit requirement set forth in subsection 5 of Section 401.2

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations.

- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review result in special permit requirements for multifamily housing proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Duxbury's compliance with Section 3A and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Patrick O'Connor, [Patrick.OConnor@masenate.gov](mailto:Patrick.OConnor@masenate.gov)  
Representative Kenneth Sweezey, [Ken.Sweezey@mahouse.gov](mailto:Ken.Sweezey@mahouse.gov)  
Rebecca Roughley, Town of Duxbury, [RRoughley@duxbury-ma.gov](mailto:RRoughley@duxbury-ma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [cread@easton.ma.us](mailto:cread@easton.ma.us)

September 30, 2024

Connor Read, Town Manager  
Town of Easton  
136 Elm Street  
Easton MA 02356

**Re: Easton - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Read:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Easton which is comprised of three subdistricts (District). After careful review and analysis, EOHLC has determined that Easton is **compliant** with Section 3A, as it finds that Easton meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Easton for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Easton is designated as an Adjacent Community with 9,132 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 913 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **66.5 acres**.
2. As of right multi-family unit capacity for the District is estimated at **972 units**.
3. The gross density of the District is estimated at **15.8 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	66.5	66.5
Multi-family unit capacity (units)	913	972	972
Gross density (units per acre)	15	15.8	15.8
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- For clarity, at the next Annual Town Meeting, the Town should amend the Zoning Bylaw to add a note to the table of dimensional and density requirements specifying that the District is not subject to those dimensional and density requirements. This is especially important because the aquifer protection overlay district, which significantly overlaps the 3A District, limits development to the density set forth in the table of dimensional and density requirements.
- The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. We caution the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of



additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLIC may revisit Easton's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read "Edward M. Augustus, Jr.", written in dark ink.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Walter Timilty, [Walter.Timilty@masenate.gov](mailto:Walter.Timilty@masenate.gov)  
Representative Gerard Cassidy, [Gerard.Cassidy@mahouse.gov](mailto:Gerard.Cassidy@mahouse.gov)  
Representative Carol Doherty, [Carol.Doherty@mahouse.gov](mailto:Carol.Doherty@mahouse.gov)  
Stephanie Danielson, Town of Easton [sdanielson@easton.ma.us](mailto:sdanielson@easton.ma.us)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mayor.coogan@fallriverma.gov](mailto:mayor.coogan@fallriverma.gov)

December 17, 2024

Paul Coogan, Mayor of Fall River  
One Government Center  
Fall River, MA 02722

**Re: Fall River - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Coogan:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the City of Fall River's Waterfront Transit-Oriented Development District (District). After careful review and analysis, EOHLC has determined that Fall River is **compliant** with Section 3A, as it finds that Fall River meets, or exceeds, the requirements of Section 3A and its Compliance Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Fall River for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Fall River is designated a Commuter Rail community with 44,346 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres, a minimum multi-family unit capacity of 6,652 units, and a minimum gross density of 15 units per acre.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **705 acres**.
2. As of right multi-family unit capacity for the District is estimated at **26,421 units**.
3. The gross density of the District is estimated at **40.0 unit per acre**.
4. At least fifty percent (50%) of the District is one contiguous land area.
5. **At least forty percent (40%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	705	705
Multi-family unit capacity (units)	6,652	30,014	26,421
Gross density (units per acre)	15	45.5	40.0
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies from the submitted area, unit capacity and density metrics**:

- Unit capacity: A portion of the District overlaps with the Arts Overlay District. EOHLC interprets that the overlapping areas are subject to ground floor nonresidential use requirements. Therefore, the unit capacities of the affected parcels were removed.
- Gross density: Accounting for the aforementioned removed unit capacities reduces the estimated gross density of the District.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- EOHLC did not identify a definition for “multi-family housing” and recommends that the City consider adopting one in the future.
- The definition of Family in Section 86-9 of the zoning ordinance could be construed as an impermissible cap on the number of “unrelated” persons occupying a dwelling unit pursuant to G.L. c. 40A Sections 1A and 3A. EOHLC cautions the City against imposing these occupancy limits and encourages the City to rely on the State sanitary code to prevent overcrowding in dwelling units.

Please note that continued district compliance is **subject to** the following requirements:

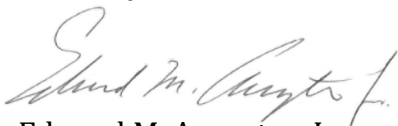
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification

must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Rodrigues, [Michael.Rodrigues@masenate.gov](mailto:Michael.Rodrigues@masenate.gov)  
Representative Paul Schmid, [Paul.Schmid@mahouse.gov](mailto:Paul.Schmid@mahouse.gov)  
Representative Alan Silvia, [Alan.Silvia@mahouse.gov](mailto:Alan.Silvia@mahouse.gov)  
Representative Carole Fiola [Carole.Fiola@mahouse.gov](mailto:Carole.Fiola@mahouse.gov)  
Daniel N. Aguiar, City of Fall River, [daguiar@fallriverma.gov](mailto:daguiar@fallriverma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [Mayor@fitchburgma.gov](mailto:Mayor@fitchburgma.gov)

June 9, 2025

Mayor Samantha Squailia  
City of Fitchburg  
718 Main Street  
Fitchburg, MA 01420

**Re: Fitchburg – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Squailia:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the City of Fitchburg's "Downtown Smart Growth Zoning District (West)", "Downtown Smart Growth Zoning District (East)", and "Fitchburg State University District" (all together, the District). After careful review and analysis, EOHLC determined that Fitchburg is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the City of Fitchburg to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Fitchburg for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Fitchburg is designated a Commuter Rail community with 17,452 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres and a minimum multi-family unit capacity of 2,618 units. At least seventy-five percent (75%) of the District's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **78.7 acres**.
2. As of right multi-family unit capacity for the District is estimated at **2,618 units**.
3. The gross density of the District is estimated at **25.0 units per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. **At least seventy-five percent (75%)** of the District's land area and estimated unit capacity is within transit station areas.

6. Twenty-five percent (25%) or less of the minimum unit capacity requirement is satisfied by a “Mandatory Mixed Use” (MMU) area, called the Downtown Smart Growth Zoning District MMU Subdistrict, pursuant to Section 72.05(c) of the Regulations.
7. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
8. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District’s estimated multi-family unit capacity.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLIC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	78.7	78.7
Multi-family unit capacity (units)	2,618	2,618	2,618
Gross density (units per acre)	15	25.0	25.0
One 50% contiguous area	Yes	Yes	Yes

EOHLIC identified the following additional factors that could affect as of right multi-family housing development in the District:

- This determination is subject to EOHLIC’s interpretation that Section 181.843.J: Date of Effect is permanently satisfied by this determination of compliance, and that any future amendments or changes to Fitchburg’s compliance status will not restrict plan approval decisions. EOHLIC recommends striking this provision from the ordinance for clarity.
- The standards set forth in the site plan review and environmental performance standards sections of Fitchburg’s zoning ordinance lean towards discretionary criteria which may affect the “as of right” approvals for development proposals in the District. EOHLIC cautions the City against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:


- Municipalities must notify EOHLIC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLIC3A@mass.gov](mailto:EOHLIC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLIC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLIC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations, or if it becomes aware of

additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

- Permitting conducted must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as specific site plan review or environmental performance standards effectively reduce the estimated multi-family unit capacity of the District, EOHLA may revisit Fitchburg's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLA is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLA3A@mass.gov](mailto:EOHLA3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator John Cronin, [john.cronin@masenate.gov](mailto:john.cronin@masenate.gov)  
Representative Michael Kushmerek, [Michael.Kushmerek@mahouse.gov](mailto:Michael.Kushmerek@mahouse.gov)  
Liz Murphy, City of Fitchburg, [lmurphy@fitchburgma.gov](mailto:lmurphy@fitchburgma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [pduncan@foxboroughma.gov](mailto:pduncan@foxboroughma.gov)

July 9, 2025

Paige Duncan, Town Manager  
Town of Foxborough  
40 South Street  
Foxborough, MA 02035

**Re: Foxborough – Determination of Compliance with Section 3A of the Zoning Act  
(Section 3A)**

Dear Town Manager Duncan:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Foxborough's "Foxborough Multifamily Overlay District" (District). After careful review and analysis, EOHLC determined that Foxborough is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Foxborough to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Foxborough for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Foxborough is designated a Commuter Rail community with 7,682 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres and a minimum multi-family unit capacity of 1,152 units. At least forty percent (40%) of the District's requirements must be met within transit station areas.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **57.3 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,412 units**.
3. The gross density of the District is estimated at **24.7 units per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. **At least forty percent (40%)** of the District land area and estimated unit capacity is within transit station areas.



6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	55.9	57.3
Multi-family unit capacity (units)	1,152	1,237	1,412
Gross density (units per acre)	15	22.1	24.7
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies** from the land area and gross density metrics:

- Unit capacity: EOHLC corrected a discrepancy in the maximum dwelling units per acre limit between the Compliance Model input and the District. This change reduced the District's unit capacity to 1,132, below the Town's minimum requirement. EOHLC adjusted the parcel areas included in the District for 400 Foxborough Boulevard and 27 Patriot Place to account for Section 2.4.6: Split Lots, of the Town's by-law, which was not originally reflected in the Compliance Model. As a result, the District's unit capacity increased from 1,132 units to 1,412 units.
- Land area: EOHLC adjusted the areas of the partial parcels, which increased the overall land area for the District. This increased the land area from 55.9 acres to 57.3 acres.
- Gross density: Accounting for the changes in unit capacity and land area increased the gross density from 22.1 to 24.7 units per acre units per acre.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- The performance standards set forth in Section 6.5 of Foxborough's zoning bylaw lean towards discretionary criteria which may affect "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

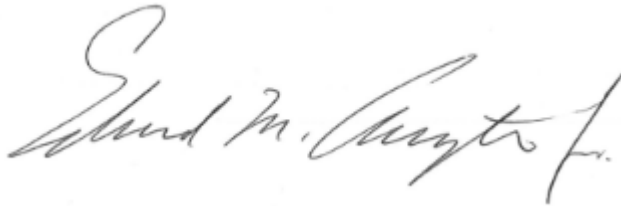
Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted must not effectively reduce the estimated multi-family unit capacity of the District. If permitting requirements such as performance standards effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Foxborough's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Paul Feeney, [paul.feeney@masenate.gov](mailto:paul.feeney@masenate.gov)  
Representative Michael Chaisson, [Michael.Chaisson@mahouse.gov](mailto:Michael.Chaisson@mahouse.gov)  
Catherine Feerick, Town of Foxborough, [cfeerick@foxboroughma.gov](mailto:cfeerick@foxboroughma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mayor@framinghamma.gov](mailto:mayor@framinghamma.gov)

July 9, 2025

The Honorable Mayor Charlie Sisitsky  
City of Framingham  
150 Concord Street  
Framingham, MA 01702

**Re: Framingham –Determination of Compliance with Section 3A of the Zoning Act  
(Section 3A)**

Dear Mayor Sisitsky:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the City of Framingham's Central Business District (District). After careful review and analysis, EOHLC determined that Framingham is **compliant** with Section 3A. EOHLC recognizes the diligent work by the City of Framingham to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Framingham for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Framingham is designated as a Commuter Rail Community with 29,033 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 4,355 units. At least forty percent (40%) of the District's requirements must be met within transit station areas.

EOHLC conducted a thorough review of the application, and makes the following preliminary determinations:

1. The District comprises **225 acres**.
2. As of right multi-family unit capacity for the District is estimated at **5,348 units**.

3. The gross density of the District is estimated at **25.4 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least forty percent (40%)** of the required District land area and estimated unit capacity is within transit station areas.
6. For development or redevelopment of 10 or more dwelling units, the City's Inclusionary Housing section requires that 13% of all units are set aside as deed-restricted affordable housing, with 11% available to households earning up to 80% of area median income, and 2% available to households earning up to 60% of area median income. In connection with Section 72.04(1)(b) of the Regulations, Framingham submitted an Economic Feasibility Analysis. EOHLC determined that the analysis demonstrates that a reasonable variety of multi-family housing types can be feasibly developed at the required affordability levels.
7. There are no dimensional zoning requirements not captured by the compliance model that will clearly reduce the District's estimated multi-family unit capacity below its requirement.
8. Taken as a whole, the geography of the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Preliminarily Determined
Land area (acres)	50	225	225
Multi-family unit capacity (units)	4,355	6,286	5,348
Gross density (units per acre)	15	27	25.4
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies** from the unit capacity and gross density metrics:

- Unit capacity: Footnote 10 in Framingham's Table of Uses requires a special permit for multi-family housing development of at least 30,000 square feet. The submitted compliance model did not account for this cap on as of right multi-family housing. Accounting for this cap reduces the submitted unit capacity to 4,275 units from 6,286 units.
- Unit capacity: Framingham's Table of Dimensional Requirements permits additional density for multi-family housing on lots of at least 20,000 square feet, by increasing height limits to 6 stories from 3, maximum lot coverage to 80% from 60%, and Floor Area Ratio to 3.0 from 2.0. The submitted compliance model did not account for this additional permissiveness on large lots. Accounting for this additional permissiveness increases the submitted unit capacity to 5,348 units from the previously adjusted capacity of 4,275 units.
- Gross density: Accounting for the adjusted unit capacity in connection with the above reduces the estimated gross density to 25.4 units per acre.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Framingham’s “Land Use Activities Requiring Review” requires a special permit for disturbance of land equal to or greater than one acre, among other items. Several parcels in the District could be subject to this special permit requirement, which would be inconsistent with Section 3A’s as of right zoning requirement. EOHLC cautions the City against applying the requirement to multi-family housing proposed in the District.
- Framingham’s Design Standards require designs that “relate harmoniously to the historical character.... of the surrounding neighborhood.” EOHLC cautions the City against applying this section in a discretionary manner inconsistent with the as of right zoning requirement of Section 3A.
- Framingham’s Site Plan Review allows the site plan review authority to impose requirements for “reductions in the scale of proposed development, including reductions in height, floor area, or lot coverage.” This determination relies on the dimensional standards set forth in Framingham’s Table of Dimensional Requirements. EOHLC cautions the City against using site plan review to reduce the scale of multi-family housing developments proposed in the District.
- EOHLC identified that the District reduces allowable density within certain distances of “residential” zoning districts. Due to the limited application of this requirement in the District, and the City’s buffer in unit capacity above its minimum requirements, EOHLC did not quantify the impact of this requirement.

Please note that continued district compliance is **subject to** the following requirements:

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If those factors reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Framingham’s compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senate President Karen Spilka, [karen.spilka@masenate.gov](mailto:karen.spilka@masenate.gov)  
Representative Jack Lewis, [jack.lewis@mahouse.gov](mailto:jack.lewis@mahouse.gov)  
Representative Kate Donaghue, [kate.donaghue@mahouse.gov](mailto:kate.donaghue@mahouse.gov)  
Representative Danielle Gregoire, [danielle.gregoire@mahouse.gov](mailto:danielle.gregoire@mahouse.gov)  
Representative Priscila Sousa, [priscila.sousa@mahouse.gov](mailto:priscila.sousa@mahouse.gov)  
Sarkis Sarkisian, City of Framingham [ssarkisian@framinghamma.gov](mailto:ssarkisian@framinghamma.gov)



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Via Email: [OPacheco@GeorgetownMA.gov](mailto:OPacheco@GeorgetownMA.gov)

December 1, 2025

Orlando Pacheco, Town Administrator  
Town of Georgetown  
One Library Street  
Georgetown, MA 01833

**Re: Georgetown - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Pacheco,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Georgetown's MBTA Communities Multifamily Downtown Plus Overlay Districts ("District"). After careful review and analysis, EOHLC determined that Georgetown is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Georgetown to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Georgetown for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Georgetown is designated as an Adjacent Community with 3,159 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **68.5 acres**.
2. As of right multi-family unit capacity for the district is estimated at **801 units**.
3. The gross density of the District is estimated at **15 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.

5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 72.07 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	68.2	68.5
Multi-family unit capacity (units)	750	801	801
Gross density (units per acre)	15	15.1	15
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies** from the submitted land area and gross density metrics:

- The submitted District did not include right of way (ROW) areas in the District's land area input in the Compliance Model. The ROW area was appropriately included in the GIS shapefile and adding it to the District's submitted land area to align with the definition of Gross Density set forth in G.L. c. 40A Section 1A would reduce the submitted District's Gross Density to less than the minimum required 15 units per acre. However, EOHLC also identified that the submitted District includes some nonconforming parcels that did not contribute towards unit capacity. EOHLC removed the land areas of those nonconforming parcels, added an appropriate representation of ROW area, and determined that the resulting District meets the requirements of Section 3A and the Regulations. The adjustments increased the District's land area from 68.2 to 68.5 acres and decreased its Gross Density from 15.1 to 15 units per acre.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- This determination relies on EOHLC's interpretation that Section 165-71 of Georgetown's zoning bylaw, "Inclusionary housing balance bylaw" caps the household income of a Qualified Affordable Housing Unit Purchaser or Tenant to 80% of Area Median Income (AMI), pursuant to current LIP Guidelines. If the AMI percentage cap is enforced at less than 80% of AMI, then the Town must submit an Economic Feasibility Analysis to EOHLC in connection with Section 72.04(1)(b) of the Regulations.
- This determination relies on EOHLC's interpretation that Article 18: Floodplain District does not require a special permit for new construction. EOHLC cautions the Town against



subjecting any multi-family housing proposals in the District to special permit requirements to remain consistent with the requirements of G.L. c. 40A Sections 1A and 3A.

- The standards set forth in § 165-83. Site plan approval lean towards discretionary criteria which may affect “as of right” approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- This determination relies upon the approval by the Municipal Law Unit in the Office of the Attorney General of any adopted zoning amendments that are necessary for compliance with Section 3A. If the Office of the Attorney General disapproves any zoning amendment in whole or in part, EOHLC may require remedies or may rescind a determination of district compliance.
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduces the estimated multi-family unit capacity of the District, EOHLC may revisit Georgetown’s compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLA is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLA3A@mass.gov](mailto:EOHLA3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Bruce Tarr, [Bruce.Tarr@masenate.gov](mailto:Bruce.Tarr@masenate.gov)  
Representative Kristin Kassner, [Kristin.Kassner@mahouse.gov](mailto:Kristin.Kassner@mahouse.gov)  
Frank O'Connor, Town of Georgetown, [FOConnor@GeorgetownMA.gov](mailto:FOConnor@GeorgetownMA.gov)



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Via Email: [gverga@gloucester-ma.gov](mailto:gverga@gloucester-ma.gov)

May 8, 2025

Mayor Greg Verga  
9 Dale Avenue  
Gloucester, MA 01930

**Re: Gloucester - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Verga:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the City of Gloucester's Multi-family Overlay District and its four subdistricts (District). After careful review and analysis, EOHLC determined that Gloucester is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the City of Gloucester to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Gloucester for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Gloucester is designated a Commuter Rail community with 15,133 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 2,270 units. At least fifty percent (50%) of the City's requirements must be met within a ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **184.0 acres**.
2. As of right multi-family unit capacity for the District is estimated at **2,855 units**.
3. The gross density of the District is estimated at **15.70 units per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. **At least fifty percent (50%)** of the District's minimum requirements are met within transit station areas.
6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Regulations.

7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	184.0	184.0
Multi-family unit capacity (units)	2,270	2,855	2,855
Gross density (units per acre)	15	15.7	17.7
One 50% contiguous area	Yes	Yes	Yes
Land area to be located in transit station areas (% of requirement)	50	100	100
Unit capacity to be located in transit station areas (% of requirement)	50	100	100

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- EOHLC cautions the City against enforcing zoning-based occupancy limits on the number of persons occupying a dwelling unit as described in the definition of Family in the definitions section of Gloucester's zoning ordinance. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.
- Section 5.30.4.1a. restricts the availability of the District's permissive minimum lot size requirements to lots in existence as of the effective date of the adoption of the MFOD. As lot reconfigurations take place over time (or are discouraged due to this provision), this restriction could make as of right development of multi-family housing unavailable on new lots. EOHLC cautions the City against strictly applying this provision in a manner that affects the District's ability to provide for its unit capacity requirement.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.

- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Any permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may reevaluate Gloucester's compliance with Section 3A, and may require the City to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Bruce Tarr, [bruce.tarr@masenate.gov](mailto:bruce.tarr@masenate.gov)  
Representative Ann-Margaret Ferrante, [ann-margaret.ferrante@mahouse.gov](mailto:ann-margaret.ferrante@mahouse.gov)  
Gregg Cademartori, City of Gloucester, [gcademartori@gloucester-ma.gov](mailto:gcademartori@gloucester-ma.gov)  
Alex Koppelman, City of Gloucester, [akoppelman@gloucester-ma.gov](mailto:akoppelman@gloucester-ma.gov)



Commonwealth of Massachusetts  
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Via Email: [brassarde@graffton-ma.gov](mailto:brassarde@graffton-ma.gov)

September 30, 2024

Evan Brassard, Town Administrator  
Town of Grafton  
30 Providence Road  
Grafton, MA 01519

**Re: Grafton - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Brassard:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Grafton's MBTA Communities overlay district, (MCMOD) which is comprised of five subdistricts (District). After careful review and analysis, EOHLC has determined that Grafton is **compliant** with Section 3A, as it finds that Grafton meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Grafton for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Grafton is designated as an Adjacent Community with 7,760 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 776 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **106.5 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,545 units**.
3. The gross density of the District is estimated at **18.4 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. The MCMOD 2 subdistrict contains an Inclusionary Zoning requirement of 20% of units for ownership projects and 25% for rental projects 8 units and over which must be affordable to households at or below 80% of Area Median Income (AMI). EOHLC finds the Economic Feasibility Analysis supports the feasibility of multi-family development.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	106.5	106.5
Multi-family unit capacity (units)	776	1,545	1,545
Gross density (units per acre)	15	18.4	18.4
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Zoning text for the MBTA Communities MCMOD and its subdistricts provides that all other provisions of the underlying zoning district remain in full force. EOHLC cautions the Town to not amend underlying zoning so that multi-family development is precluded. Another way to address this concern is to specifically allow multi-family development in each of the MCMOD subdistricts.
- Section 10.14.D.3. allows the Planning Board to deny a project if it cannot "adequately mitigate significant adverse Project impacts on nearby properties by means of suitable conditions". We caution the Town and the Planning Board against applying this discretionary standard to as of right multifamily housing projects in the District in a manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- Section 8.0 Traffic Control. The Town's requirements in this section may require multi-family developments to be subject to traffic studies. These studies and plans may affect as of right development in the District. We caution the Town against applying this section to as of right multifamily housing projects in the District.
- The Economic Feasibility Analysis submitted with the application only modeled projects with 200 units, yet the threshold for triggering Inclusionary Zoning requirements is set at 8 units. The Town should monitor whether these requirements make as of right multi-family housing infeasible.

- Portions of the District overlap with Grafton's Water Supply District. EOHLC cautions the Town against applying the rules of the Water Supply District in a manner that would trigger a special permit requirement for multifamily housing or would reduce the District's capacity below the estimates submitted for compliance with Section 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If Inclusionary Zoning requirements or permitting processes such as site plan review effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Grafton's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Moore, [Michael.Moore@masenate.gov](mailto:Michael.Moore@masenate.gov)  
Representative David Muradian, [David.Muradian@mahouse.gov](mailto:David.Muradian@mahouse.gov)  
Fiona Coughlin, Town of Grafton, [coughlanf@grafton-ma.gov](mailto:coughlanf@grafton-ma.gov)





Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mhaddad@grotonma.gov](mailto:mhaddad@grotonma.gov)

May 29, 2025

Town Manager Mark Haddad  
Groton Town Hall  
173 Main Street  
Groton, MA 01450

**Re: Groton –Determination of Compliance with Section 3A of the Zoning Act**

Dear Town Manager Haddad:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Groton’s “MBTA Communities Multi-Family Overlay District” (District). After careful review and analysis, EOHLC determined that Groton is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Groton to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Groton for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Groton is designated as an Adjacent Small Town with 4,153 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum multi-family unit capacity of 208 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **50.2 acres**.
2. As of right multi-family unit capacity for the District is estimated at **739 units**.
3. The gross density of the District is estimated at **16.5 dwelling units per acre**.

4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that will clearly reduce the District's estimated multi-family unit capacity below its requirement.
7. Taken as a whole, the geography of the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	0	50.2	50.2
Multi-family unit capacity (units)	208	739	739
Gross density (units per acre)	15	16.5	16.5
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review section of Groton's zoning bylaw lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware

of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator John Cronin [john.cronin@masenate.gov](mailto:john.cronin@masenate.gov)  
Representative Danillo Sena, [Danillo.Sena@mahouse.gov](mailto:Danillo.Sena@mahouse.gov)  
Representative Margaret Scarsdale, [Margaret.Scarsdale@mahouse.gov](mailto:Margaret.Scarsdale@mahouse.gov)  
Takashi Tada, Town of Groton, [ttada@grotonma.gov](mailto:ttada@grotonma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: roldham@grovelandma.com

November 10, 2025

Rebecca Oldham, Town Administrator  
Town of Groveland  
41 Pleasant Street, Room 303  
Groveland, MA 01844

**Re: Groveland - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Oldham,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Groveland's Multi-family Overlay District ("District"). After careful review and analysis, EOHLC determined that Groveland is **compliant** with Section 3A and 760 CMR 72.00 (the "Regulations"). EOHLC recognizes the diligent work performed by the Town of Groveland to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Groveland for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Groveland is designated as an Adjacent small town with 2,596 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum multi-family unit capacity of 130 units.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **10.08 acres**.
2. As of right multi-family unit capacity for the district is estimated at **133 units**.
3. The gross density of the District is estimated at **15 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 72.07 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.

7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	N/A	10.36	10.08
Multi-family unit capacity (units)	130	137	133
Gross density (units per acre)	15	15	15
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies** from the submitted land area and gross density metrics:

- The submitted District included 0 Salem Street, which appears to fall short of the District's minimum frontage requirement. EOHLC removed its unit capacity because it cannot currently be developed as of right. This adjustment reduced the District's determined unit capacity to 133 units from 137 units and the land area to 10.08 acres from 10.36 acres. The adjustment did not change the District's gross density. EOHLC recommends ensuring that all parcels in the District conform to dimensional zoning requirements.

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- The standards set forth in Sections XIII: Site Plan Approval of Groveland's zoning bylaw lean towards discretionary criteria which may affect as of right approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.


Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, bylaw, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.

- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduces the estimated multi-family unit capacity of the District, EOHLC may revisit Groveland's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.", written in dark ink.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Bruce Tarr, [bruce.tarr@masenate.gov](mailto:bruce.tarr@masenate.gov)  
Representative Adrienne Pusateri Ramos, [adrienne.amos@mahouse.gov](mailto:adrienne.amos@mahouse.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [jdomelowicz@hamiltonma.gov](mailto:jdomelowicz@hamiltonma.gov)

November 14, 2025

Joseph Domelowicz, Town Manager  
Town of Hamilton  
P.O. Box 429  
Hamilton, MA 01936

**Re: Hamilton - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Domelowicz:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Hamilton's Willow Street Mixed Use, Bay Road Mixed Use, Downtown Residential, and 3A Multi-Family Overlay zoning districts (together, "District"). After careful review and analysis, EOHLC determined that Hamilton is **compliant** with Section 3A and 760 CMR 72.00 (the "Regulations"). EOHLC recognizes the diligent work performed by the Town of Hamilton to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Hamilton for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Hamilton is designated a Commuter Rail community with 2,925 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 49 acres, and a minimum multi-family unit capacity of 731 units. At least twenty percent (20%) of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **49.6 acres**.
2. As of right multi-family unit capacity for the District is estimated at **732 units**.
3. The gross density of the District is estimated at **15.6 unit per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. **At least twenty percent (20%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	49	49.3	49.6
Multi-family unit capacity (units)	731	732	732
Gross density (units per acre)	15	15.7	15.6
One 50% contiguous area	Yes	Yes	Yes
Unit capacity to be located in a transit station area (%)	20	53.8	53.8
Land area to be located in a transit station area (%)	20	61.2	61.8

EOHLC identified the following discrepancies from the submitted area and density metrics:

- Land area: EOHLC edited the GIS shapefiles to include right of way (ROW) in the subdistricts, pursuant to the definition of Gross Density in the Regulations. To account for this increased district acreage, EOHLC adjusted the district acreage in Table 4: Acreage Calculations of the Checklist District ID tab. This change resulted in the land area increasing from 49.3 to 49.6 acres. This also contributed to a change in the District's Gross Density, detailed below.
- Gross Density: EOHLC corrected the density denominator in the Compliance Model to reflect the land area that is used for calculating Gross Density. This, in combination with the increase in land area to reflect ROWs, reduced the Gross Density from 15.7 units per acre to 15.6 units per acre.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Section 6.2.6 Common Driveways of the Town's zoning bylaw requires a special permit when two or more lots share a common driveway. EOHLC cautions the Town against subjecting any multifamily housing proposals in the District to special permit requirements, to remain consistent with the requirements of G.L. c. 40A Sections 1A and 3A.
- The standards set forth in the site plan review section of Hamilton's zoning bylaw lean towards discretionary criteria which may affect "as of right" approvals for development



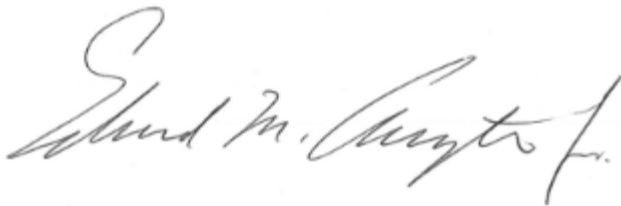
proposals in the District. EOHLIC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLIC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLIC3A@mass.gov](mailto:EOHLIC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLIC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLIC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Any permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduce the estimated multi-family unit capacity of the District, EOHLIC may reevaluate Hamilton's compliance with Section 3A, and may require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLIC is eager to hear about multi-family developments in your District. Please share permit activity with us at [EOHLIC3A@mass.gov](mailto:EOHLIC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Bruce Tarr, [Bruce.Tarr@masenate.gov](mailto:Bruce.Tarr@masenate.gov)  
Representative Kristin Kassner, [Kristin.Kassner@mahouse.gov](mailto:Kristin.Kassner@mahouse.gov)  
Mark Connors, Town of Hamilton, [mconnors@hamiltonma.gov](mailto:mconnors@hamiltonma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [LGreen@HANSON-MA.gov](mailto:LGreen@HANSON-MA.gov)

November 21, 2025

Lisa Green, Town Administrator  
Hanson Town Hall  
542 Liberty Street  
Hanson, MA 02341

**Re: Hanson - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Green,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Hanson's "MBTA Communities Multi-family Overlay District" ("District"). After careful review and analysis, EOHLC determined that Hanson is **compliant** with Section 3A and 760 CMR 72.00 (the "Regulations"). EOHLC recognizes the diligent work performed by the Town to meet the requirements of the MBTA Communities law.

Please note that this determination of compliance by EOHLC qualifies Hanson for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Hanson is designated as a Commuter Rail Community with 3,960 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units. At least twenty percent (20%) of the Town's requirements must be met within ½ mile of transit station areas.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **78.7 acres**.
2. As of right multi-family unit capacity for the district is estimated at **873 units**.
3. The gross density of the District is estimated at **17 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.

6. At least **twenty percent (20%)** of the required District land area and estimated unit capacity is within transit station areas.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, and gross density requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	78.7	78.7
Multi-family unit capacity (units)	750	873	873
Gross density (units per acre)	15	17	17
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Developments in the District may be subject to the requirements of site plan review pursuant to Hanson's zoning bylaw. The standards set forth in the site plan review lean towards discretionary criteria which may affect "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- EOHLC cautions the Town against enforcing zoning-based occupancy limits on the number of persons occupying a dwelling unit as described in the definition of "Dwelling, Multi-family" in the zoning bylaw. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A
- This determination relies on the Town's representation that the provision found in Section VI.O.B.2, *Underlying Zoning*, which states: "The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right or by special permit in the MCMOD", allows development to proceed as of right for multi-family housing without the need for any special permits or discretionary requirements found elsewhere in Hanson's Zoning Bylaw.

Please note that continued district compliance is **subject to** the following requirements:

- This determination relies upon the approval by the Municipal Law Unit in the Office of the Attorney General of any adopted zoning amendments that are necessary for compliance

with Section 3A. If the Office of the Attorney General disapproves any zoning amendment in whole or in part, EOHLC may require remedies or may rescind a determination of district compliance.

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review result in special permit requirements for multifamily housing proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Hanson's compliance with Section 3A and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Brady, [Michael.Brady@masenate.gov](mailto:Michael.Brady@masenate.gov)  
Representative David DeCoste, [David.DeCoste@mahouse.gov](mailto:David.DeCoste@mahouse.gov)  
Representative Kenneth Sweezey, [Ken.Sweezey@mahouse.gov](mailto:Ken.Sweezey@mahouse.gov)  
Antonio De Frias, Town of Hanson, [tdefrias@hanson-ma.gov](mailto:tdefrias@hanson-ma.gov)



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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [dnason@harvard-ma.gov](mailto:dnason@harvard-ma.gov)

September 30, 2024

Daniel Nason, Town Administrator  
Town of Harvard  
13 Ayer Rd.  
Harvard MA 01451

**Re: Harvard - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Nason:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Harvard multi-family zoning which is comprised of the MBTA Communities Multi-family Overlay District (District). After careful review and analysis, EOHLC has determined that Harvard is **compliant** with Section 3A, as it finds that Harvard meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Harvard for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Harvard is designated as an Adjacent Small Town with 2,251 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with minimum multi-family unit capacity of 113 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **8.0 acres**.
2. As of right multi-family unit capacity for the District is estimated at **120 units**.
3. The gross density of the District is estimated at **15 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	n/a	8.0	8.0
Multi-family unit capacity (units)	113	120	120
Gross density (units per acre)	15	15	15
One 50% contiguous area	Yes	Yes	Yes

Please note that continued district compliance is **subject to** the following requirements:

- EOHLC is aware that the Attorney General's office has informed the Town that there was a procedural flaw in the zoning amendment process and that the Town is working to address that flaw. EOHLC will revisit this determination if there are changes to the zoning required by the Attorney General's office.
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.".

Edward M. Augustus, Jr.  
Secretary

cc: Senator James Eldridge, [James.Eldridge@masenate.gov](mailto:James.Eldridge@masenate.gov)  
Representative Dan Sena, [Danillo.Sena@mahouse.gov](mailto:Danillo.Sena@mahouse.gov)  
Frank O'Connor, Town of Harvard, [foconnor@harvard-ma.gov](mailto:foconnor@harvard-ma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mayor@cityofhaverhill.com](mailto:mayor@cityofhaverhill.com)

January 2, 2025

Melinda Barrett, Mayor  
City of Haverhill  
4 Summer St - Room 100  
Haverhill, MA 01830

**Re: Haverhill - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Barrett:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the City of Haverhill's "Downtown Smart Growth Overlay District" and the "Merrimack Street Gateway Renaissance Overlay District", along with the "Waterfront Zoning District", which is comprised of two subdistricts. After careful review and analysis, EOHLC has determined that Haverhill is **compliant** with Section 3A, as it finds that Haverhill meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Haverhill for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#). The web page has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Haverhill is designated as a Commuter Rail Community with 27,927 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 4,189 units. At least fifty (50%) percent of the City's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **118.5 acres**.
2. As of right multi-family unit capacity for the district is estimated at **10,045 units**.
3. The gross density of the District is estimated at **118.3 dwelling units per acre**.
4. At least **fifty (50%) percent** of the District is one contiguous land area.



5. At least **fifty percent (50%)** of the required District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	118.5	118.5
Multi-family unit capacity (units)	4,189	10,045	10,045
Gross density (units per acre)	15	118.3	118.3
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to the requirements of Section 9.3 Plan Approval pursuant to Haverhill's zoning bylaw. The standards set forth in the plan approval must be adhered to in an "as of right" fashion for development proposals in the District. EOHLC cautions the City against applying plan approval criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

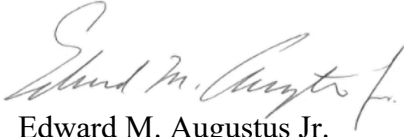
Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the

estimated multi-family unit capacity of the District, EOHLC may revisit Haverhill's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus Jr.", written in a cursive style.

Edward M. Augustus Jr.  
Secretary

cc: Senator Barry Finegold, [Barry.Finegold@masenate.gov](mailto:Barry.Finegold@masenate.gov)  
Senator Pavel Payano, [Pavel.Payano@masenate.gov](mailto:Pavel.Payano@masenate.gov)  
Representative Andy Vargas, [andy.vargas@mahouse.gov](mailto:andy.vargas@mahouse.gov)  
Representative Ryan Hamilton, [Ryan.Hamilton@mahouse.gov](mailto:Ryan.Hamilton@mahouse.gov)  
William Pillsbury, City of Haverhill, [wpillsbury@cityofhaverhill.com](mailto:wpillsbury@cityofhaverhill.com)



Commonwealth of Massachusetts  
**EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES**

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via email: [mayot@hingham-ma.gov](mailto:mayot@hingham-ma.gov)

March 19, 2025

Tom Mayo, Town Administrator  
210 Central Street  
Hingham, MA 02050

**Re: Hingham - Determination of Compliance with Section 3A of the Zoning Act  
(Section 3A)**

Dear Town Administrator Mayo:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Hingham's Multi-Family Overlay District (District). After careful review and analysis, EOHLC has determined that Hingham is **compliant** with Section 3A, as it finds that Hingham meets, or exceeds, the requirements of Section 3A and 760 CMR 72.00 (the Regulations).

Please note that this Determination of Compliance by EOHLC qualifies Hingham for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Hingham is designated a Commuter Rail community with 9,930 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, a minimum multi-family unit capacity of 1,490 units, and a minimum gross density of 15 units per acre. Additionally, at least seventy-five (75%) of the district must be within a half-mile of a transit station.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **59.5 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,493 units**.
3. The gross density of the District is estimated at **28.7 unit per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. **At least seventy-five (75%)** of the required land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. The Economic Feasibility Analysis submitted in support of the District's inclusionary zoning requirements demonstrates that a reasonable variety of multi-family housing types can be feasibly developed.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and 760 CMR 72.00.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	59.5	59.5
Multi-family unit capacity (units)	1,490	1,493	1,493
Gross density (units per acre)	15	28.7	28.7
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- The standards set forth in the major site plan review section of Hingham's zoning bylaw lean towards discretionary criteria which may affect "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Satisfaction of the posting/publishing requirements of G.L. c. 40, Section 32 as referenced in the Attorney General's approval letter for Article 34 of Hingham's Annual Town Meeting of April 24, 2024 – Case #11418 dated August 22, 2024.
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.

- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.".

Edward M. Augustus, Jr.  
Secretary

cc: Senator Patrick O'Connor, [Patrick.OConnor@masenate.gov](mailto:Patrick.OConnor@masenate.gov)  
Representative Joan Meschino, [Joan.Meschino@mahouse.gov](mailto:Joan.Meschino@mahouse.gov)  
Emily Wentworth, Town of Hingham, [wentworthe@hingham-ma.gov](mailto:wentworthe@hingham-ma.gov)



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Via Email: [atm\\_hr\\_holliston.k12.ma.us](mailto:atm_hr_holliston.k12.ma.us)

March 19, 2025

Kathleen Buckley  
Town of Holliston  
703 Washington Street  
Holliston, MA 01746

**Re: Holliston - Determination of Compliance with Section 3A of the Zoning Act  
(Section 3A)**

Dear Acting Town Manager Buckley:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Holliston's "MBTA Multi-Family Housing Overlay District" which is comprised of two subdistricts (District). After careful review and analysis, EOHLC has determined that Holliston is **compliant** with Section 3A, as it finds that Holliston meets, or exceeds, the requirements of Section 3A and 760 CMR 72.00 (the Regulations).

Please note that this Determination of Compliance by EOHLC qualifies Holliston for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the [MBTA Communities Catalyst Fund](#), and EOHLC will contact your staff with details once the Notice of Funding Availability (NOFA) and application materials are available.

Holliston is designated as an Adjacent Community with 5,562 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **76 acres**.
2. As of right multi-family unit capacity for the district is estimated at **1,216 units**.
3. The gross density of the District is estimated at **20 dwelling units per acre**.
4. At least **fifty (50%) percent** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 7 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	76	76
Multi-family unit capacity (units)	750	1,251	1,216
Gross density (units per acre)	15	21	20
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following discrepancies from the submitted unit capacity and density metrics:

- Unit Capacity: The Compliance Model submitted did not reflect the 30% open space requirement in the District. Accounting for that requirement leaves the estimated unit capacity well above the requirement.
- Gross Density: The adjustment to unit capacity slightly reduces the district's gross density.

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

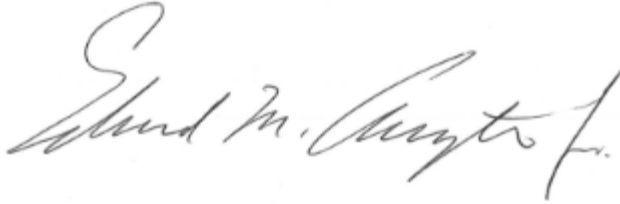
- Developments in the District are subject to the requirements of site plan review pursuant to Holliston's zoning bylaw. The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Holliston's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.".

Edward M. Augustus, Jr.  
Secretary

cc: Senator Karen Spilka, [Karen.Spilka@masenate.gov](mailto:Karen.Spilka@masenate.gov)  
Representative James Arena-DeRosa, [James.Arena-DeRosa@mahouse.gov](mailto:James.Arena-DeRosa@mahouse.gov)  
Karen Sherman, Town of Holliston, [shermank@holliston.k12.ma.us](mailto:shermank@holliston.k12.ma.us)





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Via Email: [jconstable@town.hull.ma.us](mailto:jconstable@town.hull.ma.us)

September 30, 2024

Jennifer Constable, Town Manager  
Town of Hull  
253 Atlantic Avenue  
Hull, MA 02045

**Re: Hull - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Constable:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Hull multi-family zoning which is comprised of three districts (District). After careful review and analysis, EOHLC has determined that Hull is **compliant** with Section 3A, as it finds that Hull meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Hull for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Hull is designated as an Adjacent Community with 5,856 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 7 acres, and a minimum multi-family unit capacity of 586 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **54.2 acres**.
2. As of right multi-family unit capacity for the District is estimated at **742 units**.
3. The gross density of the District is estimated at **15.9 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	7	54.2	54.2
Multi-family unit capacity (units)	586	742	742
Gross density (units per acre)	15	15.9	15.9
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- As acknowledged in the application, the Town has an Economic Feasibility Analysis (EFA) that is still pending. Please provide the EFA as soon as possible. The level of affordability in the Town's inclusionary zoning is just enough to trigger the EFA requirement and EOHLC appreciates the efforts to demonstrate feasibility of multi-family development.
- We caution the Town not to impose limits on the number of unrelated persons occupying a dwelling unit as stated in the definition of Family in the Zoning Ordinance as such limits conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- EOHLC approval of the EFA.
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Patrick O'Connor, [Patrick.OConnor@masenate.gov](mailto:Patrick.OConnor@masenate.gov)  
Representative Joan Meschino, [Joan.Meschino@mahouse.gov](mailto:Joan.Meschino@mahouse.gov)  
Christopher Diiorio, Town of Hull, [cdiiorio@town.hull.ma.us](mailto:cdiiorio@town.hull.ma.us)



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Via Email: [khickey@kingstonma.gov](mailto:khickey@kingstonma.gov)  
February 24, 2025

Keith Hickey, Town Administrator  
Town of Kingston  
26 Evergreen Street  
Kingston, MA 02364

**Re: Kingston - Determination of Compliance with Section 3A of the Zoning Act  
(Section 3A)**

Dear Town Administrator Hickey:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Kingston's "MBTA Communities Multifamily Overlay District", which is comprised of two subdistricts. After careful review and analysis, EOHLC has determined that Kingston is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Kingston to meet the requirements of the MBTA Communities Law.

Please note that this Determination of Compliance by EOHLC qualifies Kingston for the MBTA Communities Catalyst Fund which was announced by Governor Healey last [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#). The web page has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Kingston is designated as a Commuter Rail Community with 5,364 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 805 units. At least forty percent (40%) of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **56.9 acres**.
2. As of right multi-family unit capacity for the district is estimated at **836 units**.
3. The gross density of the District is estimated at **16.2 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.

5. At least forty percent (40%) of the required District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the district is suitable for families with children.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	56.9	56.9
Multi-family unit capacity (units)	805	836	836
Gross density (units per acre)	15	16.2	16.2
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to the requirements of site plan review pursuant to Kingston's zoning bylaw. The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit

requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLIC may revisit Kingston's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read "Edward M. Augustus, Jr.", written in dark ink.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Dylan Fernandes, [dylan.fernandes@masenate.gov](mailto:dylan.fernandes@masenate.gov)  
Representative Kathleen LaNatra, [kathleen.lanatra@mahouse.gov](mailto:kathleen.lanatra@mahouse.gov)  
Valerie Massard, Town of Kingston, [vmassard@kingstonma.gov](mailto:vmassard@kingstonma.gov)



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Via Email: [asukeforth@lakevillema.org](mailto:asukeforth@lakevillema.org)  
February 24, 2025

Andrew Sukeforth, Town Administrator  
Town of Lakeville  
346 Bedford Street  
Lakeville, MA 02347

**Re: Lakeville - Determination of Compliance with Section 3A of the Zoning Act  
(Section 3A)**

Dear Town Administrator Sukeforth:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Lakeville's "Lakeville Station District" and the "Nemasket River District." After careful review and analysis, EOHLC has determined that Lakeville is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Lakeville to meet the requirements of the MBTA Communities Law.

Please note that this Determination of Compliance by EOHLC qualifies Lakeville for the MBTA Communities Catalyst Fund which was announced by Governor Healey last [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#). The web page has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Lakeville is designated as an Adjacent Small Town with 4,624 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum multi-family unit capacity of 231 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **35.1 acres**.
2. As of right multi-family unit capacity for the district is estimated at **770 units**.
3. The gross density of the District is estimated at **24.1 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.

7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	-	35.1	35.1
Multi-family unit capacity (units)	231	770	770
Gross density (units per acre)	15	24.1	24.1
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to the requirements of Section 6.7 Site Plan Review pursuant to Lakeville’s zoning bylaw. The standards set forth in the plan review must be adhered to in an “as of right” fashion for development proposals in the District, specifically with respect to Section 6.7.8.1. EOHLC cautions the Town against applying plan approval criteria in a discretionary manner that is inconsistent with G.L. c.40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Lakeville’s compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.



If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, reading "Edward M. Augustus, Jr." in a cursive script.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Rodrigues, [Michael.Rodrigues@masenate.gov](mailto:Michael.Rodrigues@masenate.gov)  
Representative Norman Orrall, [norman.orrall@mahouse.gov](mailto:norman.orrall@mahouse.gov)  
Nancy Durfee, Town of Lakeville, [ndurfee@lakevillema.org](mailto:ndurfee@lakevillema.org)



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Via Email: [officeofthemayor@cityoflawrence.com](mailto:officeofthemayor@cityoflawrence.com)

June 12, 2025

Mayor Brian DePeña  
City of Lawrence  
200 Common Street  
Lawrence, MA 01840

**Re: Lawrence – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor DePena,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the City of Lawrence's "MBTA Community Development Overlay District" (District). After careful review and analysis, EOHLC determined that Lawrence is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the City of Lawrence to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Lawrence for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Lawrence is designated as Commuter Rail community with 30,008 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 39 acres, and a minimum multi-family unit capacity of 4,501 units. At least forty percent (40%) of the City's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **43.8 acres**.
2. As of right multi-family unit capacity for the District is estimated at **4,945 units**.
3. The gross density of the District is estimated at **114.7 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.

6. At least **forty percent (40%)** of the required District land area and estimated unit capacity is within transit station areas.
7. There are no dimensional zoning requirements not captured by the compliance model that will clearly reduce the District's estimated multi-family unit capacity below its requirement.
8. Taken as a whole, the geography of the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	39	43.3	43.8
Multi-family unit capacity (units)	4,501	4,945	4,945
Gross density (units per acre)	15	114.7	114.7
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following discrepancies from the land area and gross density metrics:

- To account for the right of way (ROW) that was included in the GIS map but not in the Compliance Model, EOHLC adjusted the district acreage in Table 4: Acreage Calculations of the Checklist District ID tab. This change resulted in the land area increasing to 43.8 acres from 43.3. This did not change the gross density of the District.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- EOHLC cautions the City against enforcing zoning-based occupancy limits on the number of persons occupying a dwelling unit as described in the definition of Family in Lawrence's zoning ordinance. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.
- The standards set forth in the site plan review section of Lawrence's zoning ordinance lean towards discretionary criteria which may affect "as of right" approvals for development proposals in the District. EOHLC cautions the City against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A

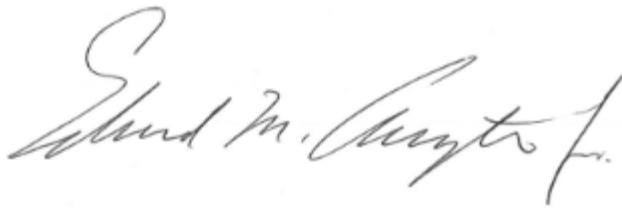
Please note that continued district compliance is **subject to** the following requirements:

- Lawrence's application for district compliance has an outstanding item that must be submitted to EOHLC as soon as possible. Please submit a statement on municipal letterhead signed by the City Clerk, certifying that the zoning maps and text submitted in connection with the application is the complete and up to date zoning in the municipality.

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the District, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review result in special permit requirements for multi-family housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Lawrence's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

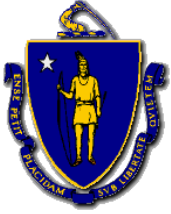
While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities district. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Pavel Payano, [Pavel.Payano@masenate.gov](mailto:Pavel.Payano@masenate.gov)  
Representative Francisco Paulino, [Francisco.Paulino@mahouse.gov](mailto:Francisco.Paulino@mahouse.gov)  
Representative Estela Reyes, [Estela.Reyes@mahouse.gov](mailto:Estela.Reyes@mahouse.gov)  
Representative Frank Moran, [Frank.Moran@mahouse.gov](mailto:Frank.Moran@mahouse.gov)  
Daniel McCarthy, City of Lawrence, [dmccarthy@cityoflawrence.com](mailto:dmccarthy@cityoflawrence.com)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [dmazzarella@leominster-ma.gov](mailto:dmazzarella@leominster-ma.gov)

April 25, 2025

Mayor Dean Mazzarella  
25 West Street  
Leominster, MA 01453

**Re: Leominster - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Mazzarella:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the City of Leominster's Multi-Family Overlay District with three subdistricts (District). After careful review and analysis, EOHLC has determined that Leominster is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the City of Leominster to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Leominster for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Leominster is designated a Commuter Rail community with 18,732 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 2,810 units. At least forty percent (40%) of the City's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **163.9 acres**.
2. As of right multi-family unit capacity for the District is estimated at **2,814 units**.
3. The gross density of the District is estimated at **17.2 units per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. **At least forty percent (40%)** of the required land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.

7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and 760 CMR 72.00.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	173.5	163.9
Multi-family unit capacity (units)	2,810	2,814	2,814
Gross density (units per acre)	15	17.2	17.2
One 50% contiguous area	Yes	Yes	Yes
Unit capacity to be located in a transit station area (%)	40	100	100
Land area to be located in a transit station area (%)	40	100	100

EOHLC identified the following **discrepancy from the submitted land area metric**:

- Leominster's application contains inconsistencies between the land area reflected in the application form, in the compliance model, and in GIS shapefiles. EOHLC used the compliance model's land area for this determination, which also informed the District's gross density.

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review section of Leominster's zoning ordinance lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the City against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

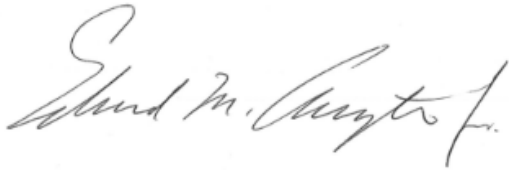
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware

of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduce the estimated multi-family unit capacity of the District, EOHLIC may revisit Leominster's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLIC is eager to hear about multi-family developments in your MBTA Communities District. Please share permit activity with us at [EOHLIC3A@mass.gov](mailto:EOHLIC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator John Cronin, [john.cronin@masenate.gov](mailto:john.cronin@masenate.gov)  
Representative Natalie Higgins, [Natalie.Higgins@mahouse.gov](mailto:Natalie.Higgins@mahouse.gov)  
Elizabeth Wood, City of Leominster, [ewood@leominster-ma.gov](mailto:ewood@leominster-ma.gov)



Commonwealth of Massachusetts  
**EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES**

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

July 29, 2024

James J. Malloy  
Town Manager  
1625 Massachusetts Avenue  
Lexington, MA 02420

Dear Mr. Malloy:

**Lexington – District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

This determination is a follow up to the November 29, 2023, letter from Secretary Edward M. Augustus, Jr. which stated that Lexington's compliance status was contingent on making technical changes to the town's zoning bylaw. As such, some information will be repeated from that letter.

The Executive Office of Housing and Livable Communities (EOHLC) received a district compliance application from the Town of Lexington submitted electronically on June 26, 2023. The application requested that EOHLC grant a determination of compliance for the Town of Lexington's three zoning overlay districts, namely the "Village Overlay" (VO), "Multi-Family Overlay" (MFO), and "Village High-Rise Overlay" (VHO) districts, which are together considered the district put forward for compliance (District), based on the criteria set forth in the Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act (Guidelines).

In January, EOHLC received additional material from the Town related to the Economic Feasibility Analysis (EFA). At the Annual Town Meeting that began on March 18, 2024, Lexington's Inclusionary Zoning bylaw was amended to increase the number of units that trigger requirements for affordable units from 8 units to 14 units. On May 13, 2024, the Town submitted the revised zoning to EOHLC.

The EOHLC MBTA Communities staff have had the opportunity to meet with Town planning and development officials. We appreciate the collaborative nature of these recent meetings in which Town staff confirmed that the dimensional zoning relief provided in section 7.5.5 (2) to lots with "existing" buildings, applies to any lot on which a building exists at the time of a project's application. On May 14, 2024, Planning Director Abigail McCabe sent an email to EOHLC confirming that the lot area of lots without existing buildings may be combined with adjacent lots with existing



buildings, and the newly combined lot shall be considered a lot with an existing building, eligible for the dimensional zoning relief.

After careful review and analysis, EOHLC determined that Lexington is **compliant** with Section 3A, as it finds that Lexington meets, or exceeds, the requirements of Section 3A and the Guidelines. This letter **also confirms** EOHLC's determination that the Economic Feasibility Analysis (EFA) supports feasibility of Lexington's inclusionary zoning bylaw, as amended.

Lexington is designated as an adjacent community with 12,310 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 1,231 units. At least half of the district must be comprised of contiguous lots of land.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **228.2 acres**.
2. As of right multi-family unit capacity for the District is estimated at **12,546 units**.
3. The gross density of the District is estimated at **57.9 dwelling units per acre**.
4. The District meets the **fifty (50%) percent** contiguity requirement because at least half of one area (Bedford/Worthen Street), that meets minimum land area, minimum multi-family unit capacity, and gross density, comprises contiguous lots of land.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.<sup>1</sup>
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.
8. EOHLC reviewed the Economic Feasibility Analysis submitted by the Town in connection with Section 4b(ii) of the Guidelines and reviewed the revised zoning bylaw and determined that the analysis demonstrates feasibility for a reasonable variety of multi-family housing types requiring fifteen percent of units to be set aside as affordable.
9. The town's Planning Director sent an email on May 14, 2024, regarding the Town's interpretation of its zoning bylaw language which confirmed that the lot area of lots without existing buildings may be combined with adjacent lots with existing buildings, and the newly combined lot shall be considered a lot with an existing building, eligible for the dimensional zoning relief. After reviewing the written statement about the way the town will interpret section 7.5.5 (2) of its Zoning By-Law, EOHLC determined that the zoning bylaw language in Section 7.5.5(2) will be interpreted in a manner that will allow for development of multi-family housing by right. A copy of that email is attached.

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<sup>1</sup> Other than certain dimensional relief that is limited to lots with existing buildings, and further described in the first district compliance condition below.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	253.25	228.20
Multi-family unit capacity (units)	1,231	13,421	12,546
Gross density (units per acre)	15.00	55.54	57.92
One 50% contiguous area	Yes	Yes	Yes

EOHLC determinations differ from the application estimates for the following reason:

- The portion of the District entitled “Lexington Center” does not allow multi-family housing as of right. Section 7.5.4(3) of Lexington’s zoning bylaw requires non-residential uses on the ground floor of developments where the underlying zoning district is the Central Business (CB) district. The underlying zoning in the “Lexington Center” portion of the District is the CB district. Therefore, EOHLC removed the acreage (25.05), and unit capacity (875) of the Lexington Center portion from compliance calculations.

EOHLC noted **additional factors** that could affect as of right multi-family housing development in the District:

1. Multi-family housing developed in the District is subject to site plan review pursuant to Section 9.5 of Lexington’s zoning bylaw and Planning Board regulations. The criteria and procedures set forth in the site plan review appear consistent with the requirements of Section 4.a. of the Guidelines.
2. The District is affected by multiple local historic districts and historic resources, including the Fair Oaks, Lexington Central Business, Concord Road Area, and East Village districts.
3. The District is minimally affected by the National Flood Insurance (NFI) overlay District. Since the overlap of the NFI overlay district and the District is minimal, and the District meets approval criteria without including the capacity of the affected parcels, EOHLC did not review the flood zone permitting process to determine whether it is consistent with the as of right zoning requirements of Section 3A.

Please note that continued district compliance is subject to the following requirements:

1. Permitting decisions made in connection with **additional factors** 1-3 above must not effectively reduce the estimated as of right multi-family unit capacity of the District. If permitting decisions do reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Lexington’s compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

2. Lexington must notify EOHLC in writing of any proposed zoning amendment that affect the 3A Districts, or of any other by-law, ordinance, rule, regulation, policy, or municipal action that limits the development of multi-family housing in the District. Such notification must be sent to the following email address: [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).
3. EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
4. EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance if information submitted in the application was inaccurate, if the Town failed to notify EOHLC of a zoning amendment that affects the District, if the Town takes other action that causes the District to no longer comply with Section 3A, or if the Town's transit category changes because of new MBTA service or stations. Section 10 of the Guidelines describes rescissions in further detail.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

enc. Email from Abigail McCabe, May 15, 2024

cc: Senator Cindy F. Friedman  
Senator Michael Barrett  
Representative Michelle L. Ciccolo



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via email: sbartha@lexingtonma.gov

August 8, 2025

Steve Bartha  
Town Manager  
1625 Massachusetts Avenue  
Lexington, MA 02420

**Re: Lexington – Confirmation of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Bartha:

The Executive Office of Housing and Livable Communities (EOHLC) received a request to review zoning amendments adopted at Lexington Town Meeting on April 28, 2025, for compliance with Section 3A. The request for review included warrant articles 2 and 34 from Special Town Meeting 2025-1, which amended the zoning bylaw and map for the “Village Overlay District” (District), which EOHLC previously determined is compliant with Section 3A. After careful review and analysis, EOHLC determined that Lexington remains **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Lexington to meet the requirements of the MBTA Communities Law.

Lexington is designated as an adjacent community with 12,310 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 1,231 units. At least half of the district must be comprised of contiguous lots of land.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **89.6 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,314 units**.
3. The gross density of the District is estimated at **15.1 dwelling units per acre**.
4. At least fifty percent (50%) of the District is one contiguous land area.

5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. The Economic Feasibility Analysis previously submitted by the Town in connection with Lexington's inclusionary zoning requirements demonstrates feasibility for a reasonable variety of multi-family housing types based on the amended District.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **previously used for Lexington's compliance determination**, and estimates as **determined** by EOHLC following its review of the zoning amendments:

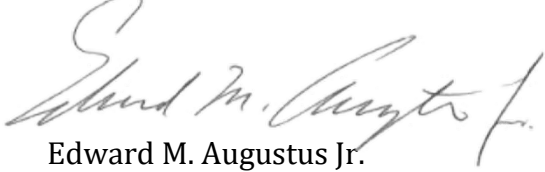
	<b>Required</b>	<b>Previous compliance determination</b>	<b>Determined</b>
Land area (acres)	50	228.2	89.6
Multi-family unit capacity (units)	1,231	12,546	1,314
Gross density (units per acre)	15.00	57.92	15.1
One 50% contiguous area	Yes	Yes	Yes

Please note that continued district compliance is subject to the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to EOHLC3A@mass.gov prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read "Edward M. Augustus Jr.", written in dark ink.

Edward M. Augustus Jr.

Secretary

cc: Senator Michael Barrett, [mike.barrett@masenate.gov](mailto:mike.barrett@masenate.gov)  
Senator Cindy Friedman, [cindy.friedman@masenate.gov](mailto:cindy.friedman@masenate.gov)  
Representative Michelle Ciccolo, [michelle.ciccolo@mahouse.gov](mailto:michelle.ciccolo@mahouse.gov)  
Representative Kenneth Gordon, [ken.gordon@mahouse.gov](mailto:ken.gordon@mahouse.gov)  
Abby McCabe, Town of Lexington, [amccabe@lexingtonma.gov](mailto:amccabe@lexingtonma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [higginst@lincolntown.org](mailto:higginst@lincolntown.org)

September 30, 2024

Timothy Higgins, Town Administrator  
Town of Lincoln  
16 Lincoln Road  
Lincoln, MA 01773

**Re: Lincoln - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Higgins:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Lincoln's multi-family zoning which is comprised of four subdistricts (District). After careful review and analysis, EOHLC has determined that Lincoln is **compliant** with Section 3A, as it finds that Lincoln meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Lincoln for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Lincoln is designated as a Commuter Rail Community with 2,771 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 42 acres, and a minimum multi-family unit capacity of 635 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **64.5 acres**.
2. As of right multi-family unit capacity for the District is estimated at **648 units**.
3. The gross density of the District is estimated at **16.8 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least twenty percent (20%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. The Town submitted an Economic Feasibility Analysis (EFA); however, it did not demonstrate that multi-family development is feasible under the District's Inclusionary Zoning that requires any project of 6 or more units have 15% of those units be affordable to households earning 80% or less of the Area Median Income (AMI). The smallest project modeled in the EFA was for 24 units, yet 80% of the parcels in the District would produce fewer than 24 units according to the Compliance Model. Should the Town wish to revisit the EFA analysis, please reach out to the EOHLC MBTA Communities team. The Town's underlying zoning provides for 10% of units to be affordable at 80% AMI, which does not require EFA approval from EOHLC.
9. Twenty-five (25%) or less of the minimum unit capacity requirement is satisfied by a "Mandatory Mixed Use" area pursuant to Section 5c of the Guidelines.
10. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	42	64.5	64.5
Multi-family unit capacity (units)	635	648	648
Gross density (units per acre)	15	16.8	16.8
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to site plan review pursuant to Section 17 of Lincoln's zoning bylaw. The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. We caution the town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.



- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduces the estimated multi-family unit capacity of the District, EOHLC may revisit Lincoln's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Barrett, [Mike.Barrett@masenate.gov](mailto:Mike.Barrett@masenate.gov)  
Representative Carmine Gentile, [Carmine.Gentile@mahouse.gov](mailto:Carmine.Gentile@mahouse.gov)  
Representative Alice Peisch, [Alice.Peisch@mahouse.gov](mailto:Alice.Peisch@mahouse.gov)  
Paula Vaughn-MacKenzie, Town of Lincoln, [vaughnp@lincolntown.org](mailto:vaughnp@lincolntown.org)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [JDuggan@LittletonMA.org](mailto:JDuggan@LittletonMA.org)

April 9, 2025

James Duggan, Town Administrator  
Town of Littleton  
37 Shattuck Street  
Littleton, MA 01460

**Re: Littleton – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mr. Duggan,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Littleton's zoning amendments related to Section 3A of the Zoning Act (collectively, "District"). After careful review and analysis, EOHLC has determined that Littleton is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Littleton to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Littleton for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Littleton is designated as Commuter Rail community with 3,889 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units. At least twenty percent (20%) of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **76.9 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,233 units**.
3. The gross density of the District is estimated at **16.7 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.

6. At least **twenty percent (20%)** of the required District land area and estimated unit capacity is within transit station areas.
7. There are no dimensional zoning requirements not captured by the compliance model that will clearly reduce the District’s estimated multi-family unit capacity below its requirement.
8. Taken as a whole, the geography of the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	76.9	76.9
Multi-family unit capacity (units)	750	1,233	1,233
Gross density (units per acre)	15	16.7	16.7
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review section of Littleton’s zoning bylaw lean towards discretionary criteria which may affect the “as of right” approvals for development proposals in the District. We caution the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- Sections 175-221 through 175-226, regarding the “VC” district, appear to limit ground floor uses to commercial uses. There are two smaller parcels located in the VC district, adjacent to the larger “KSC” district, that were submitted for review. While these parcels may be affected by the provision limiting ground floor uses, EOHLC did not review any potential impact on unit capacity because the District satisfies all requirements without them.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- This determination relies on an interpretation of potential development within the King Street Crossing Zoning District submitted to EOHLC by Innes Associated on September 6, 2024. The response titled “Littleton Response to HLC Questions Innes Associates; Harrington Heep; Town Planner” details a permitting path forward for as-of-right development within the King Street Crossing Zoning District. EOHLC cautions the Town against applying special permit processes or criteria to otherwise as of right multi-family developments proposed in the District.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Littleton's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator James Eldridge, [James.Eldridge@masenate.gov](mailto:James.Eldridge@masenate.gov)  
Representative James Arciero, [James.Arciero@mahouse.gov](mailto:James.Arciero@mahouse.gov)  
Maren Toohill, Town of Littleton, [MToohill@LittletonMA.org](mailto:MToohill@LittletonMA.org)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus Jr., Secretary

Via Email: [tomgolden@lowellma.gov](mailto:tomgolden@lowellma.gov)

September 30, 2024

Thomas A. Golden Jr., City Manager  
City of Lowell  
375 Merrimack Street  
Lowell MA 01852

**Re: Lowell - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear City Manager Golden:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the City of Lowell's multi-family zoning which is comprised of three subdistricts (District). After careful review and analysis, EOHLC has determined that Lowell is **compliant** with Section 3A, as it finds that Lowell meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Lowell for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Lowell is designated as a Commuter Rail Community with 43,482 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 6,522 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **291.4 acres**.
2. As of right multi-family unit capacity for the District is estimated at **34,589 units**.
3. The gross density of the District is estimated at **118.7 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least forty percent (40%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	291.4	291.4
Multi-family unit capacity (units)	6,522	34,589	34,589
Gross density (units per acre)	15	118.7	118.7
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- We caution the City not to impose limits on the number of unrelated persons occupying a dwelling unit as stated in the definition of Family in the Zoning Ordinance as such limits conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.".

Edward M. Augustus, Jr.  
Secretary

cc: Senator Ed Kennedy, [Edward.Kennedy@masenate.gov](mailto:Edward.Kennedy@masenate.gov)  
Representative Rodney Elliott, [Rodney.Elliott@mahouse.gov](mailto:Rodney.Elliott@mahouse.gov)  
Representative Vanna Howard, [Vanna.Howard@mahouse.gov](mailto:Vanna.Howard@mahouse.gov)  
Representative Rady Mom, [Rady.Mom@mahouse.gov](mailto:Rady.Mom@mahouse.gov)  
Mayor Daniel Rourke, [mayordanrourke@lowellma.gov](mailto:mayordanrourke@lowellma.gov)  
Francesca Cigliano, City of Lowell, [fcigliano@lowellma.gov](mailto:fcigliano@lowellma.gov)



Commonwealth of Massachusetts  
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LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [jared.nicholson@lynnma.gov](mailto:jared.nicholson@lynnma.gov)

May 12, 2025

The Honorable Mayor Jared Nicholson  
City of Lynn  
3 City Hall Square  
Lynn, MA 01901

**Re: Lynn - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Nicholson,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the City of Lynn's "CBD, R4, and R5 zoning districts" (District). After careful review and analysis, EOHLC has determined that Lynn is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the City of Lynn to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Lynn for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Lynn is designated as a Commuter Rail Community with 36,782 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres and a minimum multi-family unit capacity of 5,517 units. At least forty percent (40%) of the City's requirements must be met within ½ miles of transit stations.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **257.4 acres**.
2. As of right multi-family unit capacity for the district is estimated at **9,429**.
3. The gross density of the District is estimated at **52.8 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.



5. At least **forty percent (40%)** of the required District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the district is suitable for families with children.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Twenty-five percent (25%) or less of the minimum unit capacity requirement is satisfied by a "Mandatory Mixed Use" (MMU) area pursuant to Section 72.05(1)(c) of the Regulations.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	257.4	257.4
Multi-family unit capacity (units)	5,517	8,050	9,429
Gross density (units per acre)	15	52.8	52.8
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies** from the submitted unit capacity and gross density metrics:

- The City of Lynn's district compliance application appropriately recognized that the unit capacity generated from its MMU district is distinct from its MBTA communities district. For the sake of simplicity, EOHLC's practice is to include MMU unit capacity in its determinations, resulting in 1,379 units **more** than what was submitted. Since the MMU area is not included in gross density calculations, the gross density number remains the same.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Brendan Crighton, [Brendan.Crighton@masenate.gov](mailto:Brendan.Crighton@masenate.gov)  
Representative Daniel Cahill, [Daniel.Cahill@mahouse.gov](mailto:Daniel.Cahill@mahouse.gov)  
Representative Jennifer Balinsky Armini, [Jennifer.Armini@mahouse.gov](mailto:Jennifer.Armini@mahouse.gov)  
Representative Sean Reid, [Sean.Reid@mahouse.gov](mailto:Sean.Reid@mahouse.gov)  
Representative Donald Wong, [Donald.Wong@mahouse.gov](mailto:Donald.Wong@mahouse.gov)  
Lauren Drago, City of Lynn, [Lauren.Drago@LynnMA.gov](mailto:Lauren.Drago@LynnMA.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [rdolan@town.lynnfield.ma.us](mailto:rdolan@town.lynnfield.ma.us)

June 9, 2025

Town Administrator Robert Dolan  
Lynnfield Town Hall  
55 Summer Street  
Lynnfield, MA 01940

**Re: Lynnfield –Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Dolan:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Lynnfield's "Multifamily Overlay District" (District) with three subdistricts. After careful review and analysis, EOHLC determined that Lynnfield is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Lynnfield to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Lynnfield for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Lynnfield is designated as an Adjacent community with 4,773 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 40 acres, and a minimum multi-family unit capacity of 607 units.

EOHLC conducted a thorough review of the application, and makes the following preliminary determinations:

1. The District comprises **40.6 acres**.
2. As of right multi-family unit capacity for the District is estimated at **629 units**.
3. The gross density of the District is estimated at **21.6 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.

6. There are no dimensional zoning requirements not captured by the compliance model that will clearly reduce the District's estimated multi-family unit capacity below its requirement.
7. Taken as a whole, the geography of the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	40	40.6	40.6
Multi-family unit capacity (units)	607	629	629
Gross density (units per acre)	15	21.6	21.6
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Section 9.1 of Lynnfield's zoning bylaw requires a special permit for development in the Flood Plain District. Since the overlap between the District and the Flood Plain District is excluded land, the interpretation used for this determination is that the affected area does not contribute towards unit capacity because it is already excluded. If the Flood Plain District changes, EOHLC may revisit this compliance determination.
- The standards set forth in the site plan review section of Lynnfield's zoning bylaw lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

- Permitting conducted must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as specific site plan review effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Lynnfield's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Brendan Crighton, [Brendan.Crighton@masenate.gov](mailto:Brendan.Crighton@masenate.gov)  
Representative Bradley Jones, [Bradley.Jones@mahouse.gov](mailto:Bradley.Jones@mahouse.gov)  
Emilie Cademartori, Town of Lynnfield, [ECademartori@town.lynnfield.ma.us](mailto:ECademartori@town.lynnfield.ma.us)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mayor@cityofmalden.org](mailto:mayor@cityofmalden.org)

June 11, 2025

Mayor Gary Christenson  
Malden City Hall  
215 Pleasant Street  
Malden MA 02148

**Re: Malden – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Honorable Mayor Christenson:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the materials provided by the City of Malden in response to EOHLC's determination of conditional compliance dated November 8, 2024, for the MBTA Communities Multi-Family Overlay District and Mandatory Mixed-use Overlay District (together, "District"). After careful review and analysis, EOHLC determined that Malden is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the City of Malden to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Malden for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Malden is designated as a Rapid Transit Community with 27,721 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 31 acres, and a minimum multi-family unit capacity of 6,930 units. At least fifty percent (50%) of the District's minimum requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **162.20 acres**.
2. As of right multi-family unit capacity for the District is estimated at **6,932 units**.
3. The gross density of the District is estimated at **45.0 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area as currently configured.

5. **At least fifty percent (50%)** of the required District land area and estimated unit capacity is within transit station areas.
6. For projects 8 units and over, the District contains an Inclusionary Zoning requirement that required support from an Economic Feasibility Analysis pursuant to Section 72.04(1)(b)1b. **EOHLC determined that the Economic Feasibility Analysis and the supplemental information provided by the City support the feasibility of multi-family housing development in the district.**
7. Twenty-five percent (25%) or less of the minimum unit capacity requirement is satisfied by a “Mandatory Mixed Use” (MMU) area pursuant to Section 72.05(1)(c) of the Regulations.
8. The multi-family housing allowed in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
9. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District’s estimated multi-family unit capacity.
10. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the district compliance application as revised, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	31	162.5	162.2
Multi-family unit capacity (units)	6,930	6,932	6,932
Gross density (units per acre)	15	43.6	45.0
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following discrepancies from the submitted unit capacity and gross density metrics:

- EOHLC reduced the District land area by 0.3 acres in connection with mapping changes adopted in response to EOHLC’s determination of conditional compliance.
- EOHLC adjusted the gross density calculation to reflect the change in land area described above, and to remove the MMU portion of the District from the calculation

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware

of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

While housing production is not required, EOHLIC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in black ink, reading "Edward M. Augustus, Jr." in a cursive script.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Jason Lewis, [jason.Lewis@masenate.gov](mailto:jason.Lewis@masenate.gov)  
Representative Paul Donato, [Paul.Donato@mahouse.gov](mailto:Paul.Donato@mahouse.gov)  
Representative Kate Lipper-Garabedian, [Kate.Lipper-Garabedian@mahouse.gov](mailto:Kate.Lipper-Garabedian@mahouse.gov)  
Representative Steven Ultrino, [Steven.Ultrino@mahouse.gov](mailto:Steven.Ultrino@mahouse.gov)  
Deborah Burke, City of Malden, [dburke@cityofmalden.org](mailto:dburke@cityofmalden.org)  
Michelle Romero, City of Malden, [mromero@cityofmalden.org](mailto:mromero@cityofmalden.org)





Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [townadministrator@manchester.ma.us](mailto:townadministrator@manchester.ma.us)

August 6, 2025

Antonio Barletta, Town Administrator  
Town of Manchester-by-the-Sea  
10 Central Street  
Manchester, MA 01944

**Re: Manchester-by-the-Sea - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Barletta,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Manchester-by-the-Sea's Community Housing Overlay District (District). After careful review and analysis, EOHLC determined that Manchester-by-the-Sea is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Manchester-by-the-Sea to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Manchester-by-the-Sea for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Manchester-by-the-Sea is designated as a Commuter Rail Community with 2,433 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 37 acres and a minimum multi-family unit capacity of 559 units. At least forty percent (40%) of the Town's requirements must be met within ½ miles of transit stations.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **39.72 acres**.
2. As of right multi-family unit capacity for the district is estimated at **586 units**.
3. The gross density of the District is estimated at **15.1 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.

5. At least **forty percent (40%)** of the required District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the district is suitable for families with children.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. The District contains an Inclusionary Zoning requirement of 20% of units for projects 5 units and over which must be affordable to households at or below 80% of Area Median Income (AMI). EOHLC finds the submitted Economic Feasibility Analysis supports the feasibility of multi-family development in the District.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	37	39.72	39.72
Multi-family unit capacity (units)	559	586	586
Gross density (units per acre)	15	15.1	15.1
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following additional factor that could affect as of right multi-family housing development in the District:

- The standards set forth in the design standards, site plan review and aesthetic standards sections of Manchester-by-the-Sea's zoning bylaw lean towards discretionary criteria which may affect "as of right" approvals for development proposals in the District. EOHLC cautions Manchester-by-the-Sea against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

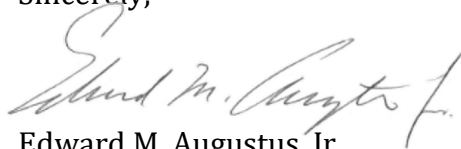
Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.

- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If those factors reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Manchester-by-the-Sea's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Bruce Tarr, [Bruce.Tarr@masenate.gov](mailto:Bruce.Tarr@masenate.gov)  
Representative Ann-Margaret Ferrante, [Ann-Margaret.Ferrante@mahouse.gov](mailto:Ann-Margaret.Ferrante@mahouse.gov)  
Marc Resnick, Town of Manchester-by-the-Sea, [ResnickM@manchester.ma.us](mailto:ResnickM@manchester.ma.us)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mayor@marlborough-ma.gov](mailto:mayor@marlborough-ma.gov)

June 26, 2025

The Honorable Mayor J. Christian Dumais  
City of Marlborough  
140 Main Street  
Marlborough, MA 01752

**Re: Marlborough - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Dumais,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the City of Marlborough's "Multi-Family MBTA Housing Overlay District" (District) which is comprised of three subdistricts. After careful review and analysis, EOHLC determined that Marlborough is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the City of Marlborough to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Marlborough for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Marlborough is designated as an Adjacent Community with 17,547 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 1,755 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **112.4 acres**.
2. As of right multi-family unit capacity for the district is estimated at **1,779 units**.
3. The gross density of the District is estimated at **17.9 dwelling units per acre**.
4. At least **fifty (50%) percent** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	112.4	112.4
Multi-family unit capacity (units)	1,755	1,779	1,779
Gross density (units per acre)	15	17.9	17.9
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- EOHLC cautions the City against enforcing zoning-based occupancy limits on the number of persons occupying a dwelling unit as described in the definition of Family in the ordinance. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.
- Developments in the District are subject to Section 270-2 of the General Code. The standards set forth in these reviews lean towards discretionary criteria which may affect as of right approvals for development proposals in the District. EOHLC cautions the City against applying the review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.

- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review result in special permit requirements for multi-family housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLA may revisit Marlborough's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLA is eager to hear about multi-family developments in your MBTA Communities District. Please share permit activity with us at [EOHLA3A@mass.gov](mailto:EOHLA3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.", written in dark ink on a light background.

Edward M. Augustus, Jr.  
Secretary

cc: Senator James B. Eldridge, [James.Eldridge@masenate.gov](mailto:James.Eldridge@masenate.gov)  
Representative Carmine Gentile, [Carmine.Gentile@mahouse.gov](mailto:Carmine.Gentile@mahouse.gov)  
Representative Danielle Gregoire, [Danielle.Gregoire@mahouse.gov](mailto:Danielle.Gregoire@mahouse.gov)  
Jason Grossfield, City of Marlborough, [jgrossfield@marlborough-ma.gov](mailto:jgrossfield@marlborough-ma.gov)



Commonwealth of Massachusetts  
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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [gjohnson@townofmaynard.net](mailto:gjohnson@townofmaynard.net)

November 25, 2024

Gregory Johnson  
Town Administrator  
Town of Maynard  
195 Main Street  
Maynard, MA 01754

**Re: Maynard - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Johnson:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Maynard's Powder Mill Overlay District (District). After careful review and analysis, EOHLC has determined that Maynard is **compliant** with Section 3A, as it finds that Maynard meets, or exceeds, the requirements of Section 3A and its Compliance Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Maynard for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Maynard is designated as an Adjacent community with 4,741 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 21 acres, a minimum multi-family unit capacity of 474 units, and a minimum gross density of 15 units per acre.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **37 acres**.
2. As of right multi-family unit capacity for the District is estimated at **615 units**.
3. The gross density of the District is estimated at **17.5 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District’s estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	21	37	37
Multi-family unit capacity (units)	474	615	615
Gross density (units per acre)	15	17.5	17.5
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to the Affordable Housing Requirements set forth in Section 9.7.6 of the zoning bylaw. Section 9.7.6 sets the required percentage of deed restricted units available to households earning up to eighty percent of area median income at 20%, or the highest amount “allowable” by EOHLC. Maynard submitted an Economic Feasibility Analysis, and EOHLC finds that the analysis supports feasibility of multi-family development with the following affordability requirements:
  - For projects 6-12 units: 10%
  - For projects 13-17 units: 12%
  - For projects 18-20 units: 15%
  - For projects 21 or more units: 18%

EOHLC determined that the Economic Feasibility Analysis supports feasibility at those above-listed percentages. EOHLC recommends that Maynard codify those requirements in Section 9.7.6 so that the requirements of the zoning bylaw are clear.

- Developments in the District are subject to site plan review requirements set forth in Section 10.5 of Maynard’s zoning bylaw. The approval criteria could be considered discretionary criteria and may affect the “as of right” approvals for development proposals in the District. EOHLC cautions the town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to



[EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduces the estimated multi-family unit capacity of the District, EOHLC may revisit Maynard's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus Jr.  
Secretary

cc: Senator James Eldridge, [James.Eldridge@masenate.gov](mailto:James.Eldridge@masenate.gov)  
Representative Kate Hogan, [Kate.Hogan@mahouse.gov](mailto:Kate.Hogan@mahouse.gov)  
Bill Nemser, Town of Maynard, [bnemser@townofmaynard.net](mailto:bnemser@townofmaynard.net)



Commonwealth of Massachusetts  
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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [ktrierweiler@medfield.net](mailto:ktrierweiler@medfield.net)

September 30, 2024

Kristine Trierweiler, Town Administrator  
Town of Medfield  
459 Main St  
Medfield MA 02052

**Re: Medfield - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Trierweiler:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Medfield's multi-family zoning which is comprised of 3 districts (District). After careful review and analysis, EOHLC has determined that Medfield is **compliant** with Section 3A, as it finds that Medfield meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Medfield for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Medfield is designated as an Adjacent Community with 4,450 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **51.3 acres**.
2. As of right multi-family unit capacity for the District is estimated at **862 units**.
3. The gross density of the District is estimated at **18.4 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	750	51.3	51.3
Multi-family unit capacity (units)	50	862	862
Gross density (units per acre)	15	18.4	18.4
One 50% contiguous area	Yes	Yes	Yes

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Rebecca Rausch, [Becca.Rausch@masenate.gov](mailto:Becca.Rausch@masenate.gov)  
Representative Denise Garlick, [Denise.Garlick@mahouse.gov](mailto:Denise.Garlick@mahouse.gov)  
Representative. Marcus Vaughn, [Marcus.Vaughn@mahouse.gov](mailto:Marcus.Vaughn@mahouse.gov)  
Maria De La Fuente, Town of Medfield, [mdelafuente@medfield.net](mailto:mdelafuente@medfield.net)



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Via Email: [blungokoehn@medford-ma.gov](mailto:blungokoehn@medford-ma.gov)

September 30, 2024

Mayor Breanna Lungo-Koehn  
City of Medford  
85 George P. Hassett Drive  
Medford, MA 02155

**Re: Medford - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Honorable Mayor Lungo-Koehn:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the City of Medford's Wellington Station Multifamily Overlay District (WSMOD) (District). After careful review and analysis, EOHLC has determined that Medford is **compliant** with Section 3A, as it finds that Medford meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Medford for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Medford is designated as a Rapid Transit Community with 25,770 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 35 acres, and a minimum multi-family unit capacity of 6,443 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **136.0 acres**.
2. As of right multi-family unit capacity for the District is estimated at **6,921 units**.
3. The gross density of the District is estimated at **51.7 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least seventy-five percent (75%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	35	136.0	136.0
Multi-family unit capacity (units)	6,443	6,921	6,921
Gross density (units per acre)	15	51.7	51.7
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to site plan review. The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. We caution the City against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- The City's site plan review appears to require a traffic impact and access plan and transportation demand management plan for most multi-family development in the District. These studies and plans may affect as of right development in the District.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of

additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If site plan review, or reductions in projects based on traffic capacity reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Medford's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

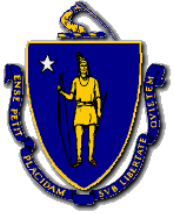
If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read "Edward M. Augustus, Jr.", written in dark ink.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Patricia Jehlen, [Patricia.Jehlen@masenate.gov](mailto:Patricia.Jehlen@masenate.gov)  
Representative Christine Barber, [Christine.Barber@mahouse.gov](mailto:Christine.Barber@mahouse.gov)  
Representative Paul Donato, [Paul.Donato@mahouse.gov](mailto:Paul.Donato@mahouse.gov)  
Representative Sean Garballey, [Sean.Garballey@mahouse.gov](mailto:Sean.Garballey@mahouse.gov)  
Danielle Evans, City of Medford, [devans@medford-ma.gov](mailto:devans@medford-ma.gov)



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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mboynton@townofmedway.org](mailto:mboynton@townofmedway.org)

May 7, 2025

Michael Boynton, Town Manager  
Town of Medway  
155 Village Street  
Medway, MA 02053

**Re: Medway - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Boynton:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Medway's Multifamily Overlay District (District). After careful review and analysis, EOHLC has determined that Medway is **compliant** with Section 3A, as it finds that Medway meets, or exceeds, the requirements of Section 3A and 760 CMR 72.00 (the Regulations).

Please note that this determination of compliance by EOHLC qualifies Medway for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Medway is designated an Adjacent Community with 4,826 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **50.2 acres**.
2. As of right multi-family unit capacity for the District is estimated at **805 units**.
3. The gross density of the District is estimated at **22.2 units per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.



5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	50.2	50.2
Multi-family unit capacity (units)	750	805	805
Gross density (units per acre)	15	22.2	22.2
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- The District is significantly affected by Medway's Zoning Bylaw Section 5.6.1: Flood Plain District. Upon review of the Flood Plain District and the District application, the interpretation used for this determination of compliance is that the District is the underlying zoning district and therefore the uses permitted in the District are allowed in the Flood Plain District.
- The standards set forth in the development plan review section of Medway's zoning bylaw lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.

- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If those factors reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Medway's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.", written in dark ink.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Karen Spilka, [Karen.Spilka@masenate.gov](mailto:Karen.Spilka@masenate.gov)  
Representative Michael Soter, [Michael.Soter@mahouse.gov](mailto:Michael.Soter@mahouse.gov)  
Representative Jeffrey Roy, [Jeffrey.Roy@mahouse.gov](mailto:Jeffrey.Roy@mahouse.gov)  
Jeremy Thompson, Town of Medway, [jthompson@townofmedway.org](mailto:jthompson@townofmedway.org)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [jgrigoraitis@cityofmelrose.org](mailto:jgrigoraitis@cityofmelrose.org)

September 22, 2025

The Honorable Mayor Jennifer Grigoraitis  
City of Melrose  
562 Main Street  
Melrose, MA 02176

**Re: Melrose – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Grigoraitis,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the City of Melrose's Rail Corridor Overlay District, Smart Growth Overlay District, Urban Residential D District, and Medical Business District (collectively, "District"). After careful review and analysis, EOHLC determined that Melrose is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the City of Melrose to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Melrose for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Melrose is designated a Commuter Rail community with 12,614 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 25 acres and a minimum multi-family unit capacity of 1,892 units. At least seventy-five percent (75%) of the District's requirements must be met within transit station areas.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **120.7 acres**.
2. As of right multi-family unit capacity for the District is estimated at **2,205 units**.
3. The gross density of the District is estimated at **15.3 units per acre**.
4. **At least seventy-five percent (75%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.
8. Twenty-five percent (25%) or less of the minimum unit capacity requirement is satisfied by two "Mandatory Mixed Use" (MMU) areas, called the Business A-1 and Business A-2 subdistricts, pursuant to Section 72.05(c) of the Regulations.
9. The District contains an Inclusionary Zoning requirement for 15% of units to be set aside for households earning 80% or less of Area Median Income for projects containing five or more dwelling units. EOHLIC determined that the submitted Economic Feasibility Analysis supports the feasibility of multi-family development in the District.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLIC following its review:

	Required	Submitted	Determined
Land area (acres)	25	107.7	120.7
Multi-family unit capacity (units)	1,892	1,976	2,205
Gross density (units per acre)	15	15.0	15.3
One 50% contiguous area	Yes	Yes	Yes

EOHLIC identified the following **discrepancy** from the submitted unit capacity, land area, and density metrics:

- The above determined estimates are based on updated materials submitted to EOHLIC by the City of Melrose.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLIC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLIC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLIC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes effectively reduce the estimated multi-family unit

capacity of the District, EOHLC may revisit Melrose's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.", written in dark ink.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Jason Lewis, [jason.Lewis@masenate.gov](mailto:jason.Lewis@masenate.gov)  
Representative Kate Lipper-Garabedian, [kate.lipper-garabedian@mahouse.gov](mailto:kate.lipper-garabedian@mahouse.gov)  
Lori Massa, City of Melrose, [lmassa@cityofmelrose.org](mailto:lmassa@cityofmelrose.org)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [dbeauregard@ci.methuen.ma.us](mailto:dbeauregard@ci.methuen.ma.us)

August 15, 2025

Mayor David Beauregard  
City of Methuen  
41 Pleasant Street, Room 303  
Methuen, MA 01844

**Re: Methuen - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Beauregard,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the City of Methuen's Multi-family Overlay District (District). After careful review and analysis, EOHLC determined that Methuen is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the City of Methuen to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Methuen for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Methuen is designated as an Adjacent Community with 20,194 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres and a minimum multi-family unit capacity of 2,019 units.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **111.5 acres**.
2. As of right multi-family unit capacity for the district is estimated at **2,495 units**.
3. The gross density of the District is estimated at **23.8 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 72.07 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.

7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	110.9	111.5
Multi-family unit capacity (units)	2,019	2,495	2,495
Gross density (units per acre)	15	24.4	23.8
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies** from the submitted land area and gross density metrics:

- The submitted District did not include rights of way in the district area calculation for the Riverside A and B subdistricts. EOHLC included the rights of way and increased the District land area by 0.6 acres, from the submitted 110.9 acres to 111.5 acres.
- EOHLC adjusted the gross density calculation to reflect the change in land area described above, from the submitted 24.4 units per acre to 23.8 units per acre.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- EOHLC cautions the City against enforcing zoning-based occupancy limits on the number of persons occupying a dwelling unit as described in the definition of Family in section II: Definitions of Methuen's zoning ordinance. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.
- The standards set forth in Sections XII: Site Plan Approval and V.X.9: Site Plan Approval of Methuen's zoning ordinance lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the City against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduces the estimated multi-family unit capacity of the District, EOHLC may revisit Methuen's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Pavel Payano, [pavel.payano@masenate.gov](mailto:pavel.payano@masenate.gov)  
Representative Ryan Hamilton, [ryan.hamilton@mahouse.gov](mailto:ryan.hamilton@mahouse.gov)  
Representative Francisco Paulino, [francisco.paulino@mahouse.gov](mailto:francisco.paulino@mahouse.gov)  
Representative Estela Reyes, [estela.reyes@mahouse.gov](mailto:estela.reyes@mahouse.gov)  
Kathleen Bradley-Colwell, City of Methuen, [kbcollwell@ci.methuen.ma.us](mailto:kbcollwell@ci.methuen.ma.us)





Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [kclark@millburyma.gov](mailto:kclark@millburyma.gov)

September 15, 2025

Karyn Clark, Town Manager  
Millbury Town Hall  
127 Elm Street  
Millbury, MA 01527

**Re: Millbury - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Clark,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Millbury's "Multi-family Housing Overlay District (MHOD)" (District), which consists of two subdistricts. After careful review and analysis, EOHLC determined that Millbury is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town to meet the requirements of the MBTA Communities law.

Please note that this determination of compliance by EOHLC qualifies Millbury for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Millbury is designated as an Adjacent Community with 5,987 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **76.7 acres**.
2. As of right multi-family unit capacity for the district is estimated at **1,089 units**.
3. The gross density of the District is estimated at **16.1 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, and gross density requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	76.7	76.7
Multi-family unit capacity (units)	750	1,089	1,089
Gross density (units per acre)	15	16.1	16.1
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Developments in the District may be subject to the requirements of site plan review pursuant to Millbury's zoning bylaw. The standards set forth in the site plan review lean towards discretionary criteria, which may affect as of right approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- Several sections of the Town's zoning bylaw impose "Design Standards" and additional application materials on certain development projects, including, but not limited to: Preservation of Landscape; Relation of Building to Environment; Open Space; Ground Water Recharge and Quality Preservation; Advertising; Landscaping Within the Setbacks; Curbing; Parking Area Landscaping; Interior Walkways and Pedestrian Paths; Outdoor Lighting, and; Other Site Features. EOHLC cautions the Town against applying any review criteria in a discretionary manner, or requiring burdensome application material, in a manner inconsistent with as of right zoning requirements of G.L. c. 40A Sections 1A and 3A.
- Millbury's *Water Body Protection* provision, found in Section 35.2 of Millbury's zoning bylaw, may require a special permit for certain developments. The District and the regulated area may have minimal, or no overlap and it does not appear to affect the estimated unit capacity. However, EOHLC cautions the Town against subjecting any multi-family housing proposals in the District to special permit requirements to remain consistent with the requirements of G.L. c. 40A Sections 1A and 3A.
- This Determination of Compliance relies on the Town's representation that Section 30.2, *Applicability*, of the bylaw exempts dimensionally conforming multi-family housing within the District from any special permit requirements of the underlying district and/or

applicable overlay districts. Therefore, special permit requirements found elsewhere in the bylaw, including, but not limited to: Section 35.6, *Vegetation Removal*; Section 35.7, *Fences*; Section 36.3, *Floodplain District*; Section 47 *Aquifer and Watershed Protection Overlay District*; and other environmental regulations must not apply to or interfere with as of right multi-family housing in the District.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or design standards result in special permit requirements for multifamily housing proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Millbury's compliance with Section 3A and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Moore, [Michael.Moore@masenate.gov](mailto:Michael.Moore@masenate.gov)  
Representative Paul Frost, [Paul.Frost@mahouse.gov](mailto:Paul.Frost@mahouse.gov)  
Conor McCormack, Town of Millbury, [cmccormack@millburyma.gov](mailto:cmccormack@millburyma.gov)



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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mguzinski@millisma.gov](mailto:mguzinski@millisma.gov)

May 7, 2025

Michael Guzinski, Town Administrator  
Town of Millis  
900 Main Street, Room 220  
Millis, MA 02054

**Re: Millis – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Guzinski,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Millis' Multifamily Overlay District (District). After careful review and analysis, EOHLC has determined that Millis is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Millis to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Millis for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Millis is designated as an Adjacent Community with 3,412 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **55.3 acres**.
2. As of right multi-family unit capacity for the District is estimated at **918 units**.
3. The gross density of the District is estimated at **17.2 dwelling units per acre**.

4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that will clearly reduce the District's estimated multi-family unit capacity below its requirement.
7. The inclusionary zoning applicable to the District requires 15 percent of units to be deed restricted affordable in projects of at least ten units. In connection with Section 72.04(1)(b), Millis submitted an Economic Feasibility Analysis. EOHLC determined that the analysis demonstrates that a reasonable variety of multi-family housing types can be feasibly developed at the required affordability levels for projects adding ten or more units.
8. Taken as a whole, the geography of the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	55.3	55.3
Multi-family unit capacity (units)	750	918	918
Gross density (units per acre)	15	17.2	17.2
One 50% contiguous area	Yes	Yes	Yes

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Becca Rausch, [becca.rausch@masenate.gov](mailto:becca.rausch@masenate.gov)  
Representative Marcus Vaughn, [Marcus.Vaughn@mahouse.gov](mailto:Marcus.Vaughn@mahouse.gov)  
Representative James Arena-DeRosa, [James.Arena-DeRosa@mahouse.gov](mailto:James.Arena-DeRosa@mahouse.gov)  
Robert Weiss, Economic Development & Planning Director, Town of Millis



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [nmilano@townofmilton.org](mailto:nmilano@townofmilton.org)

September 2, 2025

Nicholas Milano, Town Administrator  
Town of Milton  
Milton Town Hall  
525 Canton Ave  
Milton, MA 02186

**Re: Milton – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Milano:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Milton's "MBTA Communities Multi-Family Overlay District", which is comprised of nine subdistricts (together, "District"). After careful review and analysis, EOHLC determined that Milton is compliant with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town to meet the requirements of the MBTA Communities law.

Please note that this determination of compliance by EOHLC qualifies the Town for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Milton is designated as a Rapid Transit Community with 9,844 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum multi-family unit capacity of 2,461 units, a minimum land area of 50 acres, and a gross density of at least 15 dwelling units per acre. At least fifty percent (50%) of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **131.8 acres**.
2. As of right multi-family unit capacity for the District is estimated at **2,467 units**.
3. The gross density of the District is estimated at **15 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.

5. **At least fifty percent (50%)** of the required District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
7. There are no dimensional zoning requirements that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	131.8	131.8
Multi-family unit capacity (units)	2,461	2,467	2,467
Gross density (units per acre)	15	15	15
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to site plan review pursuant to Milton's zoning bylaw. The standards set forth in the site plan review lean towards discretionary criteria which may affect "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.
- The frontage and access for the majority of parcels in the "Randolph Ave East" subdistrict rely on common ownership of these parcels with frontage and access on "Access Road". This determination relies on the Town's representation that there is legal frontage and access for these parcels from "Access Road".
- The "Paper Mill Site" subdistrict contains a single parcel that has challenging access to the buildable portion of the parcel. This determination relies on the Town's representation that there is legal and practical access to the buildable portion of parcel.
- The "Granite Ave North" subdistrict consists of a single, isolated parcel surrounded by marsh and bounded by the Neponset River and limited-access highway. Although the subdistrict does not meet the five contiguous acre minimum set forth in Section 72.05(1)(a)3 of the Regulations, EOHLC acknowledges that there is no feasible option for expanding it to an adjacent developable area. Therefore, based upon the impossibility of meeting this requirement, EOHLC finds that this subdistrict complies with Section 72.05(1)(a)3.



Please note that continued district compliance is **subject to** the following requirements:

- The District's inclusionary zoning requires that at least fifteen percent of units in developments containing eight or more units be set aside as affordable to households earning up to eighty percent of Area Median Income, unless EOHLC determines in writing that the requirement is not feasible, in which case the requirements shall be ten percent of units at eighty percent of area median income, in projects of ten or more units. EOHLC understands that an economic feasibility analysis (EFA) pursuant to Section 72.04(1)(b)1b is underway. The Town must submit the EFA by December 31, 2025, for EOHLC's review.
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a Determination of Compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Any permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review, flood plains, or traffic capacity effectively reduce the estimated multi-family unit capacity of the District, EOHLC may reevaluate Milton's compliance with Section 3A, and may require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this Compliance Determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator William Driscoll, [william.driscoll@masenate.gov](mailto:william.driscoll@masenate.gov)  
Representative Richard Wells, [Richard.Wells@mahouse.gov](mailto:Richard.Wells@mahouse.gov)  
Representative Brandy Fluker-Reid, [Brandy.FlukerReid@mahouse.gov](mailto:Brandy.FlukerReid@mahouse.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [jerrickson@natickma.org](mailto:jerrickson@natickma.org)

September 26, 2025

James Errickson, Town Administrator  
13 East Central Street  
Natick, MA 01760

**Re: Natick - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Errickson:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Natick's Center Gateway, Downtown Mixed Use, and Residential General zoning districts (together, the "District"). After careful review and analysis, EOHLC determined that Natick is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Natick to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Natick for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Natick is designated a Commuter Rail community with 15,680 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 2,352 units. At least seventy-five percent (75%) of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **266.2 acres**.
2. As of right multi-family unit capacity for the District is estimated at **4,293 units**.
3. The gross density of the District is estimated at **19 units per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. **At least seventy-five percent (75%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Twenty-five percent (25%) or less of the minimum unit capacity requirement is satisfied by a "Mandatory Mixed Use" (MMU) area pursuant to 72.05(c) of the Regulations.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	309.7	266.2
Multi-family unit capacity (units)	2,352	6,551	4,293
Gross density (units per acre)	15	29.2	19
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following discrepancies from the **submitted area, unit capacity and gross density metrics**:

- The final compliance model submitted by the Town included all parcels being used for the District, including those subjected to MMU. EOHLC removed the MMU parcels from the submitted compliance model and analyzed those parcels in a separate MMU compliance model as required by the Regulations.
- Unit capacity: The submitted compliance model included parcels in the Residential General district that were being used for compliance in other districts or subdistricts. EOHLC corrected the parcel data in each district or subdistrict according to the submitted zoning map. Due to these corrections, the estimated unit capacity decreased from 6,551 units to 4,293 units.
- Gross density: Accounting for the changes in unit capacity, the gross density decreased from 29.2 units per acre to 19 units per acre.

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- Section III-J Historic Preservation of Natick's zoning bylaws requires a special permit for "re-use, construction, and occupancy of buildings, and structures relating to qualifying buildings" where there is a determination by the State Historical Commission "that the building or structure is eligible for nomination on the National Register of Historic Places, or is already included in such." This requirement introduces the possibility of multi-family housing development in the District requiring a special permit. EOHLC cautions the Town against subjecting multi-family housing in the District to special permit requirements and advises

the Town to review proposed projects in a nondiscretionary manner consistent with the requirements of G.L. c. 40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Any permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduce the estimated multi-family unit capacity of the District, EOHLC may reevaluate Natick's compliance with Section 3A, and may require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read "Edward M. Augustus, Jr.", written in dark ink.

Edward M. Augustus, Jr.  
Secretary

cc: Senate President Karen Spilka, [Karen.Spilka@masenate.gov](mailto:Karen.Spilka@masenate.gov)  
Representative David Linsky, [David.Linsky@mahouse.gov](mailto:David.Linsky@mahouse.gov)  
Amanda Loomis, Town of Natick, [aloomis@natickma.org](mailto:aloomis@natickma.org)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [kking@needhamma.gov](mailto:kking@needhamma.gov)

September 2, 2025

Katie King, Town Manager  
Needham Town Hall  
1471 Highland Avenue  
Needham, MA 02492

**Re: Needham - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager King:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Needham's Multi-family Overlay District (District). After careful review and analysis, EOHLC has determined that Needham is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Needham to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Needham for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Needham is designated a Commuter Rail community with 11,891 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 1,784 units. At least ninety percent (90%) of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **104 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,870 units**.
3. The gross density of the District is estimated at **18.6 unit per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. **At least ninety percent (90%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. The District contains an Inclusionary Zoning requirement of 12.5% of units for projects 6 units and over which must be affordable to households at or below 80% of Area Median Income (AMI). EOHLC determined that the Economic Feasibility Analysis supports the feasibility of multi-family development in the District.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	104	104
Multi-family unit capacity (units)	1,784	1,870	1,870
Gross density (units per acre)	15	18.6	18.6
One 50% contiguous area	Yes	Yes	Yes
Unit capacity to be located in a transit station area (%)	90	100	100
Land area to be located in a transit station area (%)	90	100	100

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- EOHLC cautions the Town against enforcing zoning-based occupancy limits on the number of persons occupying a dwelling unit as described in the definition of Family in Needham's zoning bylaw. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.
- The standards set forth in the site plan review section of Needham's zoning ordinance lean towards discretionary criteria which may affect as of right approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Any permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduce the estimated multi-family unit capacity of the District, EOHLC may reevaluate Needham's compliance with Section 3A, and may require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Becca Rausch, [becca.rausch@masenate.gov](mailto:becca.rausch@masenate.gov)  
Representative Joshua Tarsky, [joshua.Tarsky@mahouse.gov](mailto:joshua.Tarsky@mahouse.gov)  
Lee Newman, Town of Needham, [lnewman@needhamma.gov](mailto:lnewman@needhamma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
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Via Email: [jon.mitchell@newbedford-ma.gov](mailto:jon.mitchell@newbedford-ma.gov)

April 9, 2025

Mayor Jon Mitchell  
City of New Bedford  
133 William Street  
New Bedford, MA 02740

**Re: New Bedford – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Mitchell:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the City of New Bedford's King's Highway Transit-Oriented Development Overlay District (District). After careful review and analysis, EOHLC has determined that New Bedford is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the City of New Bedford to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies New Bedford for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

New Bedford is designated as a Commuter Rail Community with 44,588 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 6,688 units. At least seventy-five percent (75%) of the District's requirements must be met within transit station areas.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **272.7 acres**.
2. As of right multi-family unit capacity for the District is estimated at **14,374 units**.
3. The gross density of the District is estimated at **67.1 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.



5. **At least seventy-five percent (75%)** of the required District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
7. There are no dimensional zoning requirements not captured by the compliance model that will clearly reduce the District's estimated multi-family unit capacity below its requirement.
8. Taken as a whole, the geography of the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Preliminarily Determined</b>
Land area (acres)	50	272.7	272.7
Multi-family unit capacity (units)	6,688	14,374	14,374
Gross density (units per acre)	15	67.1	67.1
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- EOHLC cautions the City against enforcing zoning-based occupancy limits on the number of persons occupying a dwelling unit as described in the definition of Household in the zoning ordinance. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.
- Developments in the District are subject to site plan review pursuant to Section 5400, Site Plan Review. The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the City against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

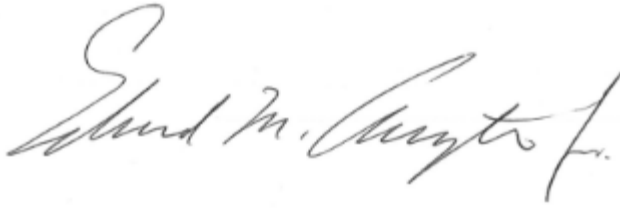
Please note that continued district compliance is **subject to** the following requirements:

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of conditional district compliance or require changes to the District to remain in conditional compliance as per Section 72.10 of the Regulations if it becomes aware of additional information not identified in this conditional compliance review that would render the District noncompliant with Section 3A.

- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If those factors reduce the estimated multi-family unit capacity of the District, EOHLIC may revisit New Bedford's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLIC is eager to hear about multi-family developments in your MBTA Communities District. Please share permit activity with us at [EOHLIC3A@mass.gov](mailto:EOHLIC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Mark Montigny, [Mark.Montigny@masenate.gov](mailto:Mark.Montigny@masenate.gov)  
Antonio Cabral, [Antonio.Cabral@mahouse.gov](mailto:Antonio.Cabral@mahouse.gov)  
Chris Hendricks, [chris.hendricks@mahouse.gov](mailto:chris.hendricks@mahouse.gov)  
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Commonwealth of Massachusetts  
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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [administrator@townofnewbury.org](mailto:administrator@townofnewbury.org)

January 29, 2025

Tracy Blais, Town Administrator  
Newbury Town Offices  
12 Kent Way  
Newbury, MA 01922

**Re: Newbury – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Blais:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Newbury's MBTA Communities Multi-family Overlay District's two subdistricts (District). After careful review and analysis, EOHLC determined that Newbury is **compliant** with Section 3A, as it finds that Newbury meets, or exceeds, the requirements of Section 3A and the Regulations.

Please note that this Determination of Compliance by EOHLC qualifies Newbury for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Newbury is designated as an Adjacent Small Town with 3,072 existing housing units per the 2020 United States Decennial Census. The Town is required to zone for a minimum of 154 multi-family dwelling units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **35.2 acres of land**.
2. As of right multi-family unit capacity for the District is estimated at **433 units**.
3. The gross density of the District is estimated at **15.0 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.

7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	0	35.2	35.2
Multi-family unit capacity (units)	154	433	433
Gross density (units per acre)	15	15	15
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- The District overlaps with Newbury’s Water Supply Protection District. EOHLC cautions the Town against applying the rules of the Water Supply Protection District in a manner that would trigger a special permit requirement for multifamily housing or would reduce the District’s capacity below the estimates submitted for compliance with Section 3A.
- The standards set forth in the site plan review and design standards lean towards discretionary criteria which may affect the “as of right” approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as specific site plan review or design standards effectively reduce the estimated multi-family unit

capacity of the District, EOHLC may revisit Newbury's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Bruce Tarr, [Bruce.Tarr@masenate.gov](mailto:Bruce.Tarr@masenate.gov)  
Representative Kristin Kassner, [Kristin.Kassner@mahouse.gov](mailto:Kristin.Kassner@mahouse.gov)  
Kristen Grubbs, Town of Newbury, [planningdirector@townofnewbury.org](mailto:planningdirector@townofnewbury.org)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [sreardon@newburyportma.gov](mailto:sreardon@newburyportma.gov)

March 7, 2025

Mayor Sean Reardon  
60 Pleasant Street  
Newburyport, MA 01950

**Re: Newburyport – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Reardon:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the City of Newburyport's "Smart Growth Districts" (District). After careful review and analysis, EOHLC has determined that Newburyport is **compliant** with Section 3A. EOHLC recognizes the diligent work performed by the City of Newburyport to meet the requirements of the MBTA Communities Law.

Please note that this determination by EOHLC qualifies Newburyport for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#). The web page has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Newburyport is designated a Commuter Rail Community with 8,615 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 35 acres, and a minimum multi-family unit capacity of 1,292 units. At least twenty percent (20%) of the City's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **64.9 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,341 units**.
3. The gross density of the District is estimated at **20.7 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. At least **twenty percent (20%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the district is suitable for families with children.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and 760 CMR 72.00 (the Regulations).

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	35	64.9	64.9
Multi-family unit capacity (units)	1,292	1,489	1,341
Gross density (units per acre)	15	30.1	20.7
One 50% contiguous area	Yes	Yes	Yes

EOHLC agrees with the following **discrepancies from the submitted area, unit capacity and density metrics** noted by the City:

- The City submitted a modified compliance model with its application. This model recognizes Newburyport's density limit definition, which is based on developable land. This alternative metric results in less gross density and multi-family unit capacity within the district. However, the City exceeds both the gross density requirement and the City's multi-family unit capacity after accounting for this differing definition of density.

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review section of Newburyport's Zoning Ordinance lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. We caution the City against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.


Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.

- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Newburyport's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Bruce Tarr, [Bruce.Tarr@masenate.gov](mailto:Bruce.Tarr@masenate.gov)  
Representative Dawne Shand, [Dawne.Shand@mahouse.gov](mailto:Dawne.Shand@mahouse.gov)  
Andy Port, City of Newburyport, [aport@newburyportma.gov](mailto:aport@newburyportma.gov)





Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [fuller@newtonma.gov](mailto:fuller@newtonma.gov)

February 28, 2025

Mayor Ruthanne Fuller  
City of Newton  
1000 Commonwealth Avenue  
Newton, MA 02459

**Re: Newton – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Fuller:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the City of Newton, which is comprised of three districts Multi Residence Transit (MRT), Village Center 3 (VC3) and Village Center 2 (VC2) (District). After careful review and analysis, EOHLC has determined that Newton is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the City of Newton to meet the requirements of the MBTA Communities Law.

Please note that this Determination of Compliance by EOHLC qualifies Newton for the MBTA Communities Catalyst Fund which was announced by Governor Healey last [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Newton is designated as a Rapid transit community with 33,320 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 8,330 units. At least ninety percent of the district's minimum requirements must be met within one half mile of transit stations.

EOHLC conducted a thorough review of the application, and makes the following determinations:

1. The District comprises **223 acres**.
2. As of right multi-family unit capacity for the District is estimated at **8,399 units**.
3. The gross density of the District is estimated at **37.7 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least ninety percent (90%)** of the required District land area and estimated unit capacity is within transit station areas.

6. For projects 7 units and over, the District contains an Inclusionary Zoning requirement as follows: 7 to 20 units = 15%, 21-99 units = 17.5%, and 100+ units = 20% must be deed restricted affordable to households at or below 80% of Area Median Income (AMI) for ownership projects and an average of 65% of AMI for rental projects. EOHLC finds the Economic Feasibility Analysis provided by the City supports the feasibility of multi-family development.
7. The multi-family housing allowed in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
8. There are no dimensional zoning requirements not captured by the compliance model that will clearly reduce the District's estimated multi-family unit capacity below its requirement.
9. Taken as a whole, the geography of the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Preliminarily Determined</b>
Land area (acres)	50	223	223
Multi-family unit capacity (units)	8,330	8,532	8,399
Gross density (units per acre)	15	38.3	37.7
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies from the submitted area, unit capacity and density metrics**:

- Unit capacity: The VC3 district set forth lower height limits for buildings within 50' of a "residential district". EOHLC estimates that this additional dimensional restriction removes 133 units of capacity from the District.
- Gross density: Accounting for the loss of unit capacity in connection with the above reduces the estimated gross density to 37.7 units per acre.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Section 9.2.6.A.7.b. requires a special permit for retaining walls of eight (8) feet in height or greater that are used to enable access to surface parking, and requires a special permit for retaining walls of four (4) feet in height or more anywhere else on a lot. If these requirements prove to require discretionary permitting for routine site work or for accessing parking areas that are necessary for meeting the zoning's minimum parking requirements, EOHLC could revisit its determination of compliance.
- The MRT district has a maximum building footprint of only 1500 square feet and requires a special permit for multiple buildings per lot. These dimensional limitations are not reflected in the Compliance Model submitted by the City. EOHLC recognizes the additional permissiveness

of adaptive reuse in the MRT and will not require the City to revise this area of its zoning. However, EOHLC encourages the City to consider increasing the maximum building footprint for new development and eliminating the special permit trigger for multiple buildings per lot in the MRT, and will monitor whether the current requirements prevent the development of multi-family housing as of right in the MRT.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If those factors reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Newton's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Cynthia Stone Creem, [cynthia.creem@masenate.gov](mailto:cynthia.creem@masenate.gov)  
Representative Amy Sangiolo, [amy.sangiolo@mahouse.gov](mailto:amy.sangiolo@mahouse.gov)  
Representative Greg Schwartz, [greg.schwartz@mahouse.gov](mailto:greg.schwartz@mahouse.gov)  
Representative John Lawn, [john.lawn@mahouse.gov](mailto:john.lawn@mahouse.gov)  
Jennifer Caira, City of Newton [jcaira@newtonma.gov](mailto:jcaira@newtonma.gov)



Commonwealth of Massachusetts  
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LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [jcasanovadavis@norfolk.ma.us](mailto:jcasanovadavis@norfolk.ma.us)

April 2, 2025

Justin Casanova-Davis, Town Administrator  
Town of Norfolk  
1 Liberty Lane  
Norfolk, MA 02056

**Re: Norfolk – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mr. Casanova-Davis,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Norfolk's "Town Hill/Pondville MBTA Communities Multi-family Overlay District (District)". After careful review and analysis, EOHLC determined that Norfolk is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Norfolk to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Norfolk for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Norfolk is designated as Commuter Rail community with 3,601 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units. At least forty percent (40%) of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **80.9 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,176 units**.
3. The gross density of the District is estimated at **15.3 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children.

6. At least **forty percent (40%)** of the required District land area and estimated unit capacity is within transit station areas.
7. There are no dimensional zoning requirements not captured by the compliance model that will clearly reduce the District's estimated multi-family unit capacity below its requirement.
8. Taken as a whole, the geography of the District meets the land area, multi-family unit capacity, gross density, and other requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	81	81
Multi-family unit capacity (units)	750	1,176	1,176
Gross density (units per acre)	15	15.3	15.3
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review and design review sections of Norfolk's zoning bylaw lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review or design review standards or criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- Since the District caps each building footprint at 15,000 square feet footprints, this determination relies on the interpretation that multiple buildings per lot are allowed. Without multiple buildings per lot, EOHLC would need to reevaluate the unit capacity estimates used in this determination.
- This determination relies on the interpretation that the District itself is not considered a "residential district" as it pertains to additional side setback and "green belt" screening and buffer requirements.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Norfolk's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Becca Rausch, [becca.rausch@masenate.gov](mailto:becca.rausch@masenate.gov)  
Representative Marcus Vaughn, [marcus.vaughn@mahouse.gov](mailto:marcus.vaughn@mahouse.gov)  
Richard McCarthy, Town of Norfolk, [rmccarthy@norfolk.ma.us](mailto:rmccarthy@norfolk.ma.us)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [MRodrigues@northandoverma.gov](mailto:MRodrigues@northandoverma.gov)

December 10, 2024

Melissa Rodrigues, Town Manager  
Town of North Andover  
120 Main Street  
North Andover, MA 01845

**Re: North Andover - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Rodrigues:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of North Andover's "MBTA Multi-Family Housing Overlay District" which is comprised of two subdistricts. After careful review and analysis, EOHLC has determined that North Andover is **compliant** with Section 3A, as it finds that North Andover meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies North Andover for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the [MBTA Communities Catalyst Fund](#), and EOHLC will contact your staff with details once the Notice of Funding Availability (NOFA) and application materials are available.

North Andover is designated as an Adjacent Community with 11,914 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 1,191 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **87.6 acres**.
2. As of right multi-family unit capacity for the district is estimated at **1,365 units**.
3. The gross density of the District is estimated at **15.6 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.

7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	87.6	87.6
Multi-family unit capacity (units)	1,191	1,365	1,365
Gross density (units per acre)	15	15.6	15.6
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to the requirements of site plan review pursuant to North Andover's zoning bylaw. The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

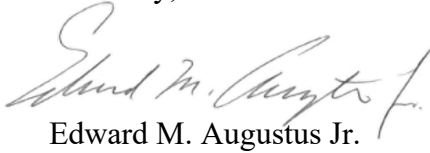
Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit North Andover's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.



If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read "Edward M. Augustus Jr.", written in dark ink.

Edward M. Augustus Jr.  
Secretary

cc: Senator Barry Finegold, [Barry.Finegold@masenate.gov](mailto:Barry.Finegold@masenate.gov)  
Senator Bruce Tarr, [Bruce.Tarr@masenate.gov](mailto:Bruce.Tarr@masenate.gov)  
Representative Adrienne Ramos, [Adrienne.Ramos@mahouse.gov](mailto:Adrienne.Ramos@mahouse.gov)  
Representative Tram Nguyen, [tram.nguyen@mahouse.gov](mailto:tram.nguyen@mahouse.gov)  
Jean Enright, Town of North Andover, [jenright@northandoverma.gov](mailto:jenright@northandoverma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mborg@nattleboro.com](mailto:mborg@nattleboro.com)

August 13, 2025

Michael Borg, Town Manager  
Town of North Attleborough  
43 South Washington Street  
North Attleborough, MA 02760

**Re: North Attleborough - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Borg,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of North Attleborough's Multi-Unit Residence Overlay Districts (District). After careful review and analysis, EOHLC determined that North Attleborough is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of North Attleborough to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies North Attleborough for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

North Attleborough is designated as an Adjacent Community with 12,551 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres and a minimum multi-family unit capacity of 1,255 units.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **76.5 acres**.
2. As of right multi-family unit capacity for the district is estimated at **1,339 units**.
3. The gross density of the District is estimated at **24.5 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 72.07 of the Regulations.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	76.3	76.5
Multi-family unit capacity (units)	1,255	1,339	1,339
Gross density (units per acre)	15	24.6	24.5
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies** from the submitted land area and gross density metrics:

- The submitted District did not include rights of way in the district area calculation for the Route 1 North subdistrict. EOHLC included the rights of way and increased the District land area by 0.28 acres, from the submitted 76.3 acres to 76.5 acres.
- EOHLC adjusted the gross density calculation to reflect the change in land area described above, from the submitted 24.6 units per acre to 24.5 units per acre.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- EOHLC cautions the Town against enforcing zoning-based occupancy limits on the number of persons occupying a dwelling unit as described in the definition of Family in section 290-54 Definitions of North Attleborough's zoning bylaw. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.
- The standards set forth in Sections 290-10.I: Site Plan Review, 290-26: Site Plan Reviews and 290-30: Development Impact Statement of North Attleborough's zoning bylaw lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification

must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduces the estimated multi-family unit capacity of the District, EOHLC may revisit North Attleborough's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Paul Feeney, [paul.feeney@masenate.gov](mailto:paul.feeney@masenate.gov)  
Representative Adam Scanlon, [adam.scanlon@mahouse.gov](mailto:adam.scanlon@mahouse.gov)  
Gil Hilario, Town of North Attleborough, [ghilario@nattleboro.com](mailto:ghilario@nattleboro.com)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mgilleberto@northreadingma.gov](mailto:mgilleberto@northreadingma.gov)

October 3, 2025

Michael Gilleberto, Town Manager  
North Reading Town Hall  
235 North Street  
North Reading, MA 01864

**Re: North Reading - Determination of Compliance with Section 3A of the  
Zoning Act (Section 3A)**

Dear Town Manager Gilleberto,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of North Reading's "Lowell Road Multi-Family Zoning Overlay District" (District). Through a combination of zoning districts in North Reading and the newly adopted District, EOHLC determined that North Reading is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town to meet the requirements of the MBTA Communities law.

Please note that this determination of compliance by EOHLC qualifies the Town for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

North Reading is designated as an Adjacent Community with 5,875 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **97.98 acres**.
2. As of right multi-family unit capacity for the district is estimated at **2,143 units**.
3. The gross density of the District is estimated at **31.5 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, and gross density requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	79	97.98
Multi-family unit capacity (units)	750	812	2,143
Gross density (units per acre)	15	41.6	31.5
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies** from the submitted zoning metrics:

- The Town of North Reading's district compliance model, as submitted, captured floodplain area within Excluded Land for the district. Floodplain is not considered Excluded Land, as defined in 760 CMR 72.00, and, when included in the Density Denominator, results in a Gross Density below 15 units per acre. North Reading has an additional zoning district that allows multi-family development, known as the Multi-Family Housing Overlay District (MFHOD). When analyzed in conjunction with the Lowell Road Multi-Family Zoning Overlay District, the district compliance model results in compliant zoning metrics.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Developments in the District may be subject to the requirements of site plan review pursuant to North Reading's zoning bylaw. The standards set forth in the site plan review lean towards discretionary criteria which may affect "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- Several sections of the Town's zoning bylaw impose environmental restrictions, performance standards, special permits for, and additional application materials on certain development projects, including, but not limited to: historic preservation; lot slope requirements; development within a floodplain; and aquifer protection. EOHLC cautions the Town against applying review criteria in a discretionary manner, or requiring burdensome application material, in a manner inconsistent with as of right zoning requirements of G.L. c. 40A Sections 1A and 3A.

- This Determination of Compliance relies on the Town's representation that Section 200-174, *Effect of overlay district*, of the bylaw exempts dimensionally conforming multi-family housing within the District from any special permit requirements of the underlying district and/or applicable overlay districts. Therefore, special permit requirements found elsewhere in the bylaw and other environmental regulations must not apply to or interfere with as of right multi-family housing in the District.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or performance standards result in special permit requirements for multifamily housing proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit North Reading's compliance with Section 3A and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Bruce Tarr, [Bruce.Tarr@masenate.gov](mailto:Bruce.Tarr@masenate.gov)  
Representative Bradley Jones, [Bradley.Jones@mahouse.gov](mailto:Bradley.Jones@mahouse.gov)  
Danielle McKnight, Town of North Reading, [dmcknight@northreadingma.gov](mailto:dmcknight@northreadingma.gov)



Commonwealth of Massachusetts  
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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [sbacon@town.northborough.ma.us](mailto:sbacon@town.northborough.ma.us)

December 10, 2024

Stephanie Bacon, Town Administrator  
Town of Northborough  
63 Main Street  
Northborough, MA 01532

**Re: Northborough - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Bacon:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Northborough's "Multifamily Development Overlay District" which is comprised of two subdistricts. After careful review and analysis, EOHLC has determined that Northborough is **compliant** with Section 3A, as it finds that Northborough meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Northborough for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the [MBTA Communities Catalyst Fund](#), and EOHLC will contact your staff with details once the Notice of Funding Availability (NOFA) and application materials are available.

Northborough is designated as an Adjacent Community with 5,897 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **59.2 acres**.
2. As of right multi-family unit capacity for the district is estimated at **886 units**.
3. The gross density of the District is estimated at **16.3 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.



7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	59.2	59.2
Multi-family unit capacity (units)	750	886	886
Gross density (units per acre)	15	16.3	16.3
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as-of-right multi-family housing development in the District:

- Developments in the District are subject to Section 7-07-050D of the zoning bylaw which includes both a Design Review and a Site Plan Review. The standards set forth in these reviews lean towards discretionary criteria which may affect the “as of right” approvals for development proposals in the District. EOHLC cautions the Town against applying the review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- Developments in the District may be subject to Section 7-09-010, *Land clearing and grading*. EOHLC cautions the Town against holding developments clearing more than 20,000 square feet of land subject to a special permit for as-of-right projects located in the District.

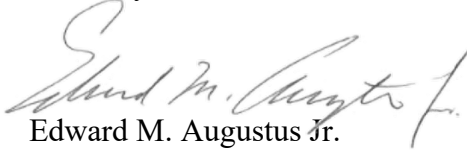
Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Northborough’s

compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read "Edward M. Augustus Jr.", written in dark ink.

Edward M. Augustus Jr.  
Secretary

cc: Senator Robyn Kennedy, [Robyn.Kennedy@masenate.gov](mailto:Robyn.Kennedy@masenate.gov)  
Representative Kate Donaghue, [Kate.Donaghue@mahouse.gov](mailto:Kate.Donaghue@mahouse.gov)  
Representative Meghan Kilcoyne, [meghan.kilcoyne@mahouse.gov](mailto:meghan.kilcoyne@mahouse.gov)  
Laurie Connors, Town of Northborough, [lconnors@town.northborough.ma.us](mailto:lconnors@town.northborough.ma.us)



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Via Email: [agaudette@northbridgemass.org](mailto:agaudette@northbridgemass.org)

September 30, 2024

Adam Gaudette, Town Manager  
Town of Northbridge  
7 Main Street  
Whitinsville, MA 01588

**Re: Northbridge - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Gaudette:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Northbridge multi-family zoning which is comprised of the Residential Five district (District). After careful review and analysis, EOHLC has determined that Northbridge is **compliant** with Section 3A, as it finds that Northbridge meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Northbridge for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Northbridge is designated as an Adjacent Community with 6,691 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **81.6 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,275 units**.
3. The gross density of the District is estimated at **15.6 dwelling units per acre**.
4. At least **fifty (50%) percent** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	81.6	81.6
Multi-family unit capacity (units)	750	1,275	1,275
Gross density (units per acre)	15	15.6	15.6
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to restrictive Development Standards that trigger a special permit requirement for proposed projects with even minimal deviations. We caution the town to review projects in a nondiscretionary manner, and to avoid subjecting multifamily housing proposals to special permit requirements, consistent with the requirements of G.L. Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the

permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Brookline's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", with a stylized flourish at the end.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Ryan Fattman, [Ryan.Fattman@masenate.gov](mailto:Ryan.Fattman@masenate.gov)  
Representative David Muradian, [David.Muradian@mahouse.gov](mailto:David.Muradian@mahouse.gov)  
Jane Wyrick, Central Massachusetts Planning Commission, [jwyrick@cmrpc.org](mailto:jwyrick@cmrpc.org)



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Via Email: [myunits@nortonmaus.com](mailto:myunits@nortonmaus.com)

July 9, 2025

Michael Yunits, Town Manager  
Norton Town Hall  
72 East Main Street  
Norton, MA 02766

**Re: Norton - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mr. Yunits,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Norton's "Multi-Family Mixed-Use Overlay District (MMOD)" (District), which consists of two subdistricts. After careful review and analysis, EOHLC determined that Norton is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town to meet the requirements of the MBTA Communities law.

Please note that this determination of compliance by EOHLC qualifies Norton for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Norton is designated as an Adjacent Community with 6,971 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **54.7 acres**.
2. As of right multi-family unit capacity for the district is estimated at **784 units**.
3. The gross density of the District is estimated at **15.8 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, and gross density requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	54.7	54.7
Multi-family unit capacity (units)	750	784	784
Gross density (units per acre)	15	15.8	15.8
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Norton's Floodplain Overlay District, found in Section 175-13.4. of Norton's zoning bylaw, may require a special permit for certain developments. However, the District and the floodplain have minimal overlap, and it does not appear to affect the estimated unit capacity. Although the overlap with the District is minor, EOHLC cautions the Town against subjecting any multi-family housing proposals in the District to special permit requirements to remain consistent with the requirements of G.L. c. 40A Sections 1A and 3A.
- Future developments within the District may be required to comply with Section 175-6.1.E., calculation of a lot shape factor. This determination relies on the District's provision that existing lots may be developed for multi-family housing as of right within the District without being subject to the standards and procedures for underlying districts. EOHLC cautions the Town against applying this provision to any future division of land that may restrict the use of land for multi-family housing development that must be permitted as of right within the District.
- Developments in the District may be subject to the requirements of site plan review pursuant to Norton's zoning bylaw. The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- Several sections of the Town's zoning bylaw impose "performance standards" and additional application materials on certain development projects, including, but not limited to: landscape plans; lighting plans; level of service (LOS) studies; design or aesthetic studies, and parking reports. EOHLC cautions the Town against applying any review

criteria in a discretionary manner, or requiring burdensome application material, in a manner inconsistent with as of right zoning requirements of G.L. c. 40A Sections 1A and 3A.

- This Determination of Compliance relies on the Town's representation that Section 175-23.2, *Establishment and Applicability*, of the District exempts dimensionally conforming multi-family housing within the District from "any special permit requirements of the underlying district and/or applicable overlay districts." Therefore, special permit requirements found elsewhere in the bylaw, including, but not limited to: movement of earth materials; water resource protection; wetland protection; buildings exceeding 10,000 square feet in area; and other environmental regulations, must not apply to or interfere with as of right multi-family housing in the District.
- EOHLC cautions the Town against enforcing zoning-based occupancy limits on the number of persons occupying a dwelling unit as described in the definition of Family in the zoning bylaw. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A

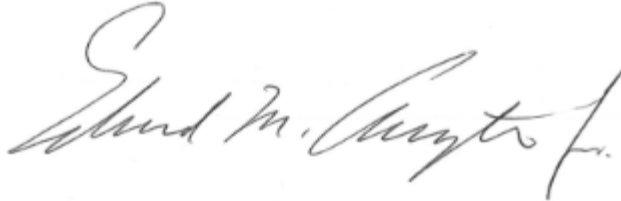
Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or performance standards result in special permit requirements for multifamily housing proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Norton's compliance with Section 3A and could require the Town to remedy any deficiency with amendments to its zoning.



While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.".

Edward M. Augustus, Jr.  
Secretary

cc: Senator Paul Feeney, [paul.feeney@masenate.gov](mailto:paul.feeney@masenate.gov)  
Representative Michael Chaisson, [Michael.Chaisson@mahouse.gov](mailto:Michael.Chaisson@mahouse.gov)  
Representative Steven Howitt, [Steven.Howitt@mahouse.gov](mailto:Steven.Howitt@mahouse.gov)  
Paul DiGiuseppe, Town of Norton, [pdigiuseppe@nortonmaus.com](mailto:pdigiuseppe@nortonmaus.com)



Commonwealth of Massachusetts  
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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [DSullivan@townofnorwell.net](mailto:DSullivan@townofnorwell.net)

May 29, 2025

Darleen Sullivan, Town Administrator  
Town of Norwell  
345 Main Street  
Norwell, MA 02061

**Re: Norwell - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Sullivan:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Norwell's "MBTA Adjacent Community Overlay District" (District). After careful review and analysis, EOHLC determined that Norwell is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Norwell to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Norwell for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](https://www.mass.gov/info-details/mbta-communities-catalyst-fund) website. This grant program is a part of the [Community One Stop for Growth](https://www.mass.gov/info-details/community-one-stop-for-growth), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Norwell is designated an Adjacent Community with 3,805 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family capacity of 750 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **114.4 acres**.
2. As of right multi-family unit capacity for the District is estimated at **775 units**.
3. The gross density of the District is estimated at **15.4 units per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.

7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and 760 CMR 72.00.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	114.4	114.4
Multi-family unit capacity (units)	750	775	775
Gross density (units per acre)	15	15.4	15.4
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- This determination relies on an interpretation of lot area as described in a memorandum provided by the Town dated May 28, 2025. The memorandum clarifies that the definition of lot area in Section 201-9.2 does not apply to the District because it is more restrictive than the requirements in the District.
- The requirement of Section 201-28.6Y for parking to be located at the rear of buildings and the requirement for a waiver in Section 201-28.6EE to have a driveway in a side setback may lead to frequent requirements for waivers. EOHLC cautions the Town against denying waivers for parking for multi-family housing developments proposed in the District.
- The standards set forth in the site plan review section of Norwell's zoning bylaw lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.
- Section 201-28-6H of Norwell's zoning bylaw sets forth a maximum density of 10 multi-family housing units per acre in the District. This limit may cause confusion with Section 3A's minimum gross density requirement of 15 units per acre. EOHLC recognizes that Norwell's density limit controls *net* density, and the *net* density limit produces an estimated *gross* density of 15.4 units per acre.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or required parking waivers result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Norwell's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Patrick O'Connor, [Patrick.OConnor@masenate.gov](mailto:Patrick.OConnor@masenate.gov)  
Representative Patrick Kearney, [Patrick.Kearney@mahouse.gov](mailto:Patrick.Kearney@mahouse.gov)  
Representative David DeCoste, [David.DeCoste@mahouse.gov](mailto:David.DeCoste@mahouse.gov)  
Ilana Quirk, Town of Norwell, [IQuirk@townofnorwell.net](mailto:IQuirk@townofnorwell.net)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [tmazzucco@norwoodma.gov](mailto:tmazzucco@norwoodma.gov)

January 27, 2025

Tony Mazzucco  
Town of Norwood  
566 Washington Street  
Norwood, MA 02062

**Re: Norwood - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear General Manager Mazzucco,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Norwood's "MBTA Communities Multi-family Overlay District" which is comprised of three subdistricts. After careful review and analysis, EOHLC has determined that Norwood is **compliant** with Section 3A, as it finds that Norwood meets, or exceeds, the requirements of Section 3A and the Regulations (760 CMR 72.00).

Please note that this Determination of Compliance by EOHLC qualifies Norwood for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Norwood is designated as a Commuter Rail community with 13,634 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 2,045 units. At least ninety percent (90%) of the requirements must be met within one half mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **91 acres**
2. As of right multi-family unit capacity for the district is estimated at **3,737 units**.
3. The gross density of the District is estimated at **44.8 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. At least **ninety percent (90%)** of the District's minimum land area and unit capacity requirements are met within transit station areas.

6. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and section 72.07 of the Regulations.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	91	91
Multi-family unit capacity (units)	2,045	3,737	3,737
Gross density (units per acre)	15	44.8	44.8
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- Section 7.4 of the Town's Zoning Bylaws requires special permits for projects that meet the definition of "Major Project". This determination of compliance relies on conversations with Town staff on December 16, 2024, and a letter from Town counsel received December 17, 2024, opining that the District supersedes the requirements of Section 7.4 and that multi-family housing developed in the District will not be subject to special permits even if the project otherwise meets the definition of "Major Project". EOHLC cautions the Town against subjecting multi-family housing in the District to special permit requirements.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated

multi-family unit capacity of the District, EOHLC may revisit Norwood's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Rush, [Mike.Rush@masenate.gov](mailto:Mike.Rush@masenate.gov)  
Representative John Rogers, [John.Rogers@mahouse.gov](mailto:John.Rogers@mahouse.gov)  
Sarah Dixon, Town of Norwood, [sdixon@norwoodma.gov](mailto:sdixon@norwoodma.gov)



Commonwealth of Massachusetts  
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Via Email: [edward.bettencourt@peabody-ma.gov](mailto:edward.bettencourt@peabody-ma.gov)

April 18, 2025

Edward Bettencourt, Mayor  
City of Peabody  
24 Lowell Street  
Peabody, MA 01960

**Re: Peabody - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Bettencourt:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the City of Peabody's "Multi-family Overlay District", which is comprised of two subdistricts (District). After careful review and analysis, EOHLC has determined that Peabody is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the City of Peabody to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Peabody for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Peabody is designated as an Adjacent Community with 23,191 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 2,319 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **121.3 acres**.
2. As of right multi-family unit capacity for the district is estimated at **2,336 units**.
3. The gross density of the District is estimated at **20.9 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children.



6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	121.3	121.3
Multi-family unit capacity (units)	2,319	2,336	2,336
Gross density (units per acre)	15	20.9	20.9
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to the requirements of site plan review pursuant to Peabody's zoning ordinance. The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the City against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- EOHLC cautions the City against enforcing zoning-based occupancy limits on the number of people occupying a dwelling unit as described in the definition of Family in the zoning ordinance. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A."

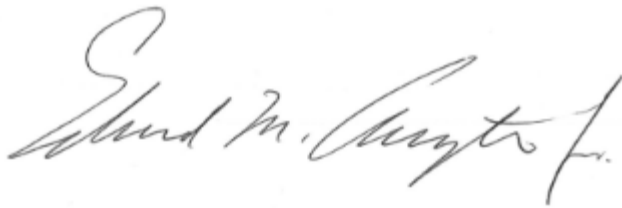
Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.

- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Peabody's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.", written in dark ink.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Joan Lovely, [Joan.Lovely@masenate.gov](mailto:Joan.Lovely@masenate.gov)  
Representative Thomas Walsh, [Thomas.Walsh@mahouse.gov](mailto:Thomas.Walsh@mahouse.gov)  
Representative Sally Kerans, [Sally.Kerans@mahouse.gov](mailto:Sally.Kerans@mahouse.gov)  
Curt Bellavance, City of Peabody, [curt.bellavance@peabody-ma.gov](mailto:curt.bellavance@peabody-ma.gov)



Commonwealth of Massachusetts  
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Via Email: [wchenard@townofpembrokemass.org](mailto:wchenard@townofpembrokemass.org)

March 6, 2025

William Chenard, Town Manager  
Town of Pembroke  
100 Center Street  
Pembroke, MA 02359

**Re: Pembroke – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Chenard,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Pembroke, which is comprised of two subdistricts, Industrial A and Industrial B (the District). After careful review and analysis, EOHLC has determined that Pembroke is **compliant** with Section 3A. EOHLC recognizes the diligent work by the Town of Pembroke to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Pembroke for the MBTA Communities Catalyst Fund, which was announced by Governor Healey in [June](#). You can learn more about the program at the web page [MBTA Communities Catalyst Fund](#), which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Pembroke is designated as an Adjacent Community with 7,007 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **386.7 acres**.
2. As of right multi-family unit capacity for the District is estimated at **13,350 units**.
3. The gross density of the District is estimated at **40.9 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children.

6. There are no dimensional zoning requirements not captured by the compliance model that will clearly reduce the District's estimated multi-family unit capacity below its requirement. Please see below for details on this comment.
7. Taken as a whole, the geography of the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and 760 CMR 72.00 (the Regulations).

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	386.7	386.7
Multi-family unit capacity (units)	750	15,097	13,350
Gross density (units per acre)	15	46.3	40.9
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies from the submitted unit capacity and density metrics**:

- The parcel identified as LOC\_ID F\_854373\_2866740, also known as 334 Old Oak Street in the Town of Pembroke, lacks frontage on an adequate way in Pembroke; frontage only exists via limited access highway (Route 3, a.k.a Pilgrim Highway). The access to this parcel exists only through the Town of Marshfield. As such, the unit capacity for this parcel has been removed from the Town's submitted multi-family unit capacity for the District, which also diminishes the gross density of the District. However, Pembroke exceeds both the gross density requirement and the Town's multi-family unit capacity after accounting for the removal of the parcel in question.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review section of Pembroke's zoning bylaw lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. We caution the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.
- Future developments within the District may be required to comply with Section V, *Special Provisions, Standards and Procedures* of Pembroke's Zoning Bylaw, specifically the Lot Characterization Number (LCN). This determination relies on a representation by Pembroke staff that the provision applies only to newly created lots within the District and that existing lots may be developed for multi-family housing as of right. EOHLC cautions the Town against applying this provision to any future division of land that may restrict the use of land for multi-family housing development in an as-of-right fashion within the District.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the District, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Pembroke's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Dylan Fernandes, [dylan.fernandes@masenate.gov](mailto:dylan.fernandes@masenate.gov)  
Representative Kathleen LaNatra, [kathleen.lanatra@mahouse.gov](mailto:kathleen.lanatra@mahouse.gov)  
Representative Kenneth Sweezey, [Ken.Sweezey@mahouse.gov](mailto:Ken.Sweezey@mahouse.gov)  
Susan Glauben, Town of Pembroke, [SGlauben@townofpembrokemass.org](mailto:SGlauben@townofpembrokemass.org)



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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [TownAdmin@plymptontown.org](mailto:TownAdmin@plymptontown.org)

September 15, 2025

Elizabeth Dennehy, Town Administrator  
Plympton Town Hall  
5 Palmer Rd  
Plympton, MA 02367

**Re: Plympton - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Dennehy,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Plympton's "Residential Development Overlay District" (District). After careful review and analysis, EOHLC determined that Plympton is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town to meet the requirements of the MBTA Communities law.

Please note that this determination of compliance by EOHLC qualifies Plympton for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Plympton is designated as an Adjacent Small Town with 1,068 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum multi-family unit capacity of 53 units.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **4.3 acres**.
2. As of right multi-family unit capacity for the district is estimated at **68 units**.
3. The gross density of the District is estimated at **16.3 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.

7. Taken as a whole, the District meets the land area, multi-family unit capacity, and gross density requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	N/A	4.3	4.3
Multi-family unit capacity (units)	53	68	68
Gross density (units per acre)	15	16.3	16.3
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- Developments in the District may be subject to the requirements of site plan review pursuant to Plympton’s zoning bylaw. The standards set forth in the site plan review lean towards discretionary criteria which may affect the “as of right” approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review result in special permit requirements for multifamily housing proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Plympton’s

compliance with Section 3A and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLIC is eager to hear about multi-family developments in your MBTA Communities District. Please share permit activity with us at [EOHLIC3A@mass.gov](mailto:EOHLIC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Dylan Fernandes, [dylan.fernandes@masenate.gov](mailto:dylan.fernandes@masenate.gov)  
Representative Kathleen LaNatra, [kathleen.lanatra@mahouse.gov](mailto:kathleen.lanatra@mahouse.gov)





Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mayorkoch@quincyma.gov](mailto:mayorkoch@quincyma.gov)

September 30, 2024

Mayor Thomas Koch  
City of Quincy  
1305 Hancock Street  
Quincy, MA 02169

**Re: Quincy - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Honorable Mayor Koch:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the City of Quincy's MBTA Communities zoning which is comprised of two subdistricts, West Quincy and North Quincy zoning districts (District). After careful review and analysis, EOHLC has determined that Quincy is **compliant** with Section 3A, as it finds that Brookline meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Quincy for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Quincy is designated as a Rapid Transit Community with 47,009 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 11,752 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **160.0 acres**.
2. As of right multi-family unit capacity for the District is estimated at **11,949 units**.
3. The gross density of the District is estimated at **74.7 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least ninety percent (90%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	160.0	160.0
Multi-family unit capacity (units)	11,752	13,985	11,949
Gross density (units per acre)	15	104.4	74.7
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies from the submitted area, unit capacity and density metrics**.

- The city's unit capacity estimate was reduced as follows: 1,713 units were removed from the West Quincy district and 323 units were removed from the North Quincy district. The reason for these reductions is that excluded land owned by the MBTA was inappropriately included. Excluded land within the District is not removed from the overall acreage of the district.

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- Much of the District is within a Flood Plain Overlay District which requires a Special Permit for development in a flood zone. However, the Special Permit review criteria are mostly clear and objective standards. Since Section 3A requires that development of multi-family housing in the District be permitted without **any** special permit requirement, the City should pursue a zoning amendment to address the substantive criteria of the flood zone overlay district in an as of right zoning procedure.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.

- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If denial of flood plain special permits reduces the estimated multi-family unit capacity of the District, EOHLC may revisit Quincy's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Speaker Ronald Mariano, [Ronald.Mariano@mahouse.gov](mailto:Ronald.Mariano@mahouse.gov)  
Senator John Keenan, [John.Keenan@masenate.gov](mailto:John.Keenan@masenate.gov)  
Representative Bruce Ayers, [Bruce.Ayers@mahouse.gov](mailto:Bruce.Ayers@mahouse.gov)  
Representative Tackey Chan, [Tackey.Chan@mahouse.gov](mailto:Tackey.Chan@mahouse.gov)  
Joeseeph King, City of Quincy, [jking@quincyma.gov](mailto:jking@quincyma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [bhoward@randolph-ma.gov](mailto:bhoward@randolph-ma.gov)

September 30, 2024

Brian Howard, Town Manager  
Town of Randolph  
41 South Main Street  
Randolph, MA 02368

**Re: Randolph - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Howard:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Randolph which is comprised of three subdistricts (District). After careful review and analysis, EOHLC has determined that Randolph is **compliant** with Section 3A, as it finds that Randolph meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Randolph for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Randolph is designated as a Commuter Rail Community with 12,901 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 48 acres, and a minimum multi-family unit capacity of 1,935 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **144.2 acres**.
2. As of right multi-family unit capacity for the District is estimated at **2,134 units**.
3. The gross density of the District is estimated at **20.8 dwelling units per acre**.
4. At least **twenty percent (20%)** of the required District land area and estimated unit capacity is within transit station areas.

5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	48	144.2	144.2
Multi-family unit capacity (units)	1,935	2,134	2,134
Gross density (units per acre)	15	20.8	20.8
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- We caution the Town not to impose limits on the number of unrelated persons occupying a dwelling unit as stated in the definition of Family in the Zoning Ordinance as such limits conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If restrictions on unrelated persons reduce the estimated multi-family unit capacity of the District, EOHLC may

revisit Randolph's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Brady, [Michael.Brady@masenate.gov](mailto:Michael.Brady@masenate.gov)  
Senator Walter Timilty, [Walter.Timilty@masenate.gov](mailto:Walter.Timilty@masenate.gov)  
Representative William Driscoll, [William.Driscoll@mahouse.gov](mailto:William.Driscoll@mahouse.gov)  
Representative Bruce Ayers, [bruce.ayers@mahouse.gov](mailto:bruce.ayers@mahouse.gov)  
Michelle Tyler, Town of Randolph, [mt Tyler@randolph-ma.gov](mailto:mt Tyler@randolph-ma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [gbarnes@town.raynham.ma.us](mailto:gbarnes@town.raynham.ma.us)

November 21, 2025

Gregory Barnes, Town Administrator  
Town of Raynham  
558 South Main St  
Raynham, MA 02767

**Re: Raynham - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Barnes:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Raynham's Multifamily Development Overlay District ("District"). After careful review and analysis, EOHLC determined that Raynham is **compliant** with Section 3A and 760 CMR 72.00 (the "Regulations"). EOHLC recognizes the diligent work performed by the Town of Raynham to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Raynham for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Raynham is designated an Adjacent Community with 5,749 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **54.7 acres**.
2. As of right multi-family unit capacity for the District is estimated at **764 units**.
3. The gross density of the District is estimated at **15.1 units per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.

7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	53.7	54.7
Multi-family unit capacity (units)	750	764	764
Gross density (units per acre)	15	15.4	15.1
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following discrepancies from the submitted area and density metrics:

- Land area: EOHLC edited the GIS shapefiles to include right of way (ROW) in the subdistricts, pursuant to the definition of Gross Density in the Regulations. To account for this increased district acreage, EOHLC adjusted the district acreage in Table 4: Acreage Calculations of the Checklist District ID tab. This change increased the land area from 53.7 acres to 54.7 acres. This also affected the District's gross density, detailed below.
- Gross Density: EOHLC corrected the density denominator in the Compliance Model which was input with density denominator *deductions* only. This correction, in combination with the increase in land area to reflect ROW area, reduced the gross density from 15.4 units per acre to 15.1 units per acre.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Section 350-8 of Raynham's zoning bylaw requires a special permit for all new construction within the Flood Hazard Protective Overlay District. However, the District and the Flood Hazard Protective Overlay District have minimal overlap, and it does not appear to affect the estimated unit capacity. Although the overlap with the District is minor, EOHLC cautions the Town against subjecting any multi-family housing proposals in the District to special permit requirements to remain consistent with the requirements of G.L. c. 40A Sections 1A and 3A.
- The standards set forth in the site plan review section of Raynham's zoning ordinance lean towards discretionary criteria which may affect as of right approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- This determination relies upon the approval by the Municipal Law Unit in the Office of the Attorney General of any adopted zoning amendments that are necessary for compliance with Section 3A. If the Office of the Attorney General disapproves any zoning amendment in



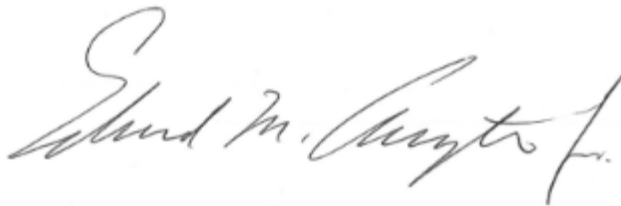
whole or in part, EOHLC may require remedies or may rescind a determination of district compliance.

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Any permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduce the estimated multi-family unit capacity of the District, EOHLC may reevaluate Raynham's compliance with Section 3A, and may require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Kelly Dooner, [kelly.dooner@masenate.gov](mailto:kelly.dooner@masenate.gov)  
Representative Dennis Gallagher, [Dennis.Gallagher@mahouse.gov](mailto:Dennis.Gallagher@mahouse.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mkraunelis@readingma.gov](mailto:mkraunelis@readingma.gov)

May 27, 2025

Matthew Kraunelis, Town Manager  
Town of Reading  
16 Lowell Street  
Reading, MA 01867

**Re: Reading - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Manager Kraunelis,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Reading's Apartment-80 and Downtown Smart Growth Districts (District). After careful review and analysis, EOHLC has determined that Reading is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Reading to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Reading for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Reading is designated as a Commuter Rail Community with 9,952 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 43 acres and a minimum multi-family unit capacity of 1,493 units. At least forty percent (40%) of the Town's requirements must be met within ½ miles of transit stations.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **87.6 acres**.
2. As of right multi-family unit capacity for the district is estimated at **1,526**.
3. The gross density of the District is estimated at **17.4 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. At least **forty percent (40%)** of the required District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the district is suitable for families with children.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.

8. The District contains an Inclusionary Zoning requirement of 12.5% of units for projects 13 units and over which must be affordable to households at or below 80% of Area Median Income (AMI) in the Apartment-80 subdistricts. EOHLC finds the Economic Feasibility Analysis supports the feasibility of multi-family development.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	43	87.6	87.6
Multi-family unit capacity (units)	1,493	1,526	1,526
Gross density (units per acre)	15	17.4	17.4
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following additional factor that could affect as of right multi-family housing development in the District:

- The standards set forth in the design standards and site plan review section of Reading’s zoning bylaw lean towards discretionary criteria which may affect the “as of right” approvals for development proposals in the District. EOHLC cautions the Reading against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

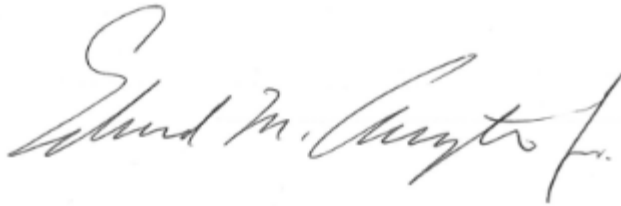
Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If those factors reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Reading’s compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you

have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Jason Lewis, [Jason.Lewis@masenate.gov](mailto:Jason.Lewis@masenate.gov)  
Representative Richard Haggerty, [Richard.Haggerty@mahouse.gov](mailto:Richard.Haggerty@mahouse.gov)  
Representative Bradley Jones, [Bradley.Jones@mahouse.gov](mailto:Bradley.Jones@mahouse.gov)  
Andrew MacNichol, Town of Reading, [AMacNichol@readingma.gov](mailto:AMacNichol@readingma.gov)



Commonwealth of Massachusetts  
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LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [pkeefe@revere.org](mailto:pkeefe@revere.org)

September 30, 2024

Mayor Patrick Keefe  
City of Revere  
281 Broadway  
Revere, MA 02151

**Re: Revere - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Honorable Mayor Keefe:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the City of Revere which is comprised of seven districts (District). After careful review and analysis, EOHLC has determined that Revere is **compliant** with Section 3A, as it finds that Revere meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Revere for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Revere is designated as a Rapid Transit Community with 24,539 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 27 acres, and a minimum multi-family unit capacity of 6,135 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **153.7 acres**.
2. As of right multi-family unit capacity for the District is estimated at **6,677 units**.
3. The gross density of the District is estimated at 43.44 **dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least fifty percent (50%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	27	153.7	153.7
Multi-family unit capacity (units)	6,135	6,677	6,677
Gross density (units per acre)	15	43.44	43.44
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- We caution the City not to impose limits on the number of unrelated persons occupying a dwelling unit as stated in the definition of Family in the Zoning Ordinance as such limits conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.
- We caution the City against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If site plan review or limitations on occupancy reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Revere's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.".

Edward M. Augustus, Jr.  
Secretary

cc: Senator Lydia Edwards, [Lydia.Edwards@masenate.gov](mailto:Lydia.Edwards@masenate.gov)  
Representative Jessica Giannino, [Jessica.Giannino@mahouse.gov](mailto:Jessica.Giannino@mahouse.gov)  
Representative Jeffrey Turco, [Jeffrey.Turco@mahouse.gov](mailto:Jeffrey.Turco@mahouse.gov)  
Tom Skwierawski, City of Revere, [tskwierawski@revere.org](mailto:tskwierawski@revere.org)



Commonwealth of Massachusetts  
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LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [cdurant@townofrochester.com](mailto:cdurant@townofrochester.com)

February 24, 2025

Cameron Durant, Town Administrator  
Town of Rochester  
1 Constitution Way  
Rochester, MA 02770

**Re: Rochester - Determination of Compliance with Section 3A of the Zoning Act  
(Section 3A)**

Dear Town Administrator Durant:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Rochester's "Cranberry Highway Smart Growth Overlay District" (CHSGOD). After careful review and analysis, EOHLC has determined that Rochester is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Rochester to meet the requirements of the MBTA Communities Law.

Please note that this Determination of Compliance by EOHLC qualifies Rochester for the MBTA Communities Catalyst Fund which was announced by Governor Healey last [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#). The web page has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Rochester is designated as an Adjacent Small Town with 2,105 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum multi-family unit capacity of 105 units.



EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **10.4 acres**.
2. As of right multi-family unit capacity for the district is estimated at **208 units**.
3. The gross density of the District is estimated at **20 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	-	10.4	10.4
Multi-family unit capacity (units)	105	208	208
Gross density (units per acre)	15	20	20
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to the requirements of Section 21.60 Plan Approval pursuant to Rochester's zoning bylaw. The standards set forth in the plan approval must be adhered to in an "as of right" fashion for development proposals in the District, specifically with respect to Section 13, *Decision*. EOHLC cautions the Town against applying plan approval criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.

- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Rochester's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.".

Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Rodrigues, [Michael.Rodrigues@masenate.gov](mailto:Michael.Rodrigues@masenate.gov)  
Representative Mark Sylvia, [mark.sylvia@mahouse.gov](mailto:mark.sylvia@mahouse.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [dlapp@rockland-ma.gov](mailto:dlapp@rockland-ma.gov)

September 30, 2024

Doug Lapp, Town Manager  
Town of Rockland  
242 Union Street  
Rockland MA 02370

**Re: Rockland - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Lapp:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Rockland multi-family zoning which is comprised MBTA Communities Mixed-Use Development District, MUDD (District). After careful review and analysis, EOHLC has determined that Rockland is **compliant** with Section 3A, as it finds that Rockland meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Rockland for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Rockland is designated as an Adjacent Community with 7,263 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 47 acres, and a minimum multi-family unit capacity of 726 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **72.8 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,264 units**.
3. The gross density of the District is estimated at **20.9 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.

5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	47	72.8	72.8
Multi-family unit capacity (units)	726	1,264	1,264
Gross density (units per acre)	15	20.9	20.9
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to regulations that are not included in the zoning bylaw such as the MUDD Rules and Regulations and possibly Advisory Design Guidelines for Development in the Mixed-Use Development District. EOHLC has not had an opportunity to review these regulations, so we caution the Town against applying standards or criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Any permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting

processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may reevaluate Rockland's compliance with Section 3A, and may require the Town to remedy any deficiency with amendments to its zoning.

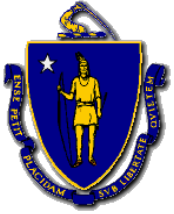
If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.".

Edward M. Augustus, Jr.  
Secretary

cc: Senator John Keenan, [John.Keenan@masenate.gov](mailto:John.Keenan@masenate.gov)  
Representative David DeCoste, [David.DeCoste@mahouse.gov](mailto:David.DeCoste@mahouse.gov)  
Allyson Quinn, Town of Rockland, [aquinn@rockland-ma.gov](mailto:aquinn@rockland-ma.gov)



Commonwealth of Massachusetts  
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LIVABLE COMMUNITIES

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Via Email: [mvieira@rockportma.gov](mailto:mvieira@rockportma.gov)

September 17, 2025

Mitchell Vieira, Town Administrator  
Town of Rockport  
34 Broadway  
Rockport, MA 01966

**Re: Rockport –Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Vieira:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for Town of Rockport's "MBTA Communities Multifamily Overlay District", which is comprised of three subdistricts. After careful review and analysis, EOHLC determined that Rockport is **compliant** with Section 3A. EOHLC recognizes the diligent work by Rockport to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Rockport for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Rockport is designated as a Commuter Rail Community with 4,380 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 32 acres, and a minimum multi-family unit capacity of 657 units. At least forty percent (40%) of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **53.3 acres**.
2. As of right multi-family unit capacity for the District is estimated at **746 units**.
3. The gross density of the District is estimated at **15.3 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. At least **forty percent (40%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the district is suitable for families with children.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity, other than the items identified as conditions below.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Preliminarily Determined</b>
Land area (acres)	32	53.3	53.3
Multi-family unit capacity (units)	657	746	746
Gross density (units per acre)	15	15.3	15.3
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

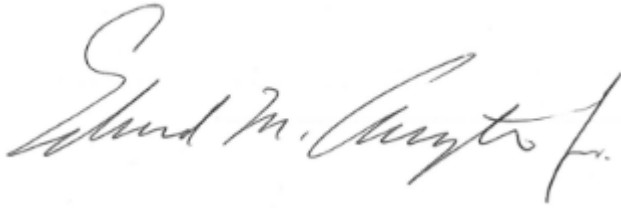
- Developments in the District are subject to the requirements of site plan review pursuant to Rockport's zoning bylaw. The standards set forth in the site plan review must be nondiscretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If those factors reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Rockport's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Bruce Tarr, [Bruce.Tarr@masenate.gov](mailto:Bruce.Tarr@masenate.gov)  
Representative Ann-Margaret Ferrante, [Ann-Margaret.Ferrante@mahouse.gov](mailto:Ann-Margaret.Ferrante@mahouse.gov)  
Jason Shaw, Town of Rockport, [jshaw@rockportma.gov](mailto:jshaw@rockportma.gov)





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September 8, 2023

Mayor Dominick Pangallo  
City of Salem  
Salem City Hall  
93 Washington Street  
Salem, MA 01970

**Re: Salem - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Pangallo:

The Executive Office of Housing and Livable Communities (EOHLC) received a district compliance application from the City of Salem submitted electronically on May 25, 2023. The application requested that EOHLC grant a determination of compliance for the City of Salem's "Central Business (BS)" zoning district (District), based on the criteria set forth in the Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act (Guidelines). After careful review and analysis, EOHLC has determined that Salem is **compliant** with Section 3A, as it finds that Salem meets, or exceeds, the requirements of Section 3A and the Guidelines.

Salem is designated as a commuter rail community with 20,349 existing housing units per the 2020 United States Decennial Census, and 266 acres of developable land within one half mile of MBTA transit stations. The City is required to have a district with a minimum land area of 41 acres, and a minimum multi-family unit capacity of 3,052 units. At least 40 percent of each minimum requirement (acreage and unit capacity) must be located within one half mile of transit stations ("transit station areas").

EOHLC has conducted a thorough review of the application, and has made the following determinations:

1. The district comprises **129.26 acres**.
2. As of right multi-family unit capacity for the district is estimated at **3,414 units**.
3. The gross density of the District is estimated at **27.18 dwelling units per acre**.
4. **One hundred (100%) percent** of the land area and multi-family unit capacity for the District is located within transit station areas.
5. At least **fifty (50%) percent** of the District is one contiguous land area.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, land area within transit station area (acres), multi-family unit capacity within transit station area (units), and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	41.	90.8	<b>129.26</b>
Multi-family unit capacity (units)	<b>3,052</b>	4,953	<b>3,414</b>
Gross density (units per acre)	<b>15</b>	55.9	<b>27.18</b>
Land area within transit station areas (acres)	<b>16.4</b>	86.8	<b>129.26</b>
Multi-family unit capacity within transit station areas (units)	<b>1,221</b>	4,953	<b>3,414</b>
One 50% contiguous area	<b>Yes</b>	Yes	<b>Yes</b>

EOHLC determinations differ from the application estimates for the following reasons:

1. The land area submitted (**90.8 acres**) did not include rights of way areas in the District, which must be included in land area for gross density calculations. Including those rights of way areas produces a larger land area (**129.26 acres**).
2. EOHLC removed multi-family unit capacity from all parcels that appeared to be substantially affected by the Flood Hazard Overlay District. Since the submitted District meets approval criteria without including the capacity of the affected parcels, EOHLC did not review the flood zone permitting process to determine whether it is consistent with the as of right zoning requirements of Section 3A.
3. EOHLC approved an override request to include unit capacity at 24 Charter St, a parcel that has been transferred to private ownership and is available for as of right development of multi-family housing. It did not approve override requests for 252 Bridge Street, or 32-34 Federal Street. However, the decision not to approve 252 Bridge Street or 32-34 Federal Street was not a conclusive determination that they could not qualify for an override. EOHLC did not make a determination because the submitted District meets approval criteria without including the capacity of those parcels, and it was not immediately evident that the parcels have been or will be made available for as of right development of multi-family housing.

EOHLC made the following additional observations that could affect as of right multi-family housing development in the District:

1. Developments of six or more units are subject to site plan review pursuant to Section 9.5 of Salem's zoning ordinance. The criteria set forth in the site plan review are consistent with the requirements of Section 4.a. of the Guidelines.
2. The District is affected by multiple local historic districts and historic resources.

Permitting decisions made in connection with the above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting decisions do reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Salem's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

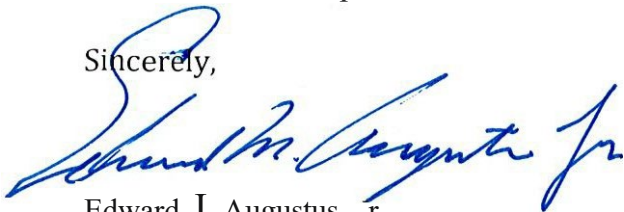
Based on the information provided in the Application, EOHLC has determined that Salem meets or exceeds the requirements set forth by Section 3A and the Guidelines and is currently **compliant** with Section 3A of M.G.L. c. 40A.

Please note that continued district compliance is **conditioned** upon the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the District, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Edward J. Augustus, Jr.", is written over the typed name.

Edward J. Augustus, Jr.  
Secretary

cc: Senator Joan B. Lovely  
Representative Manny Cruz



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [jboudreau@scituatema.gov](mailto:jboudreau@scituatema.gov)

April 18, 2025

James Boudreau, Town Administrator  
Town of Scituate  
600 Chief Justice Cushing Highway  
Scituate, MA 02066

**Re: Scituate - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Boudreau:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Scituate's Outer Village subdistrict in the North Scituate Village District, and the North River Residential Neighborhood, Greenbush Village Center, and Gateway Business subdistricts of the Greenbush-Driftway Gateway District (all together, District). After careful review and analysis, EOHLC has determined that Scituate is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Scituate to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Scituate for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Scituate is designated as a Commuter Rail Community with 8,260 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 1,239 units. At least forty percent (40%) of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **109.2 acres**.
2. As of right multi-family unit capacity for the district is estimated at **1,296 units**.
3. The gross density of the District is estimated at **15.3 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.

5. At least **forty percent (40%)** of the required District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
7. Twenty-five percent (25%) or less of the minimum unit capacity requirement is satisfied by two “Mandatory Mixed Use” (MMU) areas, called the North Scituate Village District’s Village Center subdistrict and Greenbush-Driftway Gateway District’s New Driftway Transit Village subdistrict, pursuant to Section 72.05(c) of the Regulations.
8. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District’s estimated multi-family unit capacity.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	109.2	109.2
Multi-family unit capacity (units)	1,239	1,321	1,296
Gross density (units per acre)	15	15.6	15.3
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following discrepancies from the land area and gross density metrics:

- Unit capacity: EOHLC removed unit capacity from parcels subject to the Floodplain and Watershed Protection Districts where multi-family housing may not be permitted as of right. Additionally, parking was adjusted from 1.5 spaces to 1.6 spaces in the compliance model to more accurately reflect the parking requirements. As a result, the District’s estimated unit capacity decreased to 1,296 units from 1,321 units.
- Gross density: Accounting for the changes in unit capacity decreases the estimated gross density of the District to 15.3 units per acre from 15.6.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.

- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Patrick O'Connor, [Patrick.OConnor@masenate.gov](mailto:Patrick.OConnor@masenate.gov)  
Representative Patrick Kearney, [Patrick.Kearney@mahouse.gov](mailto:Patrick.Kearney@mahouse.gov)  
Karen Joseph, Town of Scituate, [kjoseph@scituatema.gov](mailto:kjoseph@scituatema.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [scadime@seekonk-ma.gov](mailto:scadime@seekonk-ma.gov)

August 15, 2025

Shawn Cadime, Town Administrator  
Town of Seekonk  
100 Peck Street  
Seekonk, MA 02771

**Re: Seekonk - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Cadime:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Seekonk's Multi-family Development Overlay District (District). After careful review and analysis, EOHLC determined that Seekonk is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Seekonk to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Seekonk for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Seekonk is designated as an Adjacent Community with 6,057 existing housing units per the 2020 United States Decennial Census. The Town is required to have a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **96.5 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,437 units**.
3. The gross density of the District is estimated at **21.3 units per acre**.

4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	96.2	96.5
Multi-family unit capacity (units)	750	1,437	1,437
Gross density (units per acre)	15	21.4	21.3
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following discrepancies from the land area and gross density metrics:

- Land area: To account for the right of way (ROW) that was not included in the GIS map and the Compliance Model, EOHLC adjusted the district acreage and density denominator in Table 4: Acreage Calculations of the Checklist District ID tab. This change resulted in the land area increasing from the submitted 96.2 acres to 96.5 acres.
- Gross density: Accounting for the adjusted land area in connection with the above reduced the estimated gross density to 21.3 units per acre.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- EOHLC cautions the Town against enforcing zoning-based occupancy limits on the number of persons occupying a dwelling unit as described in the definition of Family in Section 1.3 of Seekonk's zoning bylaw. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.
- The standards set forth in the site plan review section of Seekonk's zoning bylaw lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

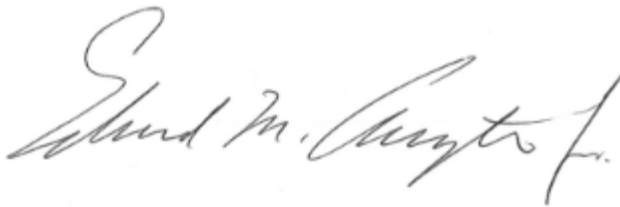


Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Any permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may reevaluate Seekonk's compliance with Section 3A, and may require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact Regional Planner Emma Snellings at [emma.snellings@mass.gov](mailto:emma.snellings@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", with a stylized flourish at the end.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Kelly Dooner, [kelly.dooner@masenate.gov](mailto:kelly.dooner@masenate.gov)  
Representative Steven Howitt, [Steven.Howitt@mahouse.gov](mailto:Steven.Howitt@mahouse.gov)  
John Aubin, Town of Seekonk, [jaubin@seekonk-ma.gov](mailto:jaubin@seekonk-ma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr.,  
Secretary

Via Email: [fturkington@townofsharon.org](mailto:fturkington@townofsharon.org)

September 30, 2024

Frederic Turkington, Town Administrator  
Town of Sharon  
90 South Main St  
Sharon MA 02067

**Re: Sharon - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Turkington:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Sharon which is comprised of two subdistricts (District). After careful review and analysis, EOHLC has determined that Sharon is **compliant** with Section 3A, as it finds that Sharon meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Sharon for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Sharon is designated as a Commuter Rail Community with 6,581 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 987 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **64.65 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,428 units**.
3. The gross density of the District is estimated at **21.3 dwelling units per acre**.
4. At least **forty percent (40%)** of the required District land area and estimated unit capacity is within transit station areas.

5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	67.01	64.65
Multi-family unit capacity (units)	987	1,952	1,428
Gross density (units per acre)	15	29.1	21.3
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies from the submitted area, unit capacity and density metrics**.

- Land Area: EOHLC review of GIS shapefiles returned a total land area of 64.65 instead of submitted 67.01.
- Unit capacity: The Compliance Model submitted used 1.5 parking spaces per unit, but the zoning requires 2.0 spaces for 2 bedroom units which is the standard that should have been used. Additionally, the Compliance Model submitted did not reflect a 5,000 gross floor area limitation in the BA District. We note that the revised unit capacity remains well above the requirement.
- Gross density: This calculation was changed to reflect revised land area and unit capacity.

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- The standards set forth in site plan review and the design guidelines lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. We caution the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as specific site plan review or design guidelines effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Sharon's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

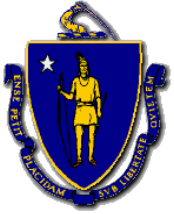
If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Paul Feeney, [Paul.Feeney@masenate.gov](mailto:Paul.Feeney@masenate.gov)  
Representative Ted Philips, [Edward.Philips@mahouse.gov](mailto:Edward.Philips@mahouse.gov)  
Sonal Pai, Town of Sharon, [SPai@townofsharon.org](mailto:SPai@townofsharon.org)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [jmarsette@sherbornma.org](mailto:jmarsette@sherbornma.org)

July 21, 2025

Jeremy Marsette  
Town Administrator  
Town of Sherborn  
19 Washington Street  
Sherborn, MA 01770

**Re: Sherborn - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Marsette:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Sherborn's Multi-family Overlay District (District). After careful review and analysis, EOHLC determined that Sherborn is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Sherborn to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Sherborn for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Sherborn is designated an Adjacent Small Town community with 1,562 existing housing units per the 2020 United States Decennial Census. The Town is required to have a minimum multi-family unit capacity of 78 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **21.2 acres**.
2. As of right multi-family unit capacity for the District is estimated at **90 units**.

3. The gross density of the District is estimated at **15 units per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	0	21.2	21.2
Multi-family unit capacity (units)	78	90	90
Gross density (units per acre)	15	15	15
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- Section 240-5.4 Material Removal of the Town's zoning bylaw limits earth removal to up to 500 cubic yards incidental to the lawful construction or alteration of a building or structure. EOHLC cautions the Town against strictly applying this provision in a manner that affects the District's ability to meet its unit capacity requirement

Please note that continued district compliance is **subject to** the following requirements:

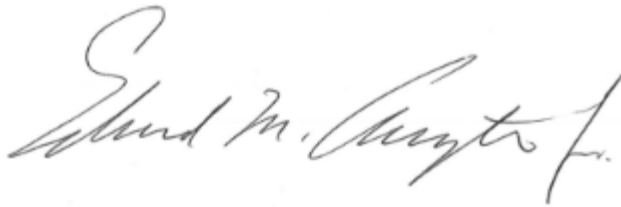
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware

of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

- Any permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may reevaluate Sherborn's compliance with Section 3A, and may require the Town to remedy any deficiency with amendments to its zoning.

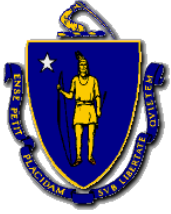
While housing production is not required, EOHLC is eager to hear about multi-family developments in your District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact Regional Planner Emma Snellings at [emma.snellings@mass.gov](mailto:emma.snellings@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Becca Rausch, [becca.rausch@masenate.gov](mailto:becca.rausch@masenate.gov)  
Representative James Arena-DeRosa, [james.arena-derosa@mahouse.gov](mailto:james.arena-derosa@mahouse.gov)  
Heidi Doyle, Town of Sherborn, [hdoyle@sherbornma.org](mailto:hdoyle@sherbornma.org)



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Via Email: [bsawyer@shirley-ma.gov](mailto:bsawyer@shirley-ma.gov)

April 25, 2025

Bryan Sawyer  
Town Administrator  
7 Keady Way  
Shirley, MA 01464

**Re: Shirley - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Sawyer:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Shirley's Multi-Family Overlay District and its three subdistricts (District). After careful review and analysis, EOHLC determined that Shirley is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Shirley to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Shirley for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Shirley is designated a Commuter Rail community with 2,599 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 43 acres, and a minimum multi-family unit capacity of 650 units. At least forty percent (40%) of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **46 acres**.
2. As of right multi-family unit capacity for the District is estimated at **664 units**.
3. The gross density of the District is estimated at **16.2 units per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. **At least forty percent (40%)** of the required land area and estimated unit capacity is within transit station areas.



6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and 760 CMR 72.00.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	43	46	46
Multi-family unit capacity (units)	650	664	664
Gross density (units per acre)	15	16.2	16.2
One 50% contiguous area	Yes	Yes	Yes
Unit capacity to be located in a transit station area (%)	40	100	100
Land area to be located in a transit station area (%)	40	100	100

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review section of Shirley's zoning bylaw lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- This determination relies on the understanding that Section 2.9.4 of Shirley's bylaw, limiting the number of foundation permits that can be issued per year is expired and will not be applied to the District now or in the future.
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware

of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduce the estimated multi-family unit capacity of the District, EOHLIC may revisit Shirley's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLIC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLIC3A@mass.gov](mailto:EOHLIC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.", written in dark ink.

Edward M. Augustus, Jr.  
Secretary

cc: Senator John Cronin, [John.Cronin@masenate.gov](mailto:John.Cronin@masenate.gov)  
Representative Danillo Sena, [Danillo.Sena@mahouse.gov](mailto:Danillo.Sena@mahouse.gov)  
Bryan Sawyer, Town of Shirley, [bsawyer@shirley-ma.gov](mailto:bsawyer@shirley-ma.gov)



Commonwealth of Massachusetts  
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Via Email: [kmizikar@shrewsburyma.gov](mailto:kmizikar@shrewsburyma.gov)

September 15, 2025

Kevin Mizikar, Town Manager  
Town of Shrewsbury  
100 Maple Ave  
Shrewsbury, MA 01545

**Re: Shrewsbury – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Mizikar,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Shrewsbury's "Transit Oriented Development Overlay District" (District). After careful review and analysis, EOHLC determined that Shrewsbury is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Shrewsbury to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Shrewsbury for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Shrewsbury is designated an Adjacent community with 14,966 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres and a minimum multi-family unit capacity of 1,497 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **101.5 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,512 units**.
3. The gross density of the District is estimated at **15.2 units per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.

6. The District imposes an inclusionary zoning requirement for 15% of units in projects of at least 5 units to be deed restricted as affordable to households earning at or below 80% of Area Median Income (AMI). EOHLC determined that the submitted Economic Feasibility Analysis supports the feasibility of multi-family development in the District.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	100.9	101.5
Multi-family unit capacity (units)	1,497	1,512	1,512
Gross density (units per acre)	15	15.3	15.2
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies from the submitted land area and gross density metrics**:

- EOHLC adjusted the land area of the submitted District to resolve a contiguity issue with a parcel comprised of two geographically separate areas, at 409 South Street. This change did not affect the District's unit capacity and resulted in a minor change to gross density.
- To account for the right of way (ROW) that was included in the GIS map but not in the Compliance Model, EOHLC adjusted the district acreage and density denominator in Table 4: Acreage Calculations of the Checklist District ID tab. This change did not affect the unit capacity.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

- Permitting conducted must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Shrewsbury's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Moore, [Michael.Moore@masenate.gov](mailto:Michael.Moore@masenate.gov)  
Representative Hannah Kane, [Hannah.Kane@mahouse.gov](mailto:Hannah.Kane@mahouse.gov)  
Christopher McGoldrick, Town of Shrewsbury, [cmcgoldrick@shrewsburyma.gov](mailto:cmcgoldrick@shrewsburyma.gov)



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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [kballantyne@somervillema.gov](mailto:kballantyne@somervillema.gov)

September 30, 2024

Mayor Katjana Ballantyne  
City of Somerville  
93 Highland Avenue  
Somerville, MA 02143

**Re: Somerville - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Honorable Mayor Ballantyne:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the City of Somerville's Neighborhood Residence District (District). After careful review and analysis, EOHLC has determined that Somerville is **compliant** with Section 3A, as it finds that Somerville meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Somerville for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA).

Somerville is designated as a Rapid Transit Community with 36,269 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 24 acres, and a minimum multi-family unit capacity of 9,087 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **approximately 1,070 acres**.
2. As of right multi-family unit capacity for the District is estimated at **24,261 units**.
3. The gross density of the District is estimated at **22.4 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least ninety percent (90%)** of the required District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.

7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	24	1,070.3	1,074.3
Multi-family unit capacity (units)	9,087	59,474	24,261
Gross density (units per acre)	15	55.6	22.4
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies from the submitted area, unit capacity and density metrics**.

- Unit capacity: The Compliance Model submitted by City staff did not include the limitation of 3 units per lot in checklist parameters. We note that the revised unit capacity remains more than double Somerville's minimum unit capacity requirement.
- Gross density: Accounting for the 3 dwelling units per lot limitation, reduces the estimated gross density of the District.
- Somerville's zoning ordinance establishes transit station areas based on a ½ mile walkshed, particularly as it relates to minimum parking requirements. However, the GIS analysis submitted used ½ radii as the crow flies. EOHLC recognizes that the discrepancy would not impact Somerville's compliance with Section 3A and did not quantify the numerical impact of this discrepancy.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of

additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Patricia Jehlen, [Patricia.Jehlen@masenate.gov](mailto:Patricia.Jehlen@masenate.gov)  
Representative Christine Barber, [Christine.Barber@mahouse.gov](mailto:Christine.Barber@mahouse.gov)  
Representative Mike Connolly, [Mike.Connolly@mahouse.gov](mailto:Mike.Connolly@mahouse.gov)  
Representative Erika Uytterhoeven, [Erika.Uytterhoeven@mahouse.gov](mailto:Erika.Uytterhoeven@mahouse.gov)  
Daneil Bartman, City of Somerville, [dbartman@somervillema.gov](mailto:dbartman@somervillema.gov)





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LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [MPurple@SouthboroughMA.com](mailto:MPurple@SouthboroughMA.com)

April 18, 2025

Mark Purple, Town Administrator  
Town of Southborough  
17 Common Street  
Southborough, MA 01772

**Re: Southborough – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Purple,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Southborough's MBTA Communities Overlay District (District). After careful review and analysis, EOHLC determined that Southborough is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Southborough to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Southborough for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Southborough is designated as a Commuter Rail Community with 3,763 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units. At least 20 percent of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **55.7 acres**.
2. As of right multi-family unit capacity for the District is estimated at **828 units**.
3. The gross density of the District is estimated at **16.2 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. At least **twenty percent (20%)** of the required land area and estimated unit capacity is located within transit station areas.

6. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
7. There are no dimensional zoning requirements not captured by the compliance model that will clearly reduce the District's estimated multi-family unit capacity below its requirement.
8. Taken as a whole, the geography of the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	59.2	55.7
Multi-family unit capacity (units)	750	828	828
Gross density (units per acre)	15	15.2	16.2
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following discrepancies from the land area and gross density metrics:

- Land area: Right of way (ROW) areas were included in separate cells in the District tabs of the Compliance Model. Because ROW was already included in Table 4: Acreage Calculations of the Checklist District ID tab, EOHLC removed the extra ROW in District tabs 1, 2, and 3. As a result, the District's land area decreased to 55.7 acres from 59.2.
- Gross density: Accounting for the removal of ROW areas in connection with the above increases the estimated gross density to 16.2 units per acre from 15.2.

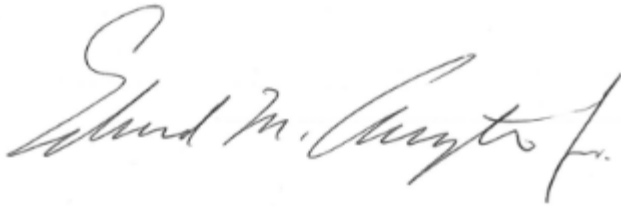
Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as Site Plan Review effectively reduce the estimated multi-family unit capacity of the District or prove to be zoning barriers to developing multi-

family housing permitted as of right, EOHLIC may revisit Southborough's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLIC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLIC3A@mass.gov](mailto:EOHLIC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator James Eldridge, [James.Eldridge@masenate.gov](mailto:James.Eldridge@masenate.gov)  
Representative Kate Donaghue, [kate.donaghue@mahouse.gov](mailto:kate.donaghue@mahouse.gov)  
Colleen Stansfield, Town of Southborough, [CStansfield@SouthboroughMA.com](mailto:CStansfield@SouthboroughMA.com)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [DSheehan@stoneham-ma.gov](mailto:DSheehan@stoneham-ma.gov)

September 30, 2024

Dennis Sheehan, Town Administrator  
Town of Stoneham  
35 Central Street  
Stoneham, MA 02180

**Re: Stoneham - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Sheehan:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Stoneham which is comprised of the Fallon Road Mixed Use District and the North Main Mixed Use Residential Overlay (District). After careful review and analysis, EOHLC has determined that Stoneham is **compliant** with Section 3A, as it finds that Stoneham meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Stoneham for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Stoneham is designated as an Adjacent Community with 10,159 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 27 acres, and a minimum multi-family unit capacity of 1,016 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **39.33 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,838 units**.
3. The gross density of the District is estimated at **68.7 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. The District contains an Inclusionary Zoning requirement of 12% of units for projects 8 units and over and 15% for projects 30 units and over both of which must be affordable to households at or below 80% of Area Median Income (AMI). EOHLC finds the Economic Feasibility Analysis supports the feasibility of multi-family development.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	27	39.33.	39.33
Multi-family unit capacity (units)	1,016	1,838	1,838
Gross density (units per acre)	15	68.7	68.7
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. We caution the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as discretionary site plan review effectively reduce the estimated multi-family unit capacity of the District, EOHLIC may revisit Stoneham's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.".

Edward M. Augustus, Jr.  
Secretary

cc: Senator Jason Lewis, [Jason.Lewis@masenate.gov](mailto:Jason.Lewis@masenate.gov)  
Representative Michael Day, [Michael.Day@mahouse.gov](mailto:Michael.Day@mahouse.gov)  
Erin Wortman, Town of Stoneham, [EWortman@stoneham-ma.gov](mailto:EWortman@stoneham-ma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [twnmgr@stoughton-ma.gov](mailto:twnmgr@stoughton-ma.gov)

November 25, 2024

Thomas Coulter, Town Manager  
Town of Stoughton  
10 Pearl Street  
Stoughton MA 02072

**Re: Stoughton - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Coulter:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Stoughton's "core" and "flex" subdistricts within its Stoughton Center District (District). After careful review and analysis, EOHLC has determined that Stoughton is **compliant** with Section 3A, as it finds that Stoughton meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Stoughton for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Stoughton is designated as a Commuter Rail Community with 11,739 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, a minimum multi-family unit capacity of 1,761 units, and a minimum gross density of 15 units per acre. At least forty percent of Stoughton's minimum requirements must be met within transit station areas.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **59.5 acres**.
2. As of right multi-family unit capacity for the District is estimated at **2,767 units**.
3. The gross density of the District is estimated at **47.2 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least twenty percent (40%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	59.5	59.5
Multi-family unit capacity (units)	1,761	2,767	2,767
Gross density (units per acre)	15	47.2	47.2
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to the thresholds, procedures, and standards of site plan review pursuant to Section 10.6 of Stoughton's zoning bylaw. The standards set forth in the site plan review and the numerous assessment studies that are required lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. We caution the town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- The definition of Family in Section 11.1 of Stoughton's zoning bylaw could be construed as an impermissible cap on the number of "unrelated" persons occupying a dwelling unit pursuant to G.L. c. 40A Sections 1A and 3A. We caution the Town not to impose these occupancy limits and encourage the Town to rely on the State sanitary code to prevent overcrowding in dwelling units.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional

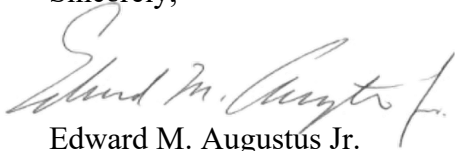


information not identified in this compliance review that would render the District noncompliant with Section 3A.

- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduces the estimated multi-family unit capacity of the District, EOHLIC may revisit Stoughton's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

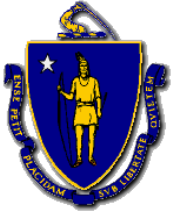
If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus Jr.  
Secretary

cc: Senator Walter Timilty, [Walter.Timilty@masenate.gov](mailto:Walter.Timilty@masenate.gov)  
Representative William Galvin, [William.Galvin@mahouse.gov](mailto:William.Galvin@mahouse.gov)  
Representative Ted Phillips, [Edward.Phillips@mahouse.gov](mailto:Edward.Phillips@mahouse.gov)  
William Roth, Town of Stoughton, [wroth@stoughton-ma.gov](mailto:wroth@stoughton-ma.gov)



# Commonwealth of Massachusetts EXECUTIVE OFFICE OF HOUSING & LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [sheehana@sudbury.ma.us](mailto:sheehana@sudbury.ma.us)

March 28, 2025

Andrew J. Sheehan  
Town of Sudbury  
278 Old Sudbury Road  
Sudbury, MA 01776

## Re: Sudbury - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)

Dear Town Manager Sheehan:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Sudbury's "Multi-Family Housing Overlay District" which is comprised of two subdistricts (District). After careful review and analysis, EOHLC has determined that Sudbury is **compliant** with Section 3A, as it finds that Sudbury meets, or exceeds, the requirements of Section 3A and 760 CMR 72.00 (the Regulations).

Please note that this Determination of Compliance by EOHLC qualifies Sudbury for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the [MBTA Communities Catalyst Fund](#), and EOHLC will contact your staff with details once the Notice of Funding Availability (NOFA) and application materials are available.

Sudbury is designated as an Adjacent Community with 6,556 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **55.1 acres**.
2. As of right multi-family unit capacity for the district is estimated at **789 units**.
3. The gross density of the District is estimated at **15 dwelling units per acre**.
4. At least **fifty (50%) percent** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children pursuant to Section 3A and Section 7 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	55.1	55.1
Multi-family unit capacity (units)	750	789	789
Gross density (units per acre)	15	15	15
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- EOHLC cautions the Town against enforcing zoning-based occupancy limits on the number of persons occupying a dwelling unit as described in the definition of Family in Section 7110 of Sudbury's zoning bylaw. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.
- Developments in the District are subject to the requirements of site plan review pursuant to Sudbury's zoning bylaw. The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Sudbury's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, reading "Edward M. Augustus, Jr." in a cursive script.

Edward M. Augustus, Jr.  
Secretary

cc: Senator James Eldridge, [james.Eldridge@masenate.gov](mailto:james.Eldridge@masenate.gov)  
Representative Carmine Gentile, [carmine.gentile@mahouse.gov](mailto:carmine.gentile@mahouse.gov)  
Adam Burney, [burneya@sudbury.ma.us](mailto:burneya@sudbury.ma.us)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [sfitzgerald@swampscottma.gov](mailto:sfitzgerald@swampscottma.gov)

September 30, 2024

Sean Fitzgerald, Town Administrator  
Town of Swampscott  
22 Monument Avenue  
Swampscott, MA 01907

**Re: Swampscott - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Fitzgerald:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Swampscott which is comprised of the Essex Street and Vinnin Square overlay districts (District). After careful review and analysis, EOHLC has determined that Swampscott is **compliant** with Section 3A, as it finds that Swampscott meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Swampscott for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Swampscott is designated as a Commuter Rail Community with 6,362 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 20 acres, and a minimum multi-family unit capacity of 954 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **47.9 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,148 units**.
3. The gross density of the District is estimated at **24.0 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least twenty percent (20%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	20	47.9	47.9
Multi-family unit capacity (units)	954	1,148	1,148
Gross density (units per acre)	15	24.0	24.0
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- We caution the Town not to impose limits on the number of unrelated persons occupying a dwelling unit as stated in the definition of Family in the zoning bylaw as such limits conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Brendan Crighton, [Brendan.Crighton@masenate.gov](mailto:Brendan.Crighton@masenate.gov)  
Representative Jennifer Balinsky Armini, [Jennifer.Armini@mahouse.gov](mailto:Jennifer.Armini@mahouse.gov)  
Melissa Meaney, Town of Swampscott, [mmeaney@swampscottma.gov](mailto:mmeaney@swampscottma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [SOconnell@Taunton-ma.gov](mailto:SOconnell@Taunton-ma.gov)

September 30, 2024

Mayor Shauna O'Connell  
City of Taunton  
15 Summer St  
Taunton MA 02780

**Re: Taunton - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Honorable Mayor O'Connell:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the City of Taunton which is comprised of the Transit Oriented Development district (District). After careful review and analysis, EOHLC has determined that Taunton is **compliant** with Section 3A, as it finds that Taunton meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Taunton for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Taunton is designated as a Commuter Rail Community with 24,965 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 3,745 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **428.5 acres**.
2. As of right multi-family unit capacity for the District is estimated at **7,365 units**.
3. The gross density of the District is estimated at **21.6 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least forty percent (40%)** of the required District land area and estimated unit capacity is within transit station areas.



6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	428.5	428.5
Multi-family unit capacity (units)	3,745	7,365	7,365
Gross density (units per acre)	15	21.6	21.6
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. We caution the City against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduce the estimated multi-family unit capacity

of the District, EOHLIC may revisit Taunton's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read "Edward M. Augustus, Jr.", written in dark ink.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Marc Pacheco, [Marc.Pacheco@masenate.gov](mailto:Marc.Pacheco@masenate.gov)  
Representative Carol Doherty, [Carol.Doherty@mahouse.gov](mailto:Carol.Doherty@mahouse.gov)  
Representative Patricia Haddad, [Patricia.Haddad@mahouse.gov](mailto:Patricia.Haddad@mahouse.gov)  
Representative Norman Orrall, [Norman.Orrall@mahouse.gov](mailto:Norman.Orrall@mahouse.gov)  
Jay Pateakos, City of Taunton, [jpateakos@taunton-ma.gov](mailto:jpateakos@taunton-ma.gov)



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Via Email: [kharutunian@topsfield-ma.gov](mailto:kharutunian@topsfield-ma.gov)

June 24, 2025

Kevin Harutunian, Town Administrator  
Town of Topsfield  
8 West Common Street  
Topsfield, MA 01983

**Re: Topsfield – Determination of Compliance under Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Harutunian:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Topsfield's "MBTA Communities Multi-family Overlay District" (District). After careful review and analysis, EOHLC has determined that Topsfield is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Topsfield to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Topsfield for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Topsfield is designated an Adjacent Small Town with 2,358 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum multi-family unit capacity of 118 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **15.8 acres**.
2. As of right multi-family unit capacity for the District is estimated at **199 units**.
3. The gross density of the District is estimated at **15.4 units per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLIC following its review:

	Required	Submitted	Determined
Land area (acres)	0	15.8	15.8
Multi-family unit capacity (units)	118	199	199
Gross density (units per acre)	15	15.4	15.4
One 50% contiguous area	Yes	Yes	Yes

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLIC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLIC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLIC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

While housing production is not required, EOHLIC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Bruce Tarr, [Bruce.Tarr@masenate.gov](mailto:Bruce.Tarr@masenate.gov)  
Representative Sally Kerans, [Sally.Kerans@mahouse.gov](mailto:Sally.Kerans@mahouse.gov)  
Representative Kristin Kassner, [Kristin.Kassner@mahouse.gov](mailto:Kristin.Kassner@mahouse.gov)  
Lynne Bermudez, Town of Topsfield, [lbermudez@topsfield-ma.gov](mailto:lbermudez@topsfield-ma.gov)



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Via Email: [cloiselle@tyngsboroughma.gov](mailto:cloiselle@tyngsboroughma.gov)

September 30, 2024

Colin Loiselle, Town Manager  
Town of Tyngsborough  
25 Bryant Lane  
Tyngsborough, MA 01879

**Re: Tyngsborough - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Loiselle:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Tyngsborough which is comprised of three multi-family districts (District). After careful review and analysis, EOHLC has determined that Tyngsborough is **compliant** with Section 3A, as it finds that Tyngsborough meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Tyngsborough for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA).

Tyngsborough is designated as an Adjacent Community with 4,669 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **54.8 acres**.
2. As of right multi-family unit capacity for the District is estimated at **821 units**.
3. The gross density of the District is estimated at **15.3 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The District contains an Inclusionary Zoning requirement of 12.5% of units for projects 8 units and over which must be affordable to households at or below 80% of Area Median Income (AMI). EOHLC finds the Economic Feasibility Analysis supports the feasibility of multi-family development.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	54.8	54.8
Multi-family unit capacity (units)	750	821	821
Gross density (units per acre)	15	15.3	15.3
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. We caution the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or special permit requirements for multifamily housing

projects proposed in the District, effectively reduce the estimated multi-family unit capacity of the District, EOHLIC may revisit Tyngsborough's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, reading "Edward M. Augustus, Jr." in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Ed Kennedy, [Edward.Kennedy@masenate.gov](mailto:Edward.Kennedy@masenate.gov)  
Representative Colleen Garry, [Colleen.Garry@mahouse.gov](mailto:Colleen.Garry@mahouse.gov)  
Michael Asciola, Northern Middlesex Council of Governments, [masciola@nmcog.org](mailto:masciola@nmcog.org)



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Via Email: [jlaydon@uptonma.gov](mailto:jlaydon@uptonma.gov)

June 24, 2025

Joseph Laydon, Town Manager  
Town of Upton  
1 Main Street  
Upton, MA 01628

**Re: Upton - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Laydon:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Upton's MBTA Communities Overlay District (District). After careful review and analysis, EOHLC determined that Upton is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Upton to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Upton for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Upton is designated an Adjacent Small Town community with 2,995 existing housing units per the 2020 United States Decennial Census. The Town is required to have a minimum multi-family unit capacity of 150 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **15.5 acres**.
2. As of right multi-family unit capacity for the District is estimated at **216 units**.
3. The gross density of the District is estimated at **15 units per acre**.



4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Regulations.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. The Economic Feasibility Analysis submitted in support of the District's inclusionary zoning requirements demonstrates that a reasonable variety of multi-family housing types can be feasibly developed.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	0	15.5	15.5
Multi-family unit capacity (units)	150	216	216
Gross density (units per acre)	15	15	15
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review section of Upton's zoning ordinance lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

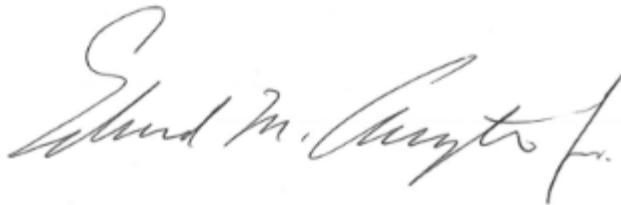
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.

- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Any permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduce the estimated multi-family unit capacity of the District, EOHLC may reevaluate Upton's compliance with Section 3A, and may require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.".

Edward M. Augustus, Jr.  
Secretary

cc: Senator Ryan Fattman, [Ryan.Fattman@masenate.gov](mailto:Ryan.Fattman@masenate.gov)  
Representative David Muradian, [David.Muradian@mahouse.gov](mailto:David.Muradian@mahouse.gov)  
Michael Antonellis, Town of Upton, [mantonellis@uptonma.gov](mailto:mantonellis@uptonma.gov)



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Via Email: [smaio@wakefield.ma.us](mailto:smaio@wakefield.ma.us)

March 31, 2025

Stephen Maio  
Town Administrator  
1 Lafayette St  
Wakefield, MA 01880

**Re: Wakefield - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Maio:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Wakefield's MBTA Communities Overlay District (District). After careful review and analysis, EOHLC has determined that Wakefield is **compliant** with Section 3A, as it finds that Wakefield meets, or exceeds, the requirements of Section 3A and 760 CMR 72.00 (the Regulations).

Please note that this Determination of Compliance by EOHLC qualifies Wakefield for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Wakefield is designated a Commuter Rail community with 11,305 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 36 acres, and a minimum multi-family unit capacity of 1,696 units. At least seventy-five percent (75%) of the required land area and estimated unit capacity must be within a half mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **49.8 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,704 units**.
3. The gross density of the District is estimated at **48.1 units per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. **At least seventy five percent (75%)** of the required land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Twenty-five percent (25%) or less of the minimum unit capacity requirement is satisfied by a "Mandatory Mixed Use" (MMU) area pursuant to Section 72.05(1)(c) of the Regulations.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	36	49.8	49.8
Multi-family unit capacity (units)	1,696	1,704	1,704
Gross density (units per acre)	15	48.1	48.1
One 50% contiguous area	Yes	Yes	Yes
Unit capacity to be located in a transit station area (%)	75	90	75
Land area to be located in a transit station area (%)	75	75	100

EOHLC identified the following **discrepancies from the submitted metrics**:

- Transit station percentages in the District are affected by the use of an MMU area. EOHLC adjusted these results based on its review but determined that the District still meets its transit station area requirements.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Article V requires a special permit for development in the Floodplain District. A portion of subdistrict MOD – HRR is covered by the Floodplain District. The geography of this overlapping area does not appear to affect the capacity of the District. If the special permit requirement does affect as of right development, or if the Floodplain District map changes, EOHLC may need to reevaluate this item.
- The standards set forth in the site plan review section of Wakefield's zoning bylaw lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.
- EOHLC cautions the Town against enforcing zoning-based occupancy limits on the number of persons occupying a dwelling unit as described in the definition of Family in the Section 190-

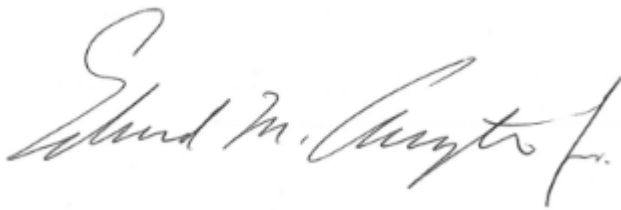
4.B of Wakefield's zoning bylaw. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Any permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or floodplains effectively reduce the estimated multi-family unit capacity of the District, EOHLC may reevaluate Wakefield's compliance with Section 3A, and may require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Jason Lewis, [jason.Lewis@masenate.gov](mailto:jason.Lewis@masenate.gov)  
Representative Kate Lipper-Garabedian, [kate.lipper-garabedian@mahouse.gov](mailto:kate.lipper-garabedian@mahouse.gov)  
Representative Donald Wong, [Donald.Wong@mahouse.gov](mailto:Donald.Wong@mahouse.gov)  
Erin Kokinda, Town of Wakefield, [ekokinda@wakefield.ma.us](mailto:ekokinda@wakefield.ma.us)  
Samantha Elliott, Town of Wakefield, [selliott@wakefield.ma.us](mailto:selliott@wakefield.ma.us)



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Via Email: [jjohnson@walpole-ma.gov](mailto:jjohnson@walpole-ma.gov)

September 30, 2024

James Johnson, Town Administrator  
Town of Walpole  
135 School Street  
Walpole MA 02081

**Re: Walpole - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Johnson:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Walpole which is comprised Central Core District and Outer Core District (District). After careful review and analysis, EOHLC has determined that Walpole is **compliant** with Section 3A, as it finds that Walpole meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Walpole for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Walpole is designated as a Commuter Rail Community with 10,042 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 1,506 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **78.0 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,575 units**.
3. The gross density of the District is estimated at **21.2 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least seventy-five percent (75%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Determined
Land area (acres)	50	78.0	78.0
Multi-family unit capacity (units)	1,506	1,575	1,575
Gross density (units per acre)	15	21.2	21.2
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review lean towards discretionary criteria which may affect the “as of right” approvals for development proposals in the District. We caution the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- We caution the Town not to impose limits on the number of unrelated persons occupying a dwelling unit as stated in the definition of Family in the zoning bylaw as such limits conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of

additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as specific site plan review standards effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Walpole's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read "Edward M. Augustus, Jr.", written in dark ink.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Rush, [Mike.Rush@masenate.gov](mailto:Mike.Rush@masenate.gov)  
Representative Paul McMurtry, [Paul.McMurtry@mahouse.gov](mailto:Paul.McMurtry@mahouse.gov)  
Representative Ted Philips, [Edward.Philips@mahouse.gov](mailto:Edward.Philips@mahouse.gov)  
Representative John Rogers, [John.Rogers@mahouse.gov](mailto:John.Rogers@mahouse.gov)  
Representative Marcus Vaughn, [Marcus.Vaughn@mahouse.gov](mailto:Marcus.Vaughn@mahouse.gov)  
Patrick Deschenes, Town of Walpole, [pdeschenes@walpole-ma.gov](mailto:pdeschenes@walpole-ma.gov)





Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mayor@cityofwaltham.ma.us](mailto:mayor@cityofwaltham.ma.us)

May 14, 2025

The Honorable Mayor Jeannette McCarthy  
City of Waltham  
610 Main Street  
Waltham, MA 02452

**Re: Waltham - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor McCarthy,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the City of Waltham's "MBTA Communities Multi-Family Overlay District" (District). After careful review and analysis, EOHLC has determined that Waltham is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the City of Waltham to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Waltham for the MBTA Communities Catalyst Fund. You can learn more about this program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Waltham is designated as a Commuter Rail Community with 26,545 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres and a minimum multi-family unit capacity of 3,982 units. At least fifty percent (50%) of the City's requirements must be met within ½ miles of transit stations.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **80.5 acres**.
2. As of right multi-family unit capacity for the district is estimated at **4,066**.
3. The gross density of the District is estimated at **50.5 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. At least **fifty percent (50%)** of the required District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the district is suitable for families with children.

7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

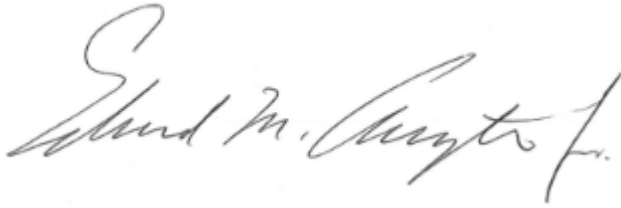
	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	80.5	80.5
Multi-family unit capacity (units)	3,982	4,066	4,066
Gross density (units per acre)	15	50.5	50.5
One 50% contiguous area	Yes	Yes	Yes

Please note that continued district compliance is **subject to** the following requirements:

- **Waltham must submit an Economic Feasibility Analysis consistent with the requirements of Section 72.04(1)(b)1b of the Regulations no later than 180 days after the date of this letter.** If Waltham does not submit an Economic Feasibility Analysis within this timeframe, EOHLC will determine in writing that Waltham has not shown its Affordable Housing Provisions to be feasible, pursuant to Section 8.87 of the ordinance.
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Barrett, [mike.barrett@masenate.gov](mailto:mike.barrett@masenate.gov)  
Representative John Lawn [john.lawn@mahouse.gov](mailto:john.lawn@mahouse.gov)  
Representative Thomas Stanley, [Thomas.stanley@mahouse.gov](mailto:Thomas.stanley@mahouse.gov)  
Katherine Laughman, City of Waltham, [klaughman@city.waltham.ma.us](mailto:klaughman@city.waltham.ma.us)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [gproakis@watertown-ma.gov](mailto:gproakis@watertown-ma.gov)

April 9, 2025

George Proakis, City Manager  
City of Watertown  
149 Main Street  
Watertown, MA 02472

**Re: Watertown – Determination of Compliance under Section 3A  
of the Zoning Act (Section 3A)**

Dear City Manager Proakis:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the City of Watertown's Transit Oriented Development Overlay District (District). After careful review and analysis, EOHLC has determined that Watertown is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the City of Watertown to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Watertown for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Watertown is designated an Adjacent Community with 17,010 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 24 acres, and a minimum multi-family unit capacity of 1,701 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **53 acres**.
2. As of right multi-family unit capacity for the District is estimated at **3,754 units**.
3. The gross density of the District is estimated at **62.8 units per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. The City submitted an Economic Feasibility Analysis (EFA). EOHLC determined that the submitted Economic Feasibility Analysis (EFA) supports feasibility of multi-family housing development in the District.
8. Twenty-five percent (25%) or less of the minimum unit capacity requirement is satisfied by "Mandatory Mixed Use" (MMU) areas (WSQ2\_TODO\_Active\_Frontage and WSQ3\_TODO\_Active\_Frontage subdistricts) pursuant to Section 72.05(1)(c) of the Regulations.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	24	61.2	53
Multi-family unit capacity (units)	1,701	4,056	3,754
Gross density (units per acre)	15	66.27	62.8
One 50% contiguous area	Yes	Yes	Yes

EOHLC determinations differ from the application estimates for the following reasons:

- Land area: EOHLC removed the 8.2 acres of land area derived from the MMU subdistricts from the total land area of the District, resulting in 53 acres. MMU districts do not contribute towards land area requirements.
- Unit capacity: The cumulative unit capacity from the application includes the total unit capacity of the MMU subdistricts. The MMU subdistricts can offset the minimum unit capacity requirement by only up to 25%. EOHLC added 425 units from the MMU subdistricts (25% of Watertown's minimum unit capacity requirement of 1,701) to the 3,329 units from the WSQ1, WSQ2, and WSQ3 subdistricts, resulting in a unit capacity of 3,754.
- Gross density: This calculation was changed to reflect the land area and unit capacity of only the WSQ1, WSQ2, and WSQ3 subdistricts as the MMU subdistrict are not included in the gross density calculation.

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review section of Watertown's zoning ordinance lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the City against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as specific site plan review or design guidelines effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Watertown's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator William Brownsberger, [William.Brownsberger@masenate.gov](mailto:William.Brownsberger@masenate.gov)  
Representative Steven Owens, [Steven.Owens@mahouse.gov](mailto:Steven.Owens@mahouse.gov)  
Representative John Lawn, [John.Lawn@mahouse.gov](mailto:John.Lawn@mahouse.gov)  
Gideon Schreiber, City of Watertown, [gschreiber@watertown-ma.gov](mailto:gschreiber@watertown-ma.gov)  
Larry Field, City of Watertown, [lfield@watertown-ma.gov](mailto:lfield@watertown-ma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus Jr., Secretary

Via Email: [mmccall@wayland.ma.us](mailto:mmccall@wayland.ma.us)

September 30, 2024

Michael McCall, Town Manager  
Town of Wayland  
41 Cochituate Road  
Wayland, MA 01778

**Re: Wayland - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager McCall:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Wayland which is comprised of four subdistricts (District). After careful review and analysis, EOHLC has determined that Wayland is **compliant** with Section 3A, as it finds that Wayland meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Wayland for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Wayland is designated as an Adjacent Community with 5,926 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **50.1 acres**.
2. As of right multi-family unit capacity for the District is estimated at **835 units**.
3. The gross density of the District is estimated at **19.2 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.

5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. The District contains an Inclusionary Zoning requirement of 15% of units for projects 10 units and over which must be affordable to households at or below 80% of Area Median Income (AMI). EOHLC finds the Economic Feasibility Analysis supports the feasibility of multi-family development.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	50.1	50.1
Multi-family unit capacity (units)	750	835	835
Gross density (units per acre)	15	19.2	19.2
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Article 27 requires a Development and Use Plan that references regulations that may be outside the Zoning Bylaw which EOHLC has not reviewed. We caution the Town against applying any review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- Article 5 includes a Special Permit requirement for removing 1,500 cubic yards of earth material on lots 40,000 square feet and larger. We caution the town to review projects in a nondiscretionary manner, and to avoid subjecting multifamily housing proposals to special permit requirements, consistent with the requirements of G.L. Sections 1A and 3A.
- Article 5 references a Design Review Board that must render an advisory opinion on certain development projects. We caution the Town against applying any review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.



- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as specific site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Wayland's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator James Eldridge, [James.Eldridge@masenate.gov](mailto:James.Eldridge@masenate.gov)  
Representative Carmine Gentile, [Carmine.Gentile@mahouse.gov](mailto:Carmine.Gentile@mahouse.gov)  
Representative David Linsky, [David.Linsky@mahouse.gov](mailto:David.Linsky@mahouse.gov)  
Roberta Hummel, Town of Wayland, [rhummel@wayland.ma.us](mailto:rhummel@wayland.ma.us)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [mjop@wellesleyma.gov](mailto:mjop@wellesleyma.gov)

March 28, 2025

Meghan Jop, Executive Director  
Town of Wellesley  
525 Washington Street  
Wellesley, MA 02482

**Re: Wellesley – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Ms. Jop,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Wellesley's zoning amendments related to Section 3A of the Zoning Act (collectively, "District"). After careful review and analysis, EOHLC has determined that Wellesley is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Wellesley to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Wellesley for the MBTA Communities Catalyst Fund, which was announced by Governor Healey in [June](#). You can learn more about the program at the web page [MBTA Communities Catalyst Fund](#), which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Wellesley is designated as Commuter Rail community with 9,282 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 1,392 units. At least ninety percent (90%) of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **112.2 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,628 units**.
3. The gross density of the District is estimated at **17.3 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children.

6. The Town's zoning contains some special permit requirements that may hinder "as of right" development of multi-family housing. Please see below for details on this finding.
7. At least **ninety percent (90%)** of the required District land area and estimated unit capacity is within transit station areas.
8. There are no dimensional zoning requirements not captured by the compliance model that will clearly reduce the District's estimated multi-family unit capacity below its requirement.
9. Taken as a whole, the geography of the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	112.2	112.2
Multi-family unit capacity (units)	1,392	1,628	1,628
Gross density (units per acre)	15	14.5	17.3
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies from the submitted gross density metric**:

- The gross density submitted on Wellesley's application does not meet Section 3A's gross density requirement, as EOHLC has not allowed for rounding. EOHLC acknowledges that the Town removed the unit capacities of 162-200 Linden Street and 161-231 Linden Street, located in the "Wellesley Square Linden" subdistrict, due to a restrictive Development Agreement (DA) already in place. EOHLC removed these parcels from the density denominator within the compliance model, and recalculated the District's gross density at 17.3 units per acre. Since the parcels are nevertheless in the District, and could be developed with multi-family housing if the DA is modified or extinguished in the future, the parcels may contribute towards land area and contiguity requirements.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review section of Wellesley's zoning ordinance lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. We caution the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- Section 5.14 requires a special permit for retaining walls over 4 feet high within lot setbacks and any retaining wall over fifteen (15) feet in height. This requirement could require a special permit for many development proposals, as retaining walls are often part of routine site work for multi-family housing. EOHLC cautions Wellesley against requiring compliance with this provision for otherwise as of right multi-family housing and further recommends exempting

otherwise as of right multi-family housing developments within Section 3A districts from this provision in Wellesley's zoning bylaw.

- Section 3.6.1 of Wellesley's zoning bylaw, titled Wellesley Park Smart Growth Overlay, was submitted showing an 850 unit cap for the district overall with an amendment approved by Wellesley's Town Meeting in September of 2024 allowing for continued development within the district above the unit cap at a maximum density of 15 units per acre. This determination accepts the Town's inclusion of 850 units as the capacity for the district, as long as the Town retains its amendment allowing development at fifteen units per acre regardless of the overall cap.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- This determination relies on an interpretation of Floor Area Ratio (FAR) discussed with Wellesley's staff as it relates to the Wellesley Park Smart Growth Overlay. It is understood that, if housing is constructed with the Park, the construction of housing is exempt from the FAR limit imposed on other types of development within the Park.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Wellesley's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, reading "Edward M. Augustus, Jr." in a cursive script.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Cynthia Creem, [Cynthia.Creem@masenate.gov](mailto:Cynthia.Creem@masenate.gov)  
Representative Alice Peisch, [Alice.Peisch@mahouse.gov](mailto:Alice.Peisch@mahouse.gov)  
Eric Arbeene, Town of Wellesley, [earbeene@wellesleyma.gov](mailto:earbeene@wellesleyma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [hbutler@westboylston-ma.gov](mailto:hbutler@westboylston-ma.gov)

April 18, 2025

Heather Butler, Town Administrator  
Town of West Boylston  
140 Worcester Street  
West Boylston, MA 01583

**Re: West Boylston - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Butler:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of West Boylston's "MBTA Residence District" (District). After careful review and analysis, EOHLC has determined that West Boylston is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of West Boylston to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies West Boylston for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

West Boylston is designated as an Adjacent Community with 3,052 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 39 acres, and a minimum multi-family unit capacity of 587 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **43.8 acres**.
2. As of right multi-family unit capacity for the district is estimated at **657 units**.
3. The gross density of the District is estimated at **15.2 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	39	43.8	43.8
Multi-family unit capacity (units)	587	657	657
Gross density (units per acre)	15	15.2	15.2
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- The standards set forth in the site plan review section of West Boylston's zoning bylaw lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- This Determination relies on the interpretation that the limitation described in Section 4.3 of the bylaw (Modifications to Dimensional Requirements), that establishes a minimum lot area per dwelling unit, does not apply to the District, as stated in Section 3.14(3) of the bylaw.
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan effectively reduce the estimated multi-family unit capacity of the

District, EOHLC may revisit West Boylston's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.", written in dark ink.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Robyn Kennedy, [Robyn.Kennedy@masenate.gov](mailto:Robyn.Kennedy@masenate.gov)  
Representative James O'Day, [James.O'Day@mahouse.gov](mailto:James.O'Day@mahouse.gov)  
Charlie Blanchard, Town of West Boylston, [cblanchard@westboylston-ma.gov](mailto:cblanchard@westboylston-ma.gov)





Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [kwilliams@westboroughma.gov](mailto:kwilliams@westboroughma.gov)

November 18, 2024

Kristi Williams, Town Manager  
Town of Westborough  
43 West Main Street  
Westborough, MA 01581

**Re: Westborough - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Williams:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Westborough which is based on the Town's MBTA Overlay District (District). After careful review and analysis, EOHLC has determined that Westborough is **compliant** with Section 3A, as it finds that Westborough meets the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Westborough for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Westborough is designated as a Commuter Rail Community with 8,334 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 1,250 units. At least twenty percent (20%) of the District's minimum requirements must be met within transit station area.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **95.59 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,572 units**.
3. The gross density of the District is estimated at **17.2 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.

5. **At least twenty percent (20%)** of the required District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	128.60	128.60
Multi-family unit capacity (units)	1,250	1,572	1,572
Gross density (units per acre)	15	17.2	17.2
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- Developments in the District are subject to the requirements of site plan review pursuant to Westborough's zoning bylaw. The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. We caution the town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.".

Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Moore, [Michael.Moore@masenate.gov](mailto:Michael.Moore@masenate.gov)  
Representative Kate Donaghue, [Kate.Donaghue@mahouse.gov](mailto:Kate.Donaghue@mahouse.gov)  
Representative Hannah Kane, [Hannah.Kane@mahouse.gov](mailto:Hannah.Kane@mahouse.gov)  
Jenny Gingras, Westborough Director of Planning, [jgingras@westboroughma.gov](mailto:jgingras@westboroughma.gov)



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Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus Jr., Secretary

Via Email: [klas@westfordma.gov](mailto:klas@westfordma.gov)

September 30, 2024

Kristen Las, Town Manager  
Town of Westford  
55 Main Street  
Westford MA 01886

**Re: Westford - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Las:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Westford which is comprised of the MBTA Communities Multi-family Overlay District, MCMOD (District). After careful review and analysis, EOHLC has determined that Westford is **compliant** with Section 3A, as it finds that Westford meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Westford for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Westford is designated as an Adjacent Community with 9,327 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 924 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **327.6 acres**.
2. As of right multi-family unit capacity for the District is estimated at **4,915 units**.
3. The gross density of the District is estimated at **18 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	327.6	327.6
Multi-family unit capacity (units)	924	4,915	4,915
Gross density (units per acre)	15	18	18
One 50% contiguous area	Yes	Yes	Yes

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator John Cronin, [John.Cronin@masenate.gov](mailto:John.Cronin@masenate.gov)  
Representative James Arciero, [James.Arciero@mahouse.gov](mailto:James.Arciero@mahouse.gov)  
Jeffrey Morrisette, Town of Westford, [jmorrisette@westfordma.gov](mailto:jmorrisette@westfordma.gov)



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Via Email: [Gaumond.l@westonma.gov](mailto:Gaumond.l@westonma.gov)

December 1, 2025

Leon Gaumond, Town Administrator  
Town of Weston  
11 Town House Road  
Weston, MA 02493

**Re: Weston - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Gaumond,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Weston's *MBTA 3A Multifamily Overlay District* ("District"). After careful review and analysis, EOHLC determined that Weston is **compliant** with Section 3A and 760 CMR 72.00 (the "Regulations"). EOHLC recognizes the diligent work performed by the Town to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Weston for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Weston is designated a Commuter Rail Community with 4,043 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, a minimum multi-family unit capacity of 750 units, and a minimum gross density of 15 units per acre. Additionally, at least forty percent (40%) of the district must be within a half-mile of a transit station.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **104.8 acres**.
2. As of right multi-family unit capacity for the District is estimated at **750 units**.
3. The gross density of the District is estimated at **17.8 units per acre**.
4. At **least fifty percent (50%)** of the District is one contiguous land area.
5. At **least forty percent (40%)** of the required land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. There was no Economic Feasibility Analysis submitted in support of the District's inclusionary zoning requirement, adopted above the maximum threshold of ten percent (10%) of units being set aside as affordable to households earning up to eighty percent of Area Median Income.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	104.8	104.8
Multi-family unit capacity (units)	750	750	750
Gross density (units per acre)	15	17.8	17.8
Land area within transit station areas (acres)	20	69.7	69.7
Multi-family unit capacity within transit station areas (units)	300	480	480
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- This Determination of Compliance relies on the Town's representation that Section 13, *MBTA 3A Multifamily Overlay District*, exempts dimensionally conforming multi-family housing within the District from "any special permit requirements of the underlying district and/or applicable overlay districts." Therefore, special permit requirements found elsewhere in the bylaw, including, but not limited to: movement of earth materials; water resource protection; wetland protection; and other environmental regulations, must not apply to or interfere with as of right multi-family housing in the District. EOHLC is relying on the same representation, found in Section 13.C., which allows for the control of all dimensional standards and uses to be governed solely by the provisions and standards found in Section 13.
- The standards set forth in the site plan approval section of Weston's zoning ordinance lean towards discretionary criteria which may affect as of right approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- The District's inclusionary zoning requires that at least fifteen percent (15%) of units in developments containing ten or more units be set aside as affordable to households earning up to eighty percent of Area Median Income, unless EOHLC determines in writing that the



requirement is not feasible, in which case the requirements shall be ten percent of units at eighty percent of area median income, in projects of ten or more units. EOHLC awaits the submission of an economic feasibility analysis (EFA) pursuant to Section 72.04(1)(b)1b. The Town must submit the EFA within 180 days of receipt of this letter, for EOHLC's review.

- This determination relies upon the approval by the Municipal Law Unit in the Office of the Attorney General of any adopted zoning amendments that are necessary for compliance with Section 3A. If the Office of the Attorney General disapproves any zoning amendment in whole or in part, EOHLC may require remedies or may rescind a determination of district compliance.
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Any permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduce the estimated multi-family unit capacity of the District, EOHLC may reevaluate Weston's compliance with Section 3A, and may require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your District. Please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Barrett, [Mike.Barrett@masenate.gov](mailto:Mike.Barrett@masenate.gov)  
Representative Alice Peisch, [Alice.Peisch@mahouse.gov](mailto:Alice.Peisch@mahouse.gov)  
Imaikalani Aiu, Town of Weston, [aiu.i@westonma.gov](mailto:aiu.i@westonma.gov)



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Via Email: [ccoleman@westwoodma.gov](mailto:ccoleman@westwoodma.gov)

May 29, 2025

Christopher Coleman, Town Administrator  
Town of Westwood  
580 High Street  
Westwood, MA 02090

**Re: Westwood - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Town Administrator Coleman,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Westwood's "Mixed-Use Multi-Family Residential Overlay District" (District). After careful review and analysis, EOHLC determined that Westwood is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Westwood to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Westwood for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Westwood is designated as a Commuter Rail community with 5,801 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 870 units. At least fifty percent (50%) of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **69.0 acres**.
2. As of right multi-family unit capacity for the district is estimated at **1,046 units**.
3. The gross density of the District is estimated at **17.4 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children.
6. At least **fifty percent (50%)** of the required District land area and estimated unit capacity is within transit station areas.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. EOHLC reviewed the Economic Feasibility Analysis submitted by the Town in connection with 72.04(1)(b)(1)(b). The analysis demonstrates that a reasonable variety of multi-family housing types cannot be feasibly developed under a requirement that 15% of units to be set aside as affordable.
9. The District submitted includes a Mandatory Mixed Use (MMU) area. However, the MMU zoning does not meet the requirements of 72.05(1)(c)(2)(g) because it sets forth minimum parking requirements for nonresidential uses. In addition, the MMU units are not necessary to meet Westwood's unit capacity requirement. For these reasons, EOHLC removed the unit capacity of the MMU from the determined unit capacity.
10. The Town's application requested a developable land override for 90-100 Brigham Way, to change the excluded land to developable land. The request cited inaccurate ownership information; however, the parcel must remain excluded because its current owner uses it for institutional use. The Town may request an override for this parcel in the future if it is no longer used for institutional use. The unit capacity created by the requested override is not necessary to meet the Town's minimum unit capacity requirement. Therefore, EOHLC removed the units generated by the parcel override.
11. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	69.0	69.0
Multi-family unit capacity (units)	870	1,147	1,046
Gross density (units per acre)	15	18.4	17.4
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following discrepancies from the unit capacity and gross density metrics:

- Unit capacity: EOHLC removed the unit capacity attributable to the MMU because the MMU does not meet the criteria set forth in Section 72.05(1)(C)(2). This reduces the estimated unit

capacity to 1,109 from 1,147. EOHLC has also removed the unit capacity of the requested override of 90-100 Brigham Way, reducing the estimated unit capacity to 1,046 from 1,109.

- Gross density: Accounting for the adjusted unit capacity in connection with the above reduced the estimated gross density to 17.4 units per acre from 18.4.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- EOHLC cautions the Town against enforcing zoning-based occupancy limits on the number of people occupying a dwelling unit as described in the definition of Family in the zoning bylaw. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.
- The standards set forth in 9.9.14 MUMFROD-EIDR Approval Decision & Conditions of Westwood's zoning bylaw lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. Furthermore, 760 CMR 72.04(1)(c) prohibits requirements imposed on multi-family housing that are not generally applicable to other uses (such as single-family housing, which is exempted from the requirements of 9.9.14). EOHLC cautions the Town against applying environmental impact review standards or criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- This compliance determination relies on EOHLC's interpretation that the effective minimum set aside pursuant to Section 9.9.10, "Affordability Requirements", is 10% because the submitted Economic Feasibility Analysis did not demonstrate that a reasonable variety of multi-family housing is feasible.
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review or development standards result in special permit requirements for multifamily housing projects proposed in the District, and/or the

permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Westwood's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Rush, [Mike.Rush@masenate.gov](mailto:Mike.Rush@masenate.gov)  
Representative Paul McMurtry, [Paul.McMurtry@mahouse.gov](mailto:Paul.McMurtry@mahouse.gov)  
Nora Loughnan, Town of Westwood, [nloughnane@westwoodma.gov](mailto:nloughnane@westwoodma.gov)



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Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [rhedlund@weymouth.ma.us](mailto:rhedlund@weymouth.ma.us)

May 19, 2025

The Honorable Robert Hedlund, Mayor  
Town of Weymouth  
75 Middle Street  
Weymouth, MA 02189

**Re: Weymouth – Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Mayor Hedlund,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Weymouth's Jackson Square Overlay District and the Naval Air Station's Mixed Use Overlay District (together, "District"). After careful review and analysis, EOHLC determined that Weymouth is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Weymouth to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Weymouth for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Weymouth is designated as Commuter Rail community with 25,419 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 3,813 units. At least seventy-five percent (75%) of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **285.5 acres**.
2. As of right multi-family unit capacity for the District is estimated at **6,042 units**.

3. The gross density of the District is estimated at **22 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the district is suitable for families with children.
6. At least **seventy-five percent (75%)** of the required District land area and estimated unit capacity is within transit station areas.
7. There are no dimensional zoning requirements not captured by the compliance model that will clearly reduce the District's estimated multi-family unit capacity below its requirement.
8. Taken as a whole, the geography of the District meets the land area, multi-family unit capacity, gross density, and other requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	297.3	285.5
Multi-family unit capacity (units)	3,813	36,723	6,042
Gross density (units per acre)	15	N/A	22
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following discrepancies from the land area, unit capacity and gross density metrics:

- Land Area: EOHLC adjusted the land area in both areas of the District. The application included both the Upper and Lower Jackson Square subdistricts of the Jackson Square Overlay District. EOHLC's review determined that Upper Jackson Square allows mixed-use development, but not multi-family housing, as of right, so the land area of that subdistrict was removed. Additionally, the submitted compliance model captured parcels that are not within the boundaries of the Lower Jackson Square subdistrict, so these parcels were removed.
- Unit Capacity: EOHLC adjusted the unit capacity estimate for both areas of the District. The unit capacity change reflects the land area adjustment in the Lower Jackson Square subdistrict. Additionally, the unit capacity of parcels affected by the Floodplain District were removed due to the special permit requirement of the Floodplain District. The Naval Air Station Mixed Use Development District's unit capacity was limited to 6,000 units, reflecting the unit limit described in a December 16, 2024, Certificate of the Secretary of Energy and Environmental Affairs on the Final Supplemental Environmental Impact Report.
- Gross Density: The application did not include a calculated gross density. EOHLC calculated the District gross density to reflect the changes in land area and unit capacity above.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- This determination relies on the interpretation that the Lower Jackson Square District allows multi-family housing as of right and does not require a commercial component for a development. If the Lower Jackson Square District does not allow multi-family development as of right, EOHLC may adjust this compliance determination.
- This determination relies on the application of a 6,000 unit cap as described in the December 16, 2024, letter entitled “Certificate of the Secretary of Energy and Environmental Affairs on the Final Supplemental Environmental Impact Report.” EOHLC interprets this unit limit as available for development and not subject to any other additional unit capacity restrictions including from development agreements. If this cap is reduced or its method of application changed, EOHLC may revisit Weymouth’s compliance with 3A.
- The standards set forth in the site plan review section of Weymouth’s zoning bylaw lean towards discretionary criteria which may affect the “as of right” approvals for development proposals in the District. EOHLC cautions the Town against applying site plan review or design review standards or criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.
- EOHLC cautions the Town against enforcing zoning-based occupancy limits on the number of persons occupying a dwelling unit as described in the definition of Family in both the Weymouth zoning bylaw and the Naval Air Station bylaw. Zoning based occupancy caps conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.”

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the District, or of any other by-law, ordinance, rule, regulation, or municipal action, or change to the Naval Air Station, that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes result in special permit requirements for multifamily housing projects proposed in the District, and/or the permitting processes effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Weymouth’s compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.



While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.", written in dark ink.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Patrick O'Connor, [patrick.oconnor@masenate.gov](mailto:patrick.oconnor@masenate.gov)  
Representative Ronald Mariano, [ronald.mariano@mahouse.gov](mailto:ronald.mariano@mahouse.gov)  
Representative James Murphy, [james.murphy@mahouse.gov](mailto:james.murphy@mahouse.gov)  
Robert Luongo, Town of Weymouth, [rluongo@weymouth.ma.us](mailto:rluongo@weymouth.ma.us)  
Eric Schneider, Town of Weymouth, [eschneider@weymouth.ma.us](mailto:eschneider@weymouth.ma.us)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [MCarter@whitman-ma.gov](mailto:MCarter@whitman-ma.gov)

June 24, 2025

Mary Beth Carter, Town Administrator  
Town of Whitman  
P.O. Box 426  
Whitman, MA 02382

**Re: Whitman - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)**

Dear Administrator Carter,

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Whitman's "MBTA Communities Overlay District" (District). After careful review and analysis, EOHLC determined that Whitman is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Whitman to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Whitman for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions.

Whitman is designated as a Commuter Rail Community with 5,984 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 37 acres and a minimum multi-family unit capacity of 898 units. At least twenty percent (20%) of the Town's requirements must be met within ½ miles of transit stations.

EOHLC conducted a thorough review of the application and made the following determinations:

1. The District comprises **75.9 acres**.
2. As of right multi-family unit capacity for the district is estimated at **1,017**.
3. The gross density of the District is estimated at **16.4 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. At least **twenty percent (20%)** of the required District land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the district is suitable for families with children.

7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	37	75.9	75.9
Multi-family unit capacity (units)	898	1,165	1,017
Gross density (units per acre)	15	18.8	16.4
One 50% contiguous area	Yes	Yes	Yes

EOHLC determinations differ from the application estimates for the following reasons:

- Unit capacity: Three parcels that are partially within the District were missing information in the compliance model. EOHLC re-calculated the data for these partial parcels. Additionally, EOHLC adjusted the submitted parking space per unit 1.5 to 2 to more accurately estimate the range of parking spaces required per number of bedrooms. Finally, EOHLC removed the unit capacity from 66 Pond Street because the lot does not meet the frontage requirements of the District. As a result of these changes, the unit capacity of the District was reduced from 1,165 to 1,017.
- Gross density: EOHLC recalculated the gross density to reflect the unit capacity changes described above.

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- The standards set forth in the environmental performance standards and site plan review section of Whitman's zoning bylaw lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. EOHLC cautions Whitman against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c. 40A, Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 72.10 of the Regulations.
- Permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If those factors reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Whitman's compliance with Section 3A, and could require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District; please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov). If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator Michael Brady, [Michael.Brady@masenate.gov](mailto:Michael.Brady@masenate.gov)  
Representative Alyson Sullivan, [Alyson.Sullivan@mahouse.gov](mailto:Alyson.Sullivan@mahouse.gov)  
Kathleen Keefe, Town of Whitman, [KKeefe@whitman-ma.gov](mailto:KKeefe@whitman-ma.gov)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [brudolph@winchester.us](mailto:brudolph@winchester.us)

February 6, 2025

Beth Rudolph, Town Manager  
71 Mt. Vernon Street  
Winchester, MA 01890

**Re: Winchester - Determination of Compliance with  
Section 3A of the Zoning Act (Section 3A)**

Dear Town Manager Rudolph:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Winchester's MBTA Overlay District (District). After careful review and analysis, EOHLC has determined that Winchester is **compliant** with Section 3A, as it finds that Winchester meets, or exceeds, the requirements of Section 3A and 760 CMR 72.00.

Please note that this Determination of Compliance by EOHLC qualifies Winchester for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Winchester is designated a Commuter Rail community with 8,135 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 37 acres, a minimum multi-family unit capacity of 1,220 units, and a minimum gross density of 15 units per acre. Additionally, at least fifty percent (50%) of the district must be within a half-mile of a transit station.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **47.9 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,396 units**.
3. The gross density of the District is estimated at **30.4 unit per acre**.
4. **At least fifty percent (50%)** of the District is one contiguous land area.

5. **At least fifty percent (50%)** of the required land area and estimated unit capacity is within transit station areas.
6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. The Economic Feasibility Analysis submitted in support of the District's inclusionary zoning requirements demonstrates that a reasonable variety of multi-family housing types can be feasibly developed.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and 760 CMR 72.00.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	37	47.8	47.9
Multi-family unit capacity (units)	1,220	1,420	1,396
Gross density (units per acre)	15	30.7	30.4
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- Development in the District is subject to the requirements of Section 9.5 Site Plan Review pursuant to Winchester's zoning bylaw. The standards set forth in the site plan review lean towards discretionary criteria which may affect the "as of right" approvals for development proposals in the District. We caution the town against applying site plan review criteria in a discretionary manner that is inconsistent with G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward M. Augustus, Jr.", written in a cursive style.

Edward M. Augustus, Jr.  
Secretary

cc: Senator Jason Lewis, [Jason.Lewis@masenate.gov](mailto:Jason.Lewis@masenate.gov)  
Senator Patricia Jehlen, [patrica.jehlen@masenate.gov](mailto:patrica.jehlen@masenate.gov)  
Representative Michelle Ciccolo, [michelle.ciccolo@mahouse.gov](mailto:michelle.ciccolo@mahouse.gov)  
Representative Michael Day, [Michael.Day@mahouse.gov](mailto:Michael.Day@mahouse.gov)  
Taylor Herman, Town of Winchester, [therman@winchester.us](mailto:therman@winchester.us)



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: [citymanager@worcesterma.gov](mailto:citymanager@worcesterma.gov)

September 30, 2024

Eric Batista, City Manager  
City of Worcester  
455 Main St  
Worcester, MA 01608

**Re: Worcester - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)**

Dear City Manager Batista:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the City of Worcester which is comprised of BG-6.0, Business General & Commercial Corridors Overlay District - Downtown Parking Subarea, CCOD-D (District). After careful review and analysis, EOHLC has determined that Worcester is **compliant** with Section 3A, as it finds that Worcester meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Worcester for the MBTA Communities Catalyst Fund which was announced by Governor Healey in [June](#). Learn more about the program at the web page [MBTA Communities Catalyst Fund](#) which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov).

Worcester is designated as a Commuter Rail Community with 84,281 existing housing units per the 2020 United States Decennial Census. The City is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 12,642 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **423.6 acres**.
2. As of right multi-family unit capacity for the District is estimated at **43,616 units**.
3. The gross density of the District is estimated at **103.0 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least forty percent (40%)** of the required District land area and estimated unit capacity is within transit station areas.



6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. The District contains an Inclusionary Zoning requirement offering proponents of residential projects 12 units or more to choose between 15% of units that must be affordable to households at or below 80% of Area Median Income (AMI) OR 10% of units affordable to households making 60% AMI. Worcester submitted an Economic Feasibility Analysis that supports the feasibility of multi-family development for projects up to 25 units. Projects of 50 or 100 units were found to be infeasible using standard assumptions about cost and expected returns. EOHLC finds that smaller project feasibility is acceptable and notes below that the City should monitor larger scale project feasibility as economic factors change (such as reduction in interest rates).
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	<b>Required</b>	<b>Submitted</b>	<b>Determined</b>
Land area (acres)	50	423.6	423.6
Multi-family unit capacity (units)	12,642	43,616	43,616
Gross density (units per acre)	15	103.0	103.0
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

- We caution the City not to impose limits on the number of unrelated persons occupying a dwelling unit as stated in the definition of Family in the Zoning Ordinance as such limits conflict with the prohibition on the limitation of occupants in G.L. c.40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to [EOHLC3A@mass.gov](mailto:EOHLC3A@mass.gov) prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.

- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.
- Permitting conducted in connection with the additional factors listed above must not effectively reduce the estimated multi-family unit capacity of the District. If the Inclusionary Zoning requirements effectively reduce the estimated multi-family unit capacity of the District, EOHLC may revisit Worcester's compliance with Section 3A, and could require the City to remedy any deficiency with amendments to its zoning.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Mayor Joseph M. Petty, [mayor@worcesterma.gov](mailto:mayor@worcesterma.gov)  
 Senator Peter Durant, [Peter.Durant@masenate.gov](mailto:Peter.Durant@masenate.gov)  
 Senator Robyn Kennedy, [Robyn.Kennedy@masenate.gov](mailto:Robyn.Kennedy@masenate.gov)  
 Senator Michael Moore, [Michael.Moore@masenate.gov](mailto:Michael.Moore@masenate.gov)  
 Representative Daniel Donahue, [Daniel.Donahue@mahouse.gov](mailto:Daniel.Donahue@mahouse.gov)  
 Representative Mary Keefe, [Mary.Keefe@mahouse.gov](mailto:Mary.Keefe@mahouse.gov)  
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 Representative John Mahoney, [John.Mahoney@mahouse.gov](mailto:John.Mahoney@mahouse.gov)  
 Representative James O'Day, [James.O'Day@mahouse.gov](mailto:James.O'Day@mahouse.gov)  
 Michelle Smith, City of Worcester, [smithm@worcesterma.gov](mailto:smithm@worcesterma.gov)