



Director of Planning & Building

# BOARD UPDATE

June 11, 2024

Please note that while the MBTA Communities Zoning project is in full swing, I will not be able to provide analysis and commentary regarding DSPR applications. Regrettably, this project is taking a significant amount of bandwidth, along with Zoning Bylaw warrant articles in both the spring and fall, and I will continue to rely on the great work of Inspector of Buildings Ara Yagurtian until further notice. Thank you for your patience and consideration.

## ■ MBTA Communities Update

This section will provide time sensitive or critical information for the Board to consider as the Board continues review and development of MBTA Communities Zoning work.

### *New Information*

1. No feedback yet on Mandatory Mixed-Use submittals to the state.
2. You now have the first draft zoning text. I think it will be important to focus first on dimensional criteria, which we need to finalize soon. I totally understand that members see this like a chicken-egg problem where we can't fully endorse a dimensional measure until we know how it would be realized on the ground. But you can evaluate the criteria against the existing development in surrounding properties and the neighborhood generally.
3. Roy made the requested presentation to the public on Friday and now both the slide deck and the recording are posted online. I anticipate that Roy will be available at the Planning Board meeting to articulate the idea in more detail. I fully understand the issues surrounding S. Belmont versus Brighton and other lesser differences between the maps. I do think the rationale for considering two maps as presented has some merit but if those issues can be overcome, I still think a one map option could still work.

### *Timeline/Calendar Questions and Comments*

1. The revised public hearing notice has been sent in and the public hearing will now commence on the 16<sup>th</sup> of July.

2. The state EOHLC Pre-Compliance Review is strongly recommended to elicit the necessary feedback from the state. To re-emphasize, this is not locking the Town in. We are not seeking an approval. This is just constructive feedback showing where the Town may not be compliant in one or more areas.

#### *Map Issues*

1. New Publicly Available Map – The latest Planning Board map has been posted online on the MBTA Communities Zoning Project tab.
2. As stated previously, as soon as we are set with dimensional requirements, we can ask Utile to run the Compliance Model soon to see where we stand.

#### *Affordable Units/Inclusionary Zoning*

1. The Inclusionary Housing Bylaw has been reviewed and edited by Town Counsel. I should be able to reformat this and send out to all parties on Wednesday of this week.
2. Economic Feasibility Analysis – MAPC can begin to develop this more fully once the Board approved a map and dimensions in principle. However, the timeline for EFA is more flexible according to our consultants.

#### *Market and Impact Analysis*

1. The Market Analysis is making good progress and we should start seeing initial data products relatively soon.
2. The Fiscal Impact Analysis (FIA) project has kicked off and interviews with Town officials took place on May 23rd. The consultants have submitted to staff a list of data requirements and I have provided most of the data. What remains is the same information needed by multiple parties, the map and dimensions.
3. Once we flesh out the scenario thresholds, we can target the lowest scenario for the MBTA Communities Zoning impacts.

#### *Public Outreach*

I have no update regarding this topic for this meeting. One question: Does the Board wish to have neighborhood-level meetings? If so, this should happen in June.

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### ■ Long Range Planning

With partial monies dedicated to a new comprehensive/master plan, I encourage the Planning Board to begin getting vocal about what they would like to see for a plan process. I recommend that the program have a dedicated committee and that the committee have at least one, possibly two members of the Planning Board but also representatives of other boards and committees in Town that would be providing content including Conservation Commission, Select Board, DPW, Housing Trust, Recreation Department, Warrant Committee, Finance Department, and others. It

could also have a few at-large citizens. While I do not have any issue with the Vision 21 Committee as a starting point, I'd recommend a re-naming and a populating with the appropriate additional members. It should also have a clearly articulated charge. Duxbury had the Planning Board and Select Board as co-appointing authorities and this worked well in getting departmental and committee buy-in and participation.

Other issues to consider include:

1. Where the additional funding will be coming from.
2. How to develop a scope.
3. What kind of consultant should be sought.

I recommend adding this as a short 10-minute agenda item for June 11 or 18.

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