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**Sent:** Saturday, July 29, 2023 1:30 PM

**To:** Betsy Ware <wareb@manchester.ma.us>

**Cc:** Gail Hunter <HunterG@manchester.ma.us>; Christopher Olney <olneyc@manchester.ma.us>; Ann Harrison <harrisona@manchester.ma.us>

**Subject:** [EXTERNAL] - Prep August 17 MBTA Zoning Task Force Meeting

Hello Betsey/Gail, (please distribute to all MBTA TF Members, thank you)

In anticipation of the August 17 MBTA Task Force Meeting, how close are we to getting a reasonable fix on the number of multifamily homes within .5 miles of the train station? I know Chris has alluded to data that we may be **close** to what we are required to meet. I also note that the # ADU's situation is unclear. I understand that the Wetlands areas have been backed out of the formula, providing us with a reduced number of units. While I have heard but cannot confirm that DCHD expects all **NEW** housing reference the number of units, this may be a negotiable position as the law does use the term "reasonable," as defined, with regard to establishing a new zoning district.

**(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.**

I also heard that you and Chris were speaking of a map of sorts and an overlay of assessor data for multifamily homes (hope I heard correctly). I am particularly interested in the CZM flood projections as it affects the locus we are supposed to be zoning for MBTA housing. The 15 units per acre appears to be subject to limitations under Chapter 131, Sec 40 on Wetlands and other environmental regulations. I believe that GIS will

provide this data as Ann indicated, but having an overlay of existing multifamily would be useful.

If would be extremely helpful to have this data posted for the attendees prior to August 17.

Question: What is driving the DCHD...the number of actual units to increase population/density (no limit on beds) or the land mass area to be zoned by right? I see a distinction here.

Best,

Lorraine