



MBTA Zoning Task Force Question of the Week #1

Why is the MBTA Task Force Looking at Certain Areas of Town and Not Others?

The Task Force has first been looking at areas in Town where we might already be close to compliance with the State's MBTA Zoning Law. The State law requires that MBTA-served Towns create zoning that permits more housing units by right in multi-family dwellings. "Multi-family" is defined as dwellings with 3 units or more. Currently throughout the General District, 3-family units are allowed by right, therefore the Task Force started testing this area first. In addition, there is concern that areas outside of downtown, with generally larger parcel sizes, could encourage larger developments.

As the Task Force continues to study all areas of Town, they will rely on a list of adopted Guiding Principles that will serve as a score card for the selection of new zoning districts. Some of the recently adopted Principles include:

- Protect and preserve Town character and commercial uses in the downtown,
- Minimize potential impact on Town neighborhoods and residents, while developing regulations that are least disruptive to the existing zoning bylaws.

Please read the complete list of Guiding Principles [here](#) and join the next MBTA Zoning Task Force Meeting on February 29, 2024 at 6:30 PM. Your participation and feedback is encouraged.