

Question of the Week

“What criteria did the Task Force apply to identify the proposed MBTA Zoning overlay districts?”



ANSWER:

The Task Force voted to apply a series of “*Guiding Principles*” to areas of Town under consideration in January 2024. Those Guiding Principles are:

- Compliance with the MBTA Communities Act.
- Protect and preserve Town character and commercial uses in the downtown.
 - Preserve variety of design characteristics.
 - Preserve historic structures.
 - Protect commercial uses.
 - Protect existing multifamily uses.
- Keep building height limit to 4 stories or less within the ½ mile radius.
- Offer alternatives that will be approved by Town Meeting.
- Encourage housing development to meet town needs including affordability; Consider the SHI.
- Protect the shoreline and waterfront as resources for all citizens.
- Minimize impacts on open space, water resource areas, and coastal areas threatened by flooding and sea level rise.
- Minimize potential impact on town neighborhoods and residents.
 - Target development to appropriate sites and minimize the size of projects in existing residential neighborhoods
 - Minimize the total of new additional units.
 - Consider development beyond the ½ mile radius in appropriate locations.
 - Consider infrastructure limits (water, sewer, electricity, traffic, schools, etc.).
- Consider residential use above first floor commercial uses.
- Develop regulations that are least disruptive to the existing zoning Bylaw.