

Action Plan for MBTA Communities

Description Area Please read the Section 3A Guidelines before attempting to complete this form. Please note: Action Plan Forms must be submitted by a municipal official with authority to act on behalf of the municipality on matters of zoning, such as the municipal CEO or planning director.

Section 1: Identification

Description Area The Section 3A Guidelines establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, and developable land. This section of the Action Plan helps to identify the transit stations that determined each community's category. Appendix 1 of the Section 3A Guidelines lists each community's category and minimum multi-family unit capacity requirement.

1.1 MBTA Community Name West Newbury

1.2. Community Category Adjacent small town

1.3. Multifamily Unit Capacity Requirement 87

1.4. Does this municipality have any MBTA rapid transit stations within its boundaries? No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries? No

1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them? No

1.7. Please provide the name of the person filling out this form Sue Brown

1.7a. Title Town Planner

1.7b. Email Address townplanner@wnewbury.org

1.7c. Phone Number (978) 363-1100

1.8 Please provide the name of the municipal CEO Angus Jennings

1.8b Mailing address of municipal CEO	381 Main Street West Newbury, MA 01985
1.8c Email address of municipal CEO	townmanager@wnewbury.org
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Town Manager Town Planner Select Board Planning Board Affordable Housing Trust Private Consultant (vendor TBD) DPW Director Water Superintendent

Section 2: Housing Overview

2.1. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes
2.1a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	<ul style="list-style-type: none"> • Increase municipal capacity to assist with creation of affordable housing - <ul style="list-style-type: none"> o Adopted Affordable Housing Trust (AHT) - May 2022 o Transferred Inclusionary Zoning Payment Fun to AHT - May 2022 Expanded Town Planner hours from 25 to 28/week to support housing initiatives and built more housing responsibilities into job description • Support Seniors to age in place - Tax Abatement Program, Congregate Meals, Meals on Wheels, NEET Rides, Ring and Ride • Increase senior housing options - Assisted Living Facilities Bylaw in place • Assess Town owned land for housing - proposed disposition of 34 acres of town-owned property ("Mullen property") for development of mixed-income, intergenerational housing in 2009; failed to secure Town Meeting approval. Efforts ongoing to revisit Mullen property and to identify other town-owned parcels, and that would be suitable for development of affordable housing.
2.2. Is this municipality currently working on any other planning for housing?	Yes
2.2a. Please briefly describe the housing work underway.	<ul style="list-style-type: none"> • updating Housing Production Plan, (expected completion FY24) • assessing opportunity for Accessory Dwelling Unit bylaw • assessing town owned land for various municipal needs including housing

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)

- c. A new 40R or other overlay zoning district
- d. A new base zoning district or districts

3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).

Potential district and location: undecided - may consider:

- Portion of Residential District C: close to Business District, along main travel route, close to town facilities, access to public water
- One or more 10+ acre sites along 113 or with access from 113, access to public water

3.1d. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work this community has already done for this district.

Potential district and location: undecided - may consider:

- Portion of Residential District C: close to Business District, along main travel route, close to town facilities, access to public water
- One or more 10+ acre sites along 113 or with access from 113, access to public water

3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?

Infrastructure capacity incl. water, roadways
Walkability

Section 4: Action Plan Timeline

Description Area

This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. DHCD will review proposed timelines for feasibility before approving an Action Plan. Public outreach
Developing zoning
Applying DHCD's compliance model to test for density and unit capacity
Holding planning board hearings
Holding legislative sessions and adopt compliant zoning
Submit District Compliance application to DHCD

Description Area

Task

Description Area

Start

Description Area

Finish

Short Answer

Secure consultant

Jan 03, 2023

Mar 31, 2023

Short Answer

Public outreach

Mar 31, 2023

May 31, 2023

Short Answer

Scenario development

May 01, 2023

Oct 31, 2023

Short Answer

Public outreach

Oct 01, 2023

Jan 31, 2024

Short Answer

Draft zoning

Dec 01, 2023

Feb 28, 2024

Short Answer

Planning Board hearing

Mar 01, 2024

Apr 30, 2024

Short Answer

Town Meeting

Apr 29, 2024

Short Answer

If zoning fails, make changes to proposed regulations, and take to Town Meeting again

Apr 29, 2024
