

3A MBTA Advisory Committee Meeting Minutes 11/16/22

Economic Development and Planning Director, Robert Weiss called the meeting at 7:00pm.

The Following persons were present in person: Economic Development and Planning Director, Robert Weiss, Jodie Garzon, Madeline Yusna, Craig Schultze, Wayne Carlson, Owen Salerno, Jeffery Germagian, Dan Merrikin, Nicole Riley.

The following persons were present via Zoom: Fire Chief Rick Barrett.

Nominations of Officers

Dan Merrikin made a motion to nominate Jodie Garzon as chair of the 3A MBTA Advisory Committee. Craig Schultze seconded this motion. The motion passed unanimously.

Discussion of Multi- Family Rezoning Proposed Bylaw Process

Consultants from Metropolitan Area Planning Council (MAPC) John Cruz, Alex Koppelman, and Najee Nunnally made their introductions.

Mr. Koppelman introduces 3A Zoning State Law. The new law is required for all MBTA Communities by the state, Communities that are served by, are next to, communities that are served by the T are MBTA communities. The zoning requirements vary by community and type- Millis is an adjacent community. Zoning must be adopted by December 31, 2024.

Benefits of 3A Zoning:

- Create affordable housing
- Support the local economy
- Eligibility for state funding and grants

Minimum zoning requirements for Millis:

- Zone for 750 new units
- Zone for at least 50 total acres
- Zone for a minimum gross density of 15 units per acre.

Restrictions with 3A zoning:

- 3A Zoning can't restrict age. Housing must be suitable for families with children, cannot allow for senior only developments.
- Zone anywhere with environmental constraints.
- Cannot be zoned on public land, institutional land, and public open spaces.

3A Zoning allows

- Placement of zoning anywhere in Town.
- Require Affordability
- Create districts that satisfy multiple requirements (ex. 3A district could also be a 40R district)
- Create varying levels of density that allow for the 15 gross units total.

Next steps for the MAPC Team

- Plan first town-wide engagement in the coming months
- Set up focus groups
- Zoning analysis and potential 3A site selection analysis
- Analyze development trends in Millis
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Committee member Nicole Riley questioned how this new zoning will work with Millis' current zoning. She stated 5A1 which is the minimum land area, declares that it is either 50 acres or 1.5% of the developable land. She questioned how they determine what constitutes developable land and stated Millis has a lot of wetlands, and land that is owned but the Army Core of Engineers. Her rough

calculations using the assessors GIS, Millis would be towards 40 acres of zoning requirements rather than 50 acres, how do they accurately calculate that and present it to the state if we are below 50 acres. MAPC member John Cruz responded by saying they are waiting for the compliance tool from the DHCD, which will give us more information on the developable land and the planning team will have more information then.

Nicole Riley questioned if they will be able to incorporate the towns current zoning setbacks and height limitations within these districts or will it be like the 40B where the developers can push it through the state to get what they are looking to do.

MAPC member John Cruz responded by saying yes, there will be able to have standards, but may have to adjust the numbers meet the requirements. This will be figured out when as they gather more information.

Committee member Wayne Carlson questioned how the building will be accessed. He stated that on 40B housing they cannot charge full assessment and will this have the caveat on the housing that they can't charge the full 100%, so the rest of the community must pick up the rest of the cost.

MAPC member John Cruz responded by saying he has not seen anything in the regulations that address how the property can be accessed and will be looking for more information on that. MAPC member Alex Koppelman then stated complying with the 3A state law is only creating the zoning district, it is not requiring you to build anything or go through permitting process to build something like 40B.

Committee member Craig Schultze stated that the Town is at sewer capacity with the treatment plant. He asked is there any consideration for the fact that they will not be able to easily acquire additional sewer capacity.

MAPC member Alex Koppelman responded by stating it will be considered, but this process is for simply dealing with the zoning law.

Committee Member Dan Merrikin asked what the ramifications would be if despite the Town and committee's best efforts if Town Meeting does not approve the zoning article.

MAPC member Alex Koppelman responded by stating essentially Millis wouldn't be eligible for a variety of State grants, and other funding implications for state funding.

Committee member Dan Merrikin asked because this is a mandate if is inevitable is the Town will have to adopt some form of zoning to comply.

MAPC member Alex Koppelman responded by stating the state won't make you comply, but the Town won't have as great of access to state funding until the Town complies.

Committee Member Nicole Riley asked if there can be a minimum size lot.

MAPC member John Cruz responded by saying yes, there is nothing in the regulations, but they will look more into it.

MAPC member John Cruz stated that over the next few weeks they will be putting together a few focus groups, one with developers and another with different Town staff. The team would also like to put together a public forum to get the publics view and answer questions.

The Committee discusses how much of the units could and should be affordable housing, and what exact information they need from DHCD regarding regulations and potential funding opportunities.

The Committee proposes the following date for the next meeting Wednesday, December 14th, 2022.

Committee member Wayne Carlson made a motion to adjourn at 8:45pm. This motion was seconded by Madeline Yusna. Chair Garzon polled the Committee and the motion passed unanimously.

Respectfully Submitted by Victoria Schindler