

3A MBTA Advisory Committee Meeting Minutes 12/14/22

Chair Jodie Garzon called the meeting at 7:00pm.

The Following persons were present in person: Economic Development and Planning Director, Robert Weiss.

The following persons were present via Zoom: Fire Chief Rick Barrett, Jodie Garzon, Madeline Yusna, Craig Schultze, Wayne Carlson, Owen Salerno, Jeffery Germagian, Dan Merrikin, Nicole Riley.

Announcements

There are no announcements

Continued Discussion of Multi-Family Rezoning Proposed Bylaw Process

John Cruz from the MAPC shares their 3A zoning focus maps. Including a highlight of where the Town center is, also a map of the Towns current zoning districts. He compares previous housing production plans (done by the Voluntary Planning Council in 2019) to the suggested potential 3A zoning and presents different opportunity sites.

- A) GAF/Clicquot site- Industrial and mixed-use zoning, North of Main Street. The developable land of the site is 9 acres on the southern parcel and 11 on the northern parcel.
- B) Lumber Yard- Industrial zoning, south of Main Street, with 7 developable acres.

Committee Member, Nicole Riley stated they should first figure out what exactly is what is total amount of acres they need to create the zoning. She stated a lot of the Town is excluded from their calculations. She questioned what is 1.5% of the non-excluded land is buildable, and whether Spot zoning would apply because this a state regulated zoning district.

Joh Cruz from the MAPC stated that the unit capacity on the 3A website is the final number from DHCH. There are no alternatives available. For each community they have determined the 1.5% or 50 acres whichever is less. The DHCD produces a GIS dataset which contains all land that cannot be developed. For each parcel in all MBTA communities, DHCD added fields for sensitive and excluded land on a parcel (sq ft). Based on these number, the total amount of developable land in Millis appears to be 56 acres. Millis was assigned a 50-acre 3A district. DHCD has yet to confirm their calculations with MAPC.

John Cruz from the MAPC responded to the spot zoning question. the requirement is it must be 50 acres total and to split them into multiple districts, one district can't be fewer than 5 acres and one district must be at least 25 acres.

Committee member, Nicole Riley stated that there were complaints from the few residential homes of the industrial use of the location where the tractor supply co was built. She questioned if we would drive out some of the business currently in the industrial zoned areas if housing were built.

Chair Jodie Garzon questioned if there are sites with potential contamination issues can they be included in these calculations or are they excluded.

John Cruz from MAPC responded by stating that in the regulations there isn't a lot of information on ground field site or clean up. What they do consider for the excluded land is on their website, he stated it might not be a concern for us for zoning purposes but for a contractor and building purposes it might be a concern.

Committee member, Nicole Riely questioned if MBTA 3A zoning could be an overlay zone.

John Cruz from MAPC stated there is nothing in the regulations about not overlaying zones. He stated that other towns have overlaying zones to comply with the zoning requirements for the MBTA.

Alex Koppelman from MAPC discusses their plan for a Public Forum. He would like to make sure the public understands what 3A compliance is and why it's important, as well as hear concerns from the community, and learn what are some benefits the town is looking to gain from the 3A compliance.

John Cruz from MAPC discusses the answers he has found for questions from the last meeting.

- A) Minimum lot size- There is nothing in the DHCD regulations which limits lot size, setback, landscape buffers, or parking. MAPC does not anticipate any concerns with 3A with minimum lot sizes for 3A projects to be built by-right.
- B) Non-Compliance Penalties- The Housing Choice Initiatives, Local Capital Projects Fund and MassWorks infrastructure program are all "listed finding sources" as per the 3A guidelines, Housing Authorities are partially funded buy the Local Capital Projects fund and it is anticipated that communities to do not adopt a 3A district will see a reduction in their Housing Authority budgets, 10% is likely.

Approval of Minutes

Committee Member Madeline Yusna made a motion to approve the Minutes for the meeting on 11/16/22. Committee member Nicole Riley seconded this motion. Chair Garzon polled the Committee and the motion passed unanimously.

Committee member Nicole Riley made a motion to adjourn at 8:30pm. Committee Member Schultze seconded this motion. Chair Garzon polled the Committee and the motion passed unanimously.

Respectfully Submitted: Victoria Schindler