

# **MBTA Communities Advisory Committee**

**Members:** The Committee is comprised of the following seven (7) members, appointed by the Select Board:

- 1) One (1) Member of Planning Board
- 2) One (1) Member of Historic District Commission
- 3) One (1) Member of Board of Assessors
- 4) One (1) Member of Economic Development Committee
- 5) One (1) Member of Housing Trust
- 6) One (1) Member of Diversity, Equity and Inclusion Implementation Committee
- 7) One (1) Member of the Select Board

**Length of Term:** 2 Year

**Charge Approved:** May 25, 2022

**Charge Amended:** October 18, 2022

**Charge Amended:** December 19, 2022

**Purpose:** The MBTA Communities Advisory Committee is established by the Select Board as a Committee to advise the Select and Planning Boards on M.G.L c. 40A Section 3A (the Zoning Act) that requires that an MBTA community shall have at least 1 zoning district of reasonable size in which multi-family housing (three or more units on a single site) is permitted "as of right". Belmont is considered a Commuter Rail Community and according to the 2020 Census, Belmont currently has 10,882 housing units. This means that to comply with Section 3A, Belmont must establish one (or more) as of right zoning districts that total at least 27 acres and have a zoned capacity for 1,632 units

## **Objectives:**

The Committee will work with Planning Division Staff to:

- Ensure deadlines are met to comply with the Zoning Act.
- Develop a thorough understanding of the terms and requirements of the Zoning Act.
- Assess the consequences of non-compliance.
- Identify provisions in the existing Belmont Zoning By-Law that inhibit compliance with Zoning Act requirements.
- Determine the extent to which MBTA communities have flexibility to choose multifamily district location(s) and to exercise control over building scale, appearance, parking and other parameters.
- Identify potential zoning overlay districts that could be created to meet Zoning Act requirements.
- Schedule public hearings to receive stakeholder input and to address resident concerns.
- Develop scenarios for compliance with the Zoning Act for presentation to the Select and Planning Boards.

## **Reporting:**

The committee will report on its progress to the Planning Board on a monthly basis and to the Select Board on a quarterly basis. A final report recommending options for responding to the Zoning Act will be presented to both Boards in January 2023.