

## Action Plan for MBTA Communities

<b>Description Area</b>	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.
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### Section 1: Identification

<b>Description Area</b>	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.
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<b>1.1 MBTA Community Name</b>	Belmont
<b>1.2. Community Category</b>	Commuter rail community
<b>1.3. Multifamily Unit Capacity Requirement</b>	1632
<b>1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?</b>	No
<b>1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?</b>	Yes
<b>1.5a. Please list MBTA commuter rail stations that are located within the municipal boundaries</b>	Belmont and Waverley
<b>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?</b>	No
<b>1.7. Please provide the name of the person filling out this form</b>	Gabriel Distler
<b>1.7a. Title</b>	Staff Planner
<b>1.7b. Email Address</b>	gdistler@belmont-ma.gov

<b>1.7c. Phone Number</b>	(617) 993-2666
<b>1.8 Please provide the name of the municipal CEO</b>	Patrice Garvin
<b>1.8b Mailing address of municipal CEO</b>	455 Concord Avenue Belmont, MA 02478
<b>1.8c Email address of municipal CEO</b>	pgarvin@belmont-ma.gov
<b>1.9. Please briefly describe other members of the core team developing the multi-family zoning district.</b>	Gabriel Distler, Community Development; Roy Epstein, Select Board Member; Rachel Heller, Housing Trust; Thayer Donham, Planning Board; Drew Nealon, Historic District Commission; Paul Joy, Economic Development Committee; Julie Wu, Diversity, Equity and Inclusion Implementation Committee; Metropolitan Area Planning Council Staff.

## Section 2: Housing Overview

<b>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?</b>	Yes
<b>2.1a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.</b>	The Town is currently in the process of updating its 2018 Housing Production Plan, and plans to submit the updated Housing Production Plan for approval by Planning Board and Select Board in the Spring of 2023.
<b>2.2. Is this municipality currently working on any other planning for housing?</b>	No

## Section 3: Preliminary Zoning Strategies

<b>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)</b>	c. A new 40R or other overlay zoning district e. Other zoning strategy
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**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).**

The Committee is considering creating compliant overlay zoning districts to include Waverley Square, Belmont Center, South Pleasant Street, sections of the Trapelo Road corridor, Concord Ave, Brighton Street, and Pleasant Street near Route 2, in addition to other possible areas. The sizes and boundaries of the districts will depend in part on our ability to create compliant zoning within a one-half mile radius of Belmont's commuter rail stations. For reference we are attaching a copy of Belmont's 2018-2023 Housing Production Plan as well as a copy of the charge that defines the responsibilities of Belmont's MBTA Communities Advisory Committee.

<b>File</b>	<a href="https://www.formstack.com/admin/download/file/14063440167">https://www.formstack.com/admin/download/file/14063440167</a>
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**3.1e. Please briefly explain the strategy. Optional: Attach any supporting documents that show planning work this community has already done for this strategy.**

The Committee does not have a specific strategy to consider at this time. The Committee is leaving open the opportunity to learn through the community engagement process other zoning strategies that will further community goals and are compliant with the state law. The Committee recognizes that recommendations can arise through community engagement, working with MAPC, and learning from the approaches of other communities.

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

Our initial list of characteristics includes proximity to transportation alternatives to private cars, such as the two Commuter Rail Stations, bus routes, and the future Belmont Community Path (which will connect to the MBTA Red Line Station at Alewife). We are also considering new overlay districts to allow mixed use in area already zoned for commercial use.

## 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. &nbsp;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.&nbsp;Public outreachDeveloping zoning&nbsp;Applying DHCD's compliance model to test for density and unit capacityHolding planning board hearings&nbsp;Holding legislative sessions and adopt compliant zoning&nbsp;Submit District Compliance application to DHCD

<b>Description Area</b>	Task
<b>Description Area</b>	Start
<b>Description Area</b>	Finish
<b>Short Answer</b>	Applying DHCD's Compliance Model

	Nov 01, 2022
	May 31, 2024
Short Answer	Public Outreach
	Nov 01, 2022
	May 31, 2024
Short Answer	Developing Zoning
	Feb 01, 2023
	Feb 29, 2024
Short Answer	Holding Planning Board Hearings
	Sep 01, 2023
	May 31, 2024
Short Answer	Holding Legislative Sessions
	May 01, 2024
	May 31, 2024
Short Answer	Submit District Compliance
	Jun 01, 2024
	Jun 01, 2024
<p><b>If there is any other feedback you would like to share about the compliance process, please use this space to provide it.</b></p>	<p>In August of 2022 the Town of Belmont's Select Board established the MBTA Communities Advisory Committee which consists of a member of the Town's Select Board; Planning Board; Housing Trust; Economic Development Committee; Historic District Commission; Board of Assessors; and Diversity, Equity and Inclusion Implementation Committee. For additional information, please see the attached Committee Charge. This Action Plan was endorsed by the Belmont Select Board and the Belmont Planning Board in January 2023.</p>