



TOWN OF NORWELL
345 Main Street
Norwell, Massachusetts 02061
(781) 659-8000

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Norwell Community Housing Trust Meeting Minutes

Meeting Date: January 9, 2024, 7pm

Location: Zoom

Members Present: Gregg McBride, Chair
Bruce Graham
Brittany Reardon
Jamie King

Members Absent: Andy. T. Reardon, Select Board Representative

Others Present: Kristin Ford, Administrative Assistant
Ilana Quirk, Director of Planning and Community Development

1. Meeting called to order at 7:01pm

2. Approval of Agenda 7:02pm

Motion; by (Graham) to accept the Agenda for January 9, 2023. Seconded (B.Reardon) and unanimously approved. 4-0-0 by roll call vote.

3. Approval of Minutes 7:03pm

Motion; by (Graham) to accept the meeting minutes as amended dated December 21, 2023, Seconded (B.Reardon) and approved. 4-0-0 by roll call vote.

4. Planning Board's MBTA Article for the May 2024 Town Meeting Update

Please see the attached powerpoint presentation that Ilana Quirk reviewed with the Trust Members. One of the areas designated on the map abuts Hingham's water source and Member McBride believes Hingham owns that property to protect its water supply. McBride believes it is bad policy to zone multi-family housing next to a water supply. The Planning Board will be holding a public hearing to review the new zoning article.

5. Approval of Bills 7:25pm

LDS Consulting, Annual Monitoring Fee, 81-000-7160-5300-0000 Professional Services \$2381.00

DB&S Lumber Company, 81-000-7160-3280-0000, Senior Grant Expenses \$1,289.40

Motion; (Graham) to approve the invoice as presented seconded (King) and approved 4-0-0 by roll call vote.

6. Administrator Update 7:27pm

Next Meeting: Tuesday February 13, 2024, 7pm.

Adjourn: Motion; made by (Graham) to adjourn at 7:34pm seconded (B.Reardon) and passed unanimously. 4-0-0 by roll call vote.

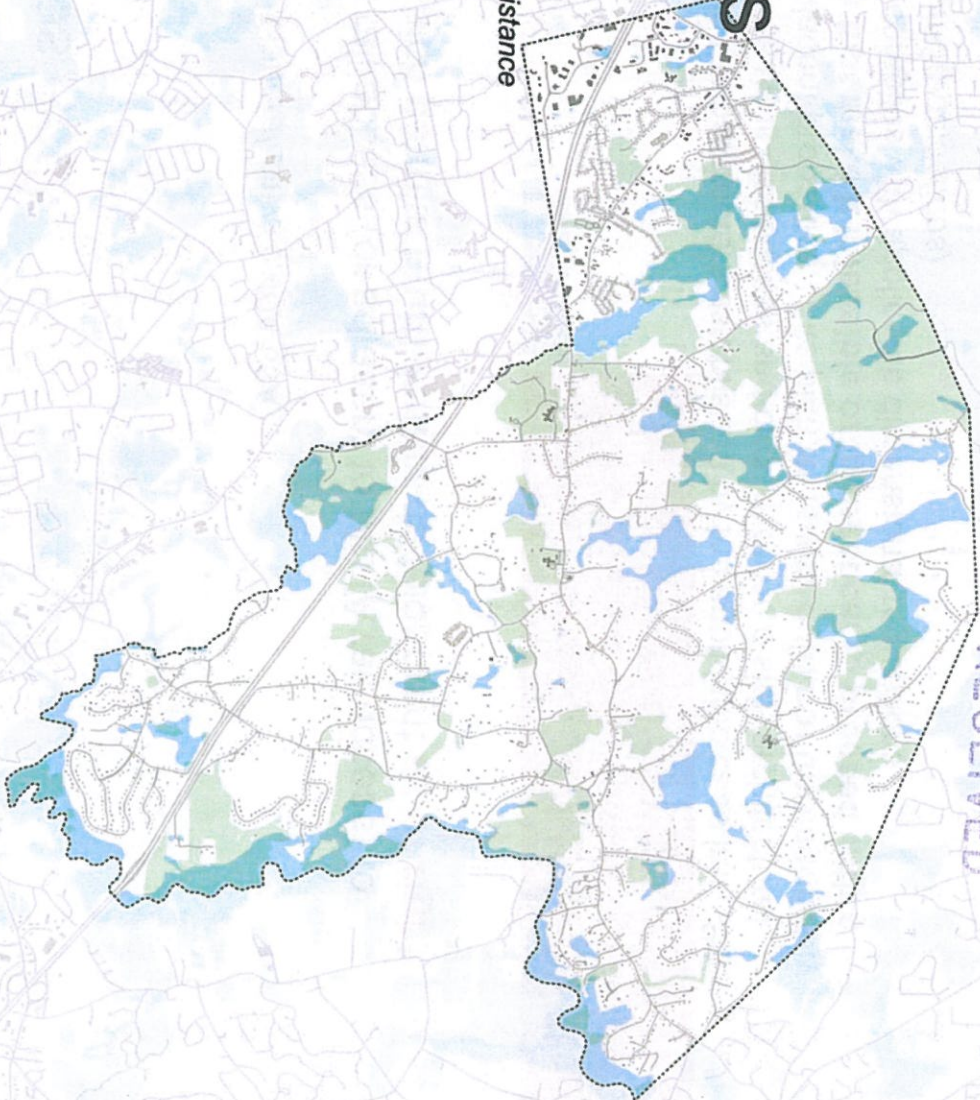
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MBTA Communities 01.08.24 Update

Town of Norwell
Mass Housing Partnership MBTA Communities Technical Assistance



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What is the MBTA Communities Act?

High-Level Overview

- Also known as "Section 3A" (Mass. General Laws c.40A §3A)
- Requires communities with MBTA rail access (or adjacent to MBTA rail access) to have at least one zoning district which permits **multi-family** development **as of right**

3+ units

"development may proceed without the need for a special permit, variance, amendment, waiver, or other discretionary approval"

- Site plan review may be required ... within the parameters established by the applicable case law. Site plan approval may regulate matters such as vehicular access and circulation on a site, architectural design of a building, and screening of adjacent properties. Site plan review **should not unreasonably delay a project nor impose conditions that make it infeasible or impractical to proceed with a project that is allowed as of right** and complies with applicable dimensional regulations. (<https://www.mass.gov/info-details/section-3a-guidelines>)

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What is the MBTA Communities Act?

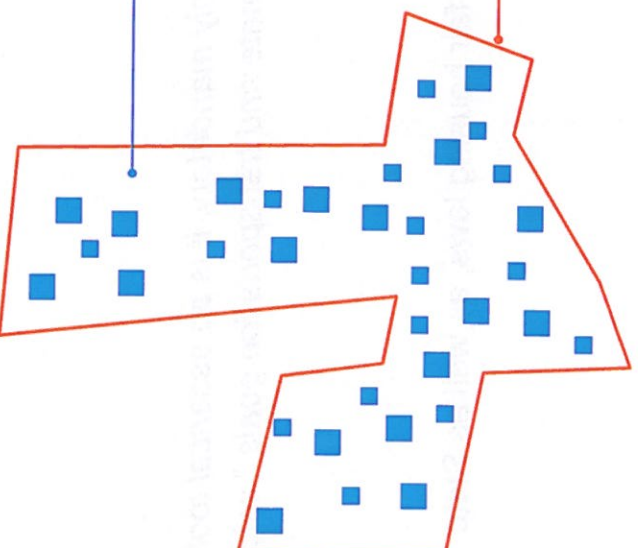
What does this mean for Norwell?

District(s) size

- ≥ 50 acres (can be split across multiple districts)
- At least 50% of district area must be in one contiguous area

District density and unit capacity

- ≥ 15 units per acre
- ≥ 750 units



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Attorney General's Advisory

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Town Obligations Under State Law

"Compliance with the MBTA Communities Zoning Law is not only mandatory, it is an essential tool for the Commonwealth to address its housing crisis along with our climate and transportation goals," said AG Campbell.

Failure to comply with the Housing Choice Law may result in:

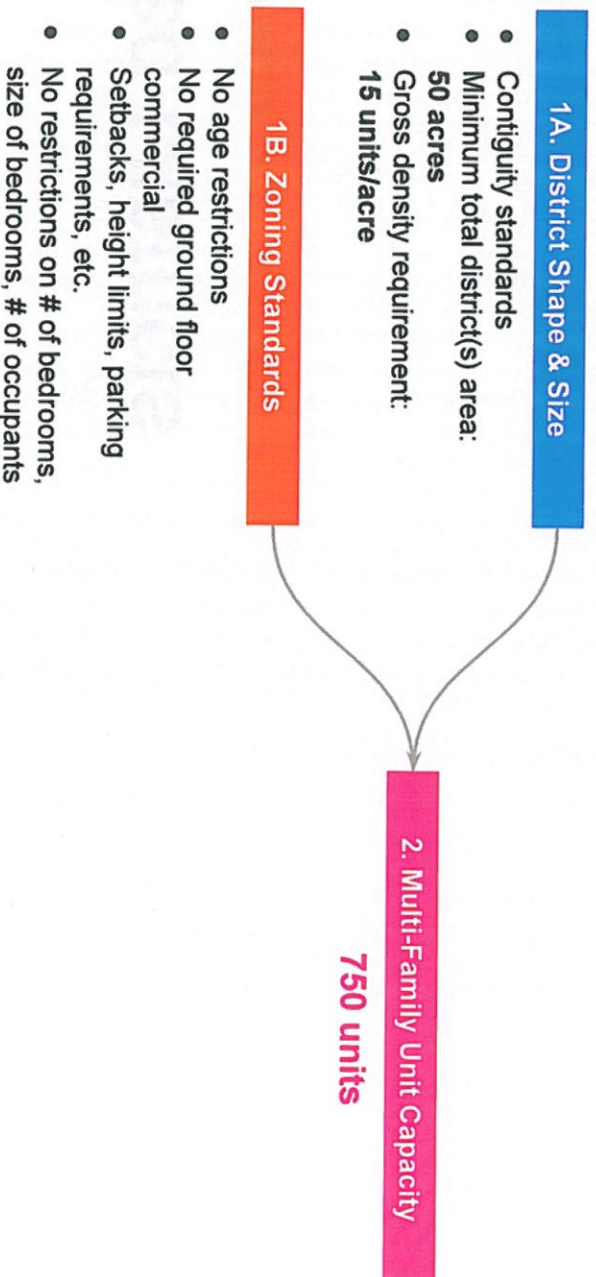
- civil enforcement action or liability under Federal and State fair housing laws, as well as State antidiscrimination law
- Loss of funds from the Housing Choice Initiative
- Loss of funds from the Local Capital Project Fund
- Loss of funds from the MassWorks Infrastructure Program

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Criteria for Compliance



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Updated Districts

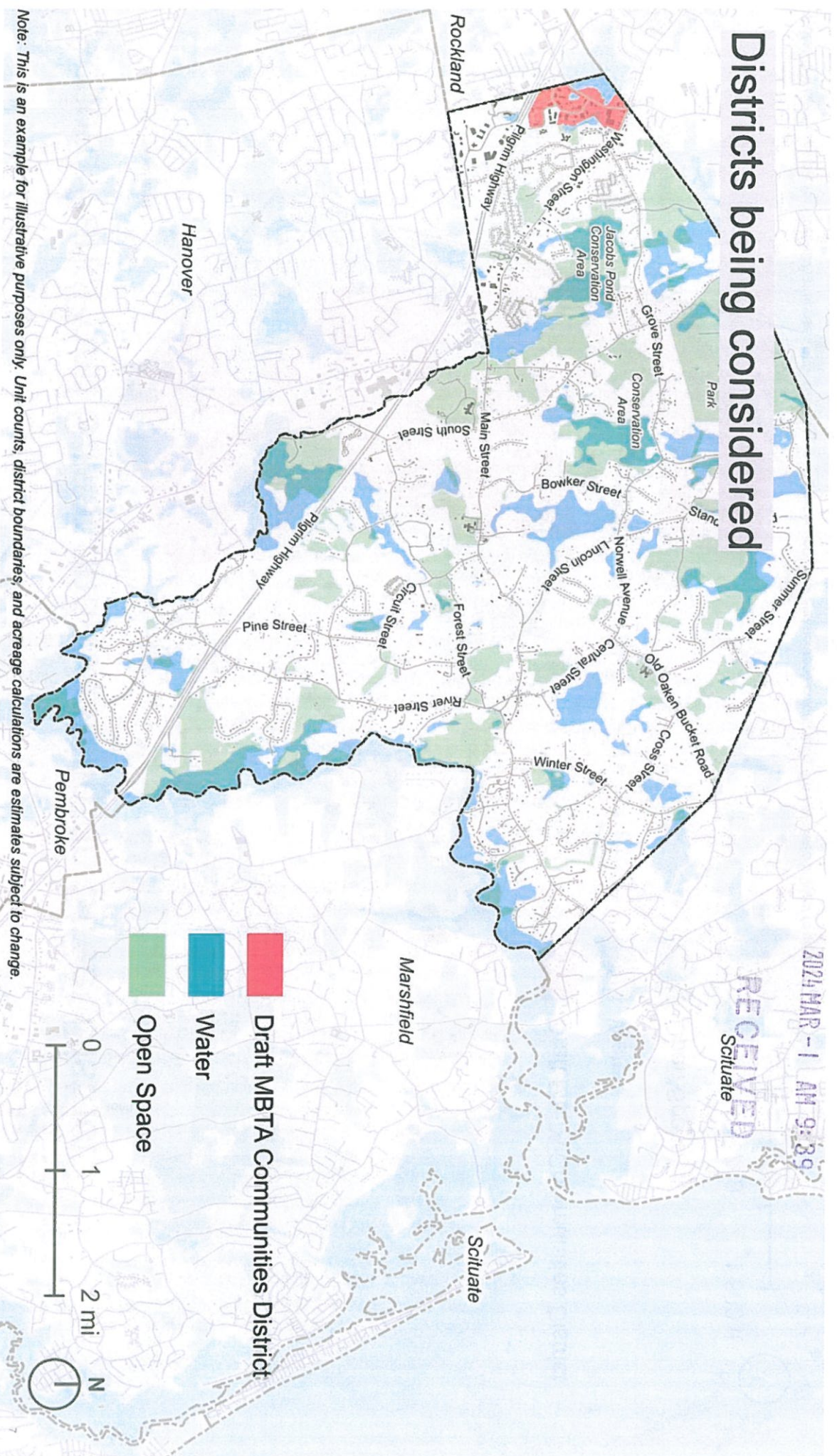
Model inputs and results

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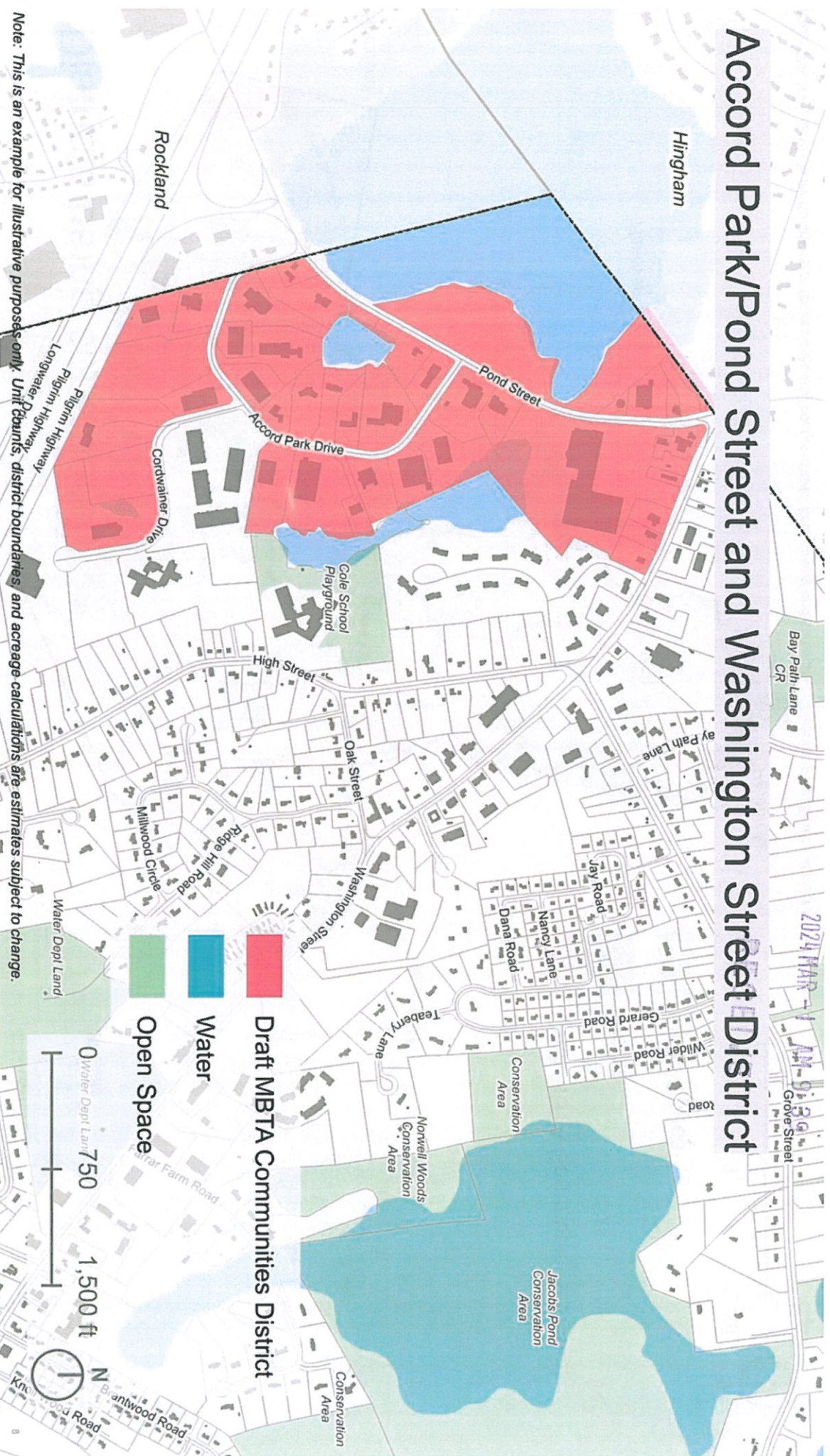
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Districts being considered



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Grove Street

Accord Park/Pond Street and Washington Street District



Note: This is an example for illustrative purposes only. Unit counts, district boundaries, and acreage calculations are estimates subject to change.

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Model Inputs & Results - 2 parking spaces/unit

Scenario #	Model Inputs				Model Outputs			
	Max. Stories	Setbacks	Min. Parking Spaces per Unit	Max. Units per Acre	Modeled Multifamily Unit Capacity	District Acreage (acres)	Subdistrict Density Denominator* (acres)	Modeled Gross Subdistrict Density* (units/acre)
1	3 stories	Front: 30' Sides: 10' Rear: 10'	2	15	923	122.9	54.4	17.0 Units/Acre = 923 units / 54.4 acres
Minimum Compliance Target					750	50	n/a	15
Compliant?	<i>Draft subdistricts are tentatively compliant, pending full determination of compliance from Executive Office of Housing and Livable Communities</i>				YES	YES	n/a	YES

*Per the definition of "gross density" in M.G.L. Chapter 40A and EOHLIC (formerly DHCD) Guidelines, the following must be deducted from the density calculation: Hydrology, wetlands, Title 5 setbacks, Surface Water Protection Zone A areas, and Wellhead Protection Zone 1 areas

Thank You!

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