



PLANNING BOARD

19 Washington Street
Sherborn, Massachusetts 01770
(508) 651-7855
planning@sherbornma.org

January 4, 2024

Dear Sherborn Resident,

We are reaching out to you directly because you own or abut land that may be included in a proposed zoning "overlay" district that would allow multifamily housing as a potential development option for landowners in the district, if they so choose.

The Town is required to create such a district by a new State law passed in January 2021, the "MBTA Communities Act". This law, (Massachusetts General Laws Chapter 40A, Section 3A) requires communities with MBTA service, as well as adjacent communities, to create new zoning districts that allow multi-family housing "as of right" (that is, not requiring a special permit, variance, zoning amendment, waiver, or other local discretionary approval).

It's important to understand that inclusion in this district does not change the current use of the land and does not require landowners to build multifamily housing; it simply provides an additional option for the use of the land in the future.

The Planning Board has identified properties that would fit the requirements of this law in Sherborn Town Center and on Kendall Avenue, as shown on the enclosed maps.

The law requires Sherborn to be in compliance by December 31, 2025 or face possible penalties, so we plan to bring a warrant article to Town Meeting in spring 2024. The proposed Warrant Article language and greater detail is available on the Town's website www.sherbornma.org and then look for the blue box labeled Planning-Documents.

We would like to invite you to meet with the Planning Board for an informal Q&A session on **Tuesday, January 16th at 7:30 pm at Town Hall**. There will be also be a formal Public Hearing open to all town residents on **Tuesday, February 6th at 7:15 pm at Town Hall**. In addition, the proposed zoning overlay district will be discussed at Advisory and Select Board hearings in preparation for Town Meeting, with a vote scheduled at the **Annual Town Meeting on Tuesday, April 23, 2024**.

Please feel free to contact the Planning Board with any questions you may have. Thank you for your time and we greatly appreciate your support as we work to comply with this State requirement.
Sincerely,

The Sherborn Planning Board

Chris Owen, Chair
Addie Mae Weiss
Will Dunham
Frank Hoek
Rob Wolff
Andy Goodearl, Associate
Heidi Doyle, Town Planner