

# Sherborn

## MBTA Communities 3A-TA

### Community input session

### 2024-06-25

*Municipality*

**Town of Sherborn**

Heidi Doyle

*Funded by*

**Massachusetts Housing Partnership (MHP)**

Katy Lacy

*Consultant*

**CommunityScale LLC**

Nels Nelson, Principal and Project Director

[nels@communityscale.io](mailto:nels@communityscale.io)

© 2024 CommunityScale LLC



# Overview

This workshop provides a platform for community input and discussion to locate the MBTA Communities requirement.

## Introduction

# What is the purpose of MBTA Communities (3A)?

Massachusetts is in a housing crisis. It has among the highest, and fastest growing, home prices and rents of any state in the nation. Rising costs have dramatically increased financial pressures on low- and middle-income families. These high costs are a disadvantage to the State's economy.

As an "Adjacent small town", Sherborn doesn't have a station of its own, but Sherborn residents do make use of the MBTA Commuter rail. In 2019, on an average workday there were 93 car license plates registered to Sherborn at Framingham and West Natick stations.

# What happens if Sherborn doesn't comply?

Penalties include loss of discretionary State funding, such as MassWorks.

However, funding disadvantage is not the only consequence. Non-compliance with MBTA Communities zoning legislation may mean a lawsuit from the Attorney General and possibly lawsuits from housing developers.

Introduction

# MBTA Communities Requirements

Sherborn is an **Adjacent small town** with a minimum capacity of 78 units and the area must be at least 5 acres.

The compliance deadline is 12/31/2025.

Community category	Minimum multi family unit capacity	Minimum land area*	% of district to be located in station area
Adjacent small town	78	5 acres	0%

\* Sherborn does not have a designated minimum land area, but the minimum size of any MBTA Communities district is 5 acres

## Glossary of terms

- 3A: Shorthand for MBTA Communities legislation
- Capacity: An estimate of the total number of units that could be built in the district, if every parcel (empty and not) was developed into by-right multi-family housing at the maximum allowed density
- Contiguity: A requirement of all 3A districts wherein at least 50% of the total district area must consist of contiguous parcels (touching or separated only by right-of-way).
- District: All areas to which the 3A-compliant overlay applies
- EOHLC: Executive Office of Housing and Livable Communities, the State office responsible for enacting the MBTA Communities process. EOHLC replaced the Department of Housing and Development (DHCD)
- Net new units: An estimate of how many additional units would be allowed to be built in the district - the district sum of the parcel-by-parcel difference between zoned capacity and existing units.

## Location selection

# What criteria determine suitable locations for 3A zoning? And what are the constraints?

## Requirements

- Capacity for 78 units
- Contiguous 5 acres
- Minimum 15 units/acre

## Considerations that Impact Compliance Calculations

- Wetlands
- Public land
- Other development constraints

## State guidance

- Ideally close to existing services
- Ideally proximate to MBTA station

## Town considerations

- Likely to be adopted by the community
- Available public water and sewer
- Sensitivity to historic character

## Location selection

# Discussion of single-parcel zoning

## Is it “spot zoning”?

The inclusion of a 5-acre contiguity requirement is designed to encourage neighborhood scale districts, and to avoid isolated developments or “spot zoning”. By planning a zoning district with at least 5 acres, a community has the opportunity to consider how multi-family housing will integrate into the fabric of the community.

## Single-parcel zones may use a unit cap

EOHLC supports unit capacity maximums in districts with a single parcel. As we’ll see, this is helpful in Sherborn where the target parcels are very large and otherwise would exceed the required unit capacity at the required density.

## Process

# MBTA Communities process to-date and next steps

**Previously:** MBTA Communities draft zoning for downtown parcels did not pass initial review by the EOHLC (capacity in floodplain, lot size maximum, partial parcels) and was problematic for historical preservation.

**Today:** Share new concepts for MBTA zoning location(s), discuss pros and cons, and provide input on site selection.

## Next steps:

1. CommunityScale and the Town administration will process your input and create a draft scenario
2. CommunityScale will prepare a zoning overlay based on the selected scenario
3. CommunityScale will deliver a presentation at the Planning Board and conduct a question and answer session.
4. CommunityScale will prepare a compliance calculator for EOHLC submission
5. Schedule: We will conclude by December 15, 2024, with the final deadline in 2025..

## MBTA Communities district mapping

# Preliminary options for compliant single-parcel districts to be discussed with the community with and without a district-wide unit cap at 78 units ([map](#))

Status	Name	Address	Market rate	SHI	Total planned or built	District acres	Eligible site acres	Current units / Acre	If 3A	3A impact	if 3A with cap	If 3A with cap impact
Under review	<b>Coolidge Crossing</b>	84-86 Coolidge Crossing	90	30	120	14.6	12.3	9.7	185	65	78	0
Built	<b>The Fields at Sherborn</b>	247A Washington Street	24	8	32	17.5	7.9	4.0	119	87	78	46
Built	<b>Abbey Road Condominiums</b>	1 Abbey Road	18	0	18	5.9	5.1	3.5	77	59	78	60
Built, partial	<b>Meadow's Edge &amp; Whitney Farms</b>	59 Whitney Street	13	4	17	27.7	26.5	0.6	397	380	78	61
Concept	<b>36 Kendall Avenue</b>	36 Kendall Ave	70	8	78	21.2	14.9	5.2	223	211	78	78
Built	<b>43 Kendall Ave Condos</b>	43 Kendall Ave	24	0	24	5.3	4.1	5.9	78	54	78	54
Built	<b>59 North Main Street Villages</b>	59 North Main Street	9	3	12	6.1	4.3	2.8	78	66	78	66

\* This impact could change after 3A is adopted because these projects concepts and are not under construction



MBTA Communities district mapping

# Coolidge Crossing

This site is currently going through the approval process as a 40B.



Under review Status

90 Market rate

30 SHI

120 Total planned or built

14.6 District acres

9.7 Units / Acre

185 If 3A

65 3A impact

78 if 3A with cap

0 if 3A cap impact



MBTA Communities district mapping

# The Fields at Sherborn

Existing multifamily site



Built Status

24 Market rate

8 SHI

32 Total planned or built

17.5 District acres

4.0 Units / Acre

119 If 3A

87 3A impact

78 if 3A with cap

46 if 3A cap impact



MBTA Communities district mapping

# Abbey Road Condominiums

Existing multifamily site, age restricted



## Built Status

18 Market rate

0 SHI

18 Total planned or built

5.9 District acres

3.5 Units / Acre

77 If 3A

59 3A impact

78 if 3A with cap

60 if 3A cap impact



MBTA Communities district mapping

# Meadow's Edge/Whitney Farms

Existing multifamily site



Built, partial Status

13 Market rate

4 SHI

17 Total planned or built

27.7 District acres

0.6 Units / Acre

397 If 3A

380 3A impact

78 if 3A with cap

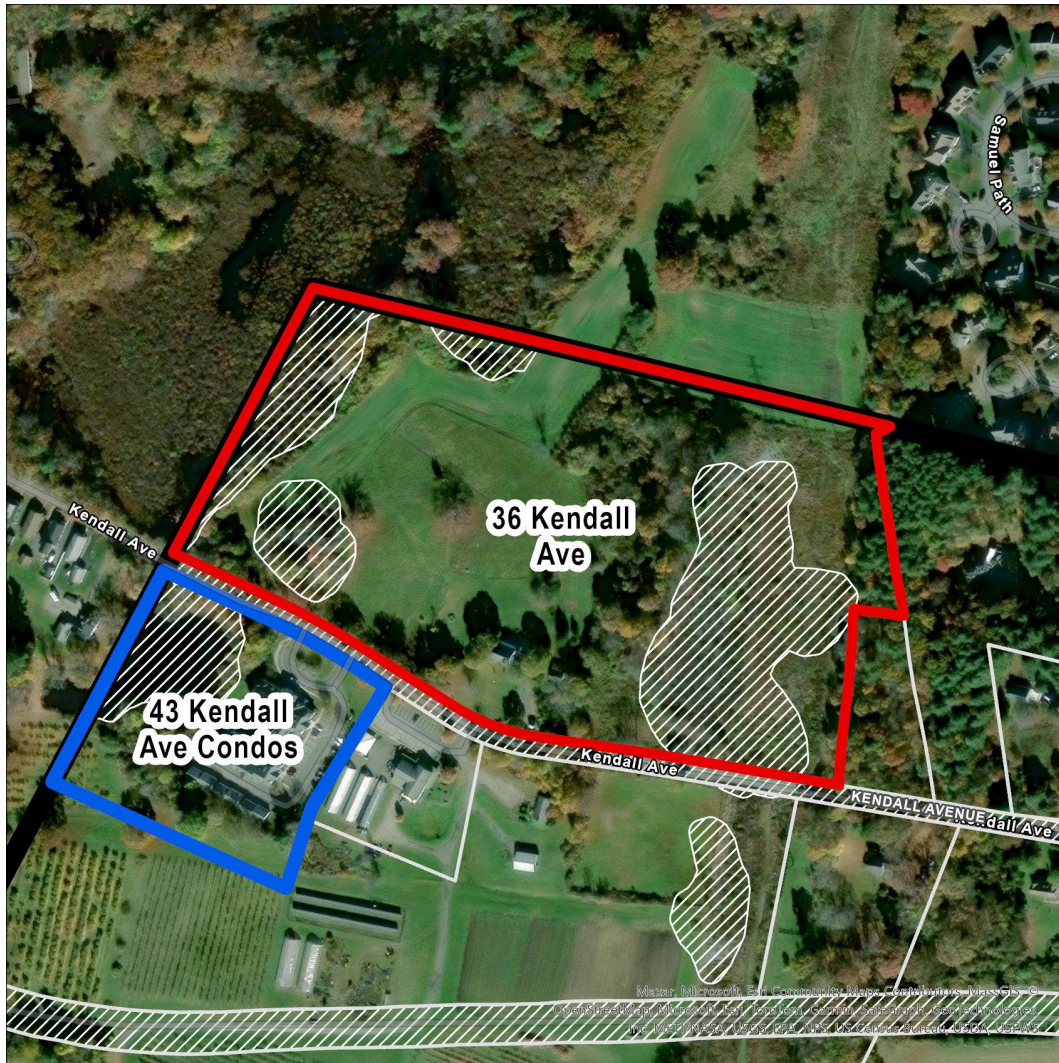
61 if 3A cap impact



MBTA Communities district mapping

# 36 Kendall Ave

Proposed multifamily site, on Framingham water, close to the MBTA Station.



## Concept Status

70 Market rate

0 SHI

70 Total planned or built

21.2 District acres

4.7 Units / Acre

223 If 3A

211 3A impact

78 if 3A with cap

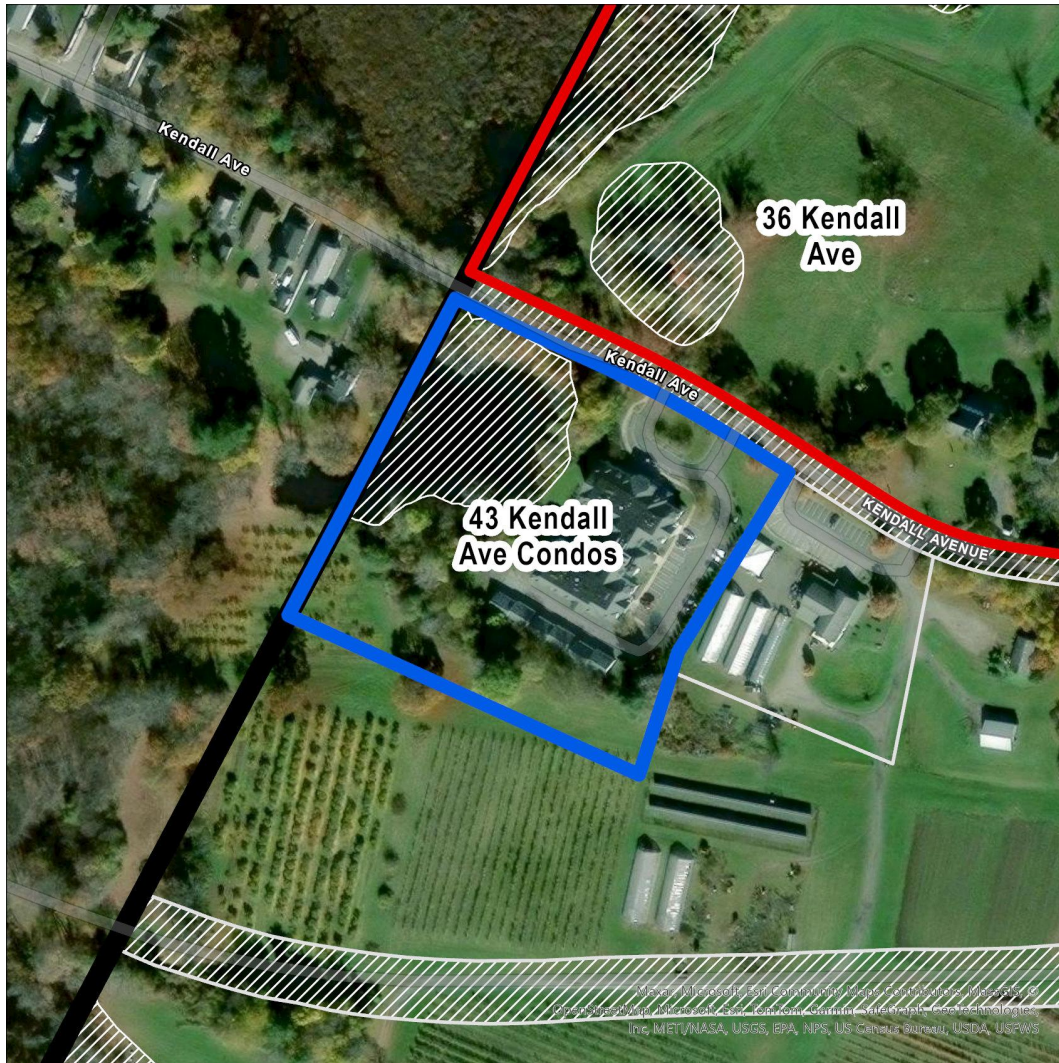
8 if 3A cap impact



MBTA Communities district mapping

# 43 Kendall Ave Condos

Existing multifamily site



Built Status

24 Market rate

0 SHI

24 Total planned or built

5.3 District acres

5.9 Units / Acre

61 If 3A

49 3A impact

61 if 3A with cap

37 if 3A cap impact



MBTA Communities district mapping

# 59 North Main Street Villages

Existing multifamily site



## Built Status

9 Market rate

3 SHI

12 Total planned or built

6.1 District acres

2.8 Units / Acre

64 If 3A

52 3A impact

64 if 3A with cap

52 if 3A cap impact

**MBTA Communities district mapping**

**Discussion of pros and cons followed by voting.**

**Participate by placing a sticker on your preferred site on the [map](#).**

Status	Name	Address	Market rate	SHI	Total planned or built	District acres	Eligible site acres	Current units / Acre	If 3A	3A impact	if 3A with cap	If 3A with cap impact
Under review	<b>Coolidge Crossing</b>	84-86 Coolidge Crossing	90	30	120	14.6	12.3	9.7	185	65	78	0
Built	<b>The Fields at Sherborn</b>	247A Washington Street	24	8	32	17.5	7.9	4.0	119	87	78	46
Built	<b>Abbey Road Condominiums</b>	1 Abbey Road	18	0	18	5.9	5.1	3.5	77	59	78	60
Built, partial	<b>Meadow's Edge &amp; Whitney Farms</b>	59 Whitney Street	13	4	17	27.7	26.5	0.6	397	380	78	61
Concept	<b>36 Kendall Avenue</b>	36 Kendall Ave	70	8	78	21.2	14.9	5.2	223	211	78	78
Built	<b>43 Kendall Ave Condos</b>	43 Kendall Ave	24	0	24	5.3	4.1	5.9	78	54	78	54
Built	<b>59 North Main Street Villages</b>	59 North Main Street	9	3	12	6.1	4.3	2.8	78	66	78	66

\* This impact could change after 3A is adopted because these projects concepts and are not under construction



## Sherborn MBTA Communities 3A-TA

### CommunityScale LLC

Nels Nelson, Principal and Project Director

[nels@communityscale.io](mailto:nels@communityscale.io)

© 2024 CommunityScale LLC

