

MBTA Communities Zoning in Similar Communities

Steve Revilak
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Town Manager 12 Communities

Belmont	Commuter Rail	South Action/Fitchburgh Line
Brookline	Rapid Transit	Green Line
Medford	Rapid Transit	Orange Line, Lowell Line
Melrose	Commuter Rail	Havherill Line
Milton	Rapid Transit	Mattapan Trolley
Natick	Commuter Rail	Worcester Line
Needham	Commuter Rail	Needham Line
North Andover	Adjacent	
Reading	Commuter Rail	Haverhill Line
Stoneham	Adjacent	
Watertown	Adjacent	
Winchester	Commuter Rail	Lowell Line
Lexington (<i>not in TM 12</i>)	Adjacent	

Lexington

- 1,231 unit capacity
- 50 acre minimum
- Not tied to station area

Town webpage for MBTA zoning materials:

<https://www.lexingtonma.gov/1496/Zoning-Amendments---MBTA-Communities>

Lexington (public engagement)

- Oct 25th. Public workshop. Participants were asked to put post-it notes on maps, to indicate preferred location for multi-family districts
- Jan 6th. Presentation to League of Women Voters
- On agenda of 8 planning board meetings between Nov 16th and Jan 12

Lexington (Draft bylaw summary)

- Three village overlay districts: Low-rise (40'), mid-rise (60'), and high rise (70'). Low-rise offers a height bonus for non-residential uses
- Located along bus routes, minuteman bikeway, and existing centers
 - East Lexington (Mass Ave), Lexington Center, Marrett Square, Hartwell Ave, etc
- Dimensional regs generally limited to height and setbacks. Regs for lot size, frontage, FAR do not apply.
- 0.5 parking spaces/unit, with option for parking reduction

Belmont

- Commuter Rail community
- 1,632 unit capacity
- 27 acre minimum
- 50% of district near transit

Web page for MBTA Communities working group

<https://www.belmont-ma.gov/mbta-communities-advisory-committee/agenda/mbta-communities-advisory-committee-agenda-2>

Belmont (status)

- Considering overlay districts around Waverly Square, Belmont Center, sections of the Trapelo Road corridor, Concord Ave, Brighton Street, and Pleasant Street near Route 2.
- Section 3A presentations to Select Board, Planning Board, Special Town Meeting.
- Getting technical assistance from MAPC
- Planning to bring zoning changes to town meeting in May 2024.

North Andover

- 1,191 unit capacity
- 50 acre minimum
- not tied to station area

North Andover (status)

- Initial thoughts on compliance suggests a 40R district (per slide presentation found on the town's website)
- Downtown area is a potential district location. There may be developable area within 0.5 miles of the Lawrence commuter rail station
- Planning to bring zoning changes to town meeting in 2024.

Stoneham

- 1,016 unit capacity
- 27 acre minimum
- not tied to station area

Stoneham (status)

- Action plan proposes Fallon Road and North Main as potential districts.
- Goal is to propose zoning for adoption in October 2023.

Watertown

- 1,701 unit capacity
- 24 acre minimum
- not tied to station area

Watertown (status)

- Action plan suggests 40R districts around Watertown Square. Also area's around the city's central business district.
- Planning to bring zoning proposals to city council in June 2024.
- Watertown appears to be actively working on a new comprehensive plan (<https://www.watertown-ma.gov/comp-plan>)