

Michael Borg
Town Manager



TOWN OF NORTH ATTLEBOROUGH
43 South Washington Street
North Attleborough MA 02760
508-699-0100

INTEROFFICE MEMORANDUM

DATE: Wednesday, December 11, 2024
TO: Town Clerk Pat McNielly
FROM: Michael Borg *MB* 11 DEC 24
CC: Gil Hilario, Town Planner
Sandra McCrory, Zoning Board of Appeals Coordinator
RE: **Measure 2025-008-Multi-Unit Residence Overlay District (MROD) Zoning Bylaw, in compliance with the Massachusetts Bay Transportation Authority (MBTA) Communities section 3A of MGL c.40A. AMENDED.**

Town Council Meeting- President Justin Paré
Measure 2025-008-Multi-Unit Residence Overlay District (MROD) Zoning Bylaw, in compliance with the Massachusetts Bay Transportation Authority (MBTA) Communities section 3A of MGL c.40A. AMENDED.

Purpose and Justification:

The Commonwealth passed section 3A of MGL c.40A called "MBTA Communities" that requires certain municipalities to have multi-family zoning permitted by-right. North Attleborough is considered an Adjacent Small Town under the MBTA Communities Act. A municipality that does not comply with Section 3A is not eligible for funding from Mass Works, the Local Capital Projects Fund, Housing Choice Initiative, and other critical state aid. The legislation impacts 175 municipalities in the Commonwealth.

In accordance with the MBTA Communities legislation, North Attleborough must zone a minimum of 50 acres for multi-family housing by-right and at least half of the total zoned land area must be contiguous. Each land area must be at least 5 acres. The Planning Board and Town Planner has finalized the zoning bylaw and zoning map the MROD proposal (attached) to accomplish this requirement.

The **Town Council** met on **August 12, 2024**, and on behalf of the Town Council, a motion was made by Vice-President Simmons to refer Measure 2025-08- Multi-Unit Residence Overlay District (MROD) Zoning Bylaw, in compliance with the Massachusetts Bay Transportation Authority (MBTA) Communities section 3A of MGL c.40A. to both the Bylaw Sub-Committee & the Planning Board for further review, discussion, and consideration.

The motion was seconded by Councilor Donovan.

Motion carried. 6-0 UNANIMOUS

The **Bylaw Sub-Committee** met on **September 25, 2024**, and Measure 2025-08- Multi-Unit Residence Overlay District (MROD) Zoning Bylaw, in compliance with the Massachusetts Bay Transportation Authority (MBTA) Communities section 3A of MGL c.40A. was continued to the next meeting.

The **Bylaw Sub-Committee** met on **October 16, 2024**, and on behalf of the Committee, a motion was made to refer Measure 2025-08- Multi-Unit Residence Overlay District (MROD) Zoning Bylaw, in compliance with the Massachusetts Bay Transportation Authority (MBTA) Communities section 3A of MGL c.40A. back to the Full Town Council with a favorable recommendation.

The motion was seconded.

Motion carried. UNANIMOUS

The **Planning Board** met on **November 7, 2024** and held a Public Hearing on Measure 2025-08- Multi-Unit Residence Overlay District (MROD) Zoning Bylaw, in compliance with the Massachusetts Bay Transportation Authority (MBTA) Communities section 3A of MGL c.40A.

The **Town Council** met on **November 13, 2024**, and a Public Hearing was held on Measure 2025-08- Multi-Unit Residence Overlay District (MROD) Zoning Bylaw, in compliance with the Massachusetts Bay Transportation Authority (MBTA) Communities section 3A of MGL c.40A.

The **Planning Board** met on **November 21, 2024**, and closed their Public Hearing on Measure 2025-08- Multi-Unit Residence Overlay District (MROD) Zoning Bylaw, in compliance with the Massachusetts Bay Transportation Authority (MBTA) Communities section 3A of MGL c.40A.

The **Town Council** met on **November 25, 2024**, and there was a First Reading on Measure 2025-08- Multi-Unit Residence Overlay District (MROD) Zoning Bylaw, in compliance with the Massachusetts Bay Transportation Authority (MBTA) Communities section 3A of MGL c.40A.

The **Town Council** met on **December 9, 2024**, there was a Second Reading, Discussion, and a Vote, and on behalf of the Town Council, a motion was made by Councilor Donovan to approve Measure 2025-08- Multi-Unit Residence Overlay District (MROD) Zoning Bylaw, in compliance with the Massachusetts Bay Transportation Authority (MBTA) Communities section 3A of MGL c.40A.

The motion was seconded by Councilor St. Pierre.

Motion carried. 6-0 UNANIMOUS

This Bylaw will sit for 21 days and then it will be passed on December 30, 2024.