

Pre-Adoption Review Application for MBTA Communities Under Section 3A of the Zoning Act

Description Area

Please read the Section 3A Compliance Guidelines and the Instructions before starting to complete this form. Find these documents at mass.gov/mbtacomunities. This application may be submitted by an MBTA community seeking an opinion from DHCD as to whether a proposed zoning district complies with Section 3A of the Zoning Act and with the Compliance Guidelines for Multi-family Zoning Districts issued by DHCD August 10, 2022, as amended and/or revised (Compliance Guidelines). This application may be submitted by a municipal official undertaking Section 3A compliance activities. A red asterisk (*) next to a question on this form indicates that a response is required. Users will not be able to submit the form unless all required answers are completed. If upon submitting, the form returns to the questions section, there is an asterisked question that was not answered. Other documentation required to be submitted with this form includes: A completed Compliance Model Excel workbook file demonstrating the district's "zoning metrics", including land area, estimated unit capacity, gross density, geographic contiguity, and, if applicable, the percentage of district land area and unit capacity (relative to the community's minimum requirements) that is within transit station areas; A complete copy of the municipal zoning ordinance or bylaw and zoning map; A zip folder containing GIS shapefile(s) for the zoning district(s) designated for compliance. If Inclusionary Zoning (IZ) is applicable in the district designated for compliance, the pre-adoption review may include a determination as to whether an economic feasibility analysis (EFA) is required. If an EFA has already been completed, DHCD will review the EFA as well.

Section 1. Community Information

1.1 Municipality Lincoln

Description Area Information about the community's specific zoning requirements under Section 3A and the Compliance Guidelines:

1.2 Community Category Commuter Rail

1.2a Minimum multi-family unit capacity 635

1.2b Minimum Land Area in acres 42

1.2c Percent of district to be located in Transit Station Areas (express as a percentage, e.g. "50" for fifty percent) 20

1.3 Information about the contact person for this application	Paula Vaughn-MacKenzie
1.3a Job Title/Description	Director of Planning and Land Use
1.3b Email Address	vaughnp@lincolntown.org
1.3c Phone Number	(781) 259-2610
1.4 Information about the municipal CEO	Timothy Higgins
1.4a Municipal mailing address of CEO	16 Lincoln Road Lincoln, MA 01773
1.4b Email address of municipal CEO	higginst@lincolntown.org

Section 2. Compliance Documentation

Description Area	<p>Responses to the following questions should match the information from the Compliance Model Excel workbook which must also be uploaded.</p> <p>&nbsp;Please note: &nbsp;the total capacity for file uploads in this application is 25MB. &nbsp;If your files are too large for uploading, please provide links where DHCD can download the files. &nbsp;If you need assistance with this process, contact nathan.carlucci@mass.gov or emma.snellings@mass.gov</p>
-------------------------	---

District 1:

Description Area

Section 3A requires MBTA communities to have a zoning "district" of reasonable size that allows multi-family housing as of right. To demonstrate compliance with the law, MBTA communities may submit a "district" that differs from boundaries adopted at the municipal level. For example, the "district" designated for compliance with Section 3A might consist of a portion of a municipal zoning district or might contain all of, or portions of, multiple municipal zoning districts. Furthermore, a single zoning district might have multiple subdistricts with distinct zoning rules. The Compliance Model requires communities to input a separate "district" for each distinct set of zoning rules, whether they are derived from districts or subdistricts. This does not mean that separate entries are required where one district or subdistrict appears in multiple distinct geographies on a zoning map. The districts used on this application must match the districts used in the Compliance Model workbook. If the MBTA community used only one district in the Compliance Model, enter that information for "District One". If the MBTA community used multiple districts in the Compliance Model, enter the first district for "District One". This application will accept up to six distinct districts/subdistricts. If more than six are necessary, please contact MBTA communities' staff. Once each separate district/subdistrict information has been entered, there is a separate section for the cumulative data of all districts.

District 1: 2.1 Brief narrative description of the district, including its name and location

Lincoln Woods Subdistrict: This subdistrict is located in the town center and it allows multi-family as of right and allows a maximum density of 20 units per acre.

Description Area

Inputs for the quantitative "zoning metrics" fields below can be found in the Compliance Model workbook Summary Tab

District 1: 2.2 Land area in acres

20.20

District 1: 2.3 Estimated unit capacity

159

District 1: 2.4 Gross density in units per acre

20.90

District 1: 2.5 Land area (acres) in transit station areas

20.20

District 1: 2.6 Estimated unit capacity in transit station areas

159

District 1: 2.7 Is there a second district or subdistrict?

Yes

District 2:

District 2: 2.1 Brief narrative description of the district, including its name and location	Lincoln Road/Lewis Street Subdistrict: This subdistrict is located in the town center and allows multi-family housing as of right to a maximum density of 18 units per acre.
District 2: 2.2 Land area in acres	20.80
District 2: 2.3 Estimated unit capacity	175
District 2: 2.4 Gross density in units per acre	15.30
District 2: 2.5 Land area (acres) in transit station areas	20.80
District 2: 2.6 Estimated unit capacity in transit station areas	175
District 2: 2.7 Is there a third district or subdistrict?	Yes

District 3:

District 3: 2.1 Brief narrative description of the district, including its name and location	Codman Road Subdistrict: This subdistrict is located in the town center and allows multi-family housing as of right to a maximum density of 18 units per acre.
District 3: 2.2 Land area in acres	23.40
District 3: 2.3 Estimated unit capacity	180
District 3: 2.4 Gross density in units per acre	12.80
District 3: 2.5 Land area (acres) in transit station areas	23.40
District 3: 2.6 Estimated unit capacity in transit station areas	180
District 3: 2.7 Is there a fourth district or subdistrict?	Yes

District 4:

District 4: 2.1. Brief narrative description of the district, including its name and location	Village Center District: This subdistrict is the Mandatory Mixed-Use District. It is located in the town center adjacent to the MBTA stop and allows mixed-use by right at a maximum density of 25 units per acre. This district allows three stories, however, we have only modeled two stories of multi-family housing to reflect that the ground floor is assumed to be mostly commercial.
--	---

District 4: 2.2 Land area in acres	7.01
District 4: 2.3 Estimated unit capacity	125
District 4: 2.4 Gross density in units per acre	17.90
District 4: 2.5 Land area (acres) in transit station areas	7.01
District 4: 2.7 Is there a fifth district or subdistrict?	No

Cumulative Zoning Metrics

Description Area	This section appears for MBTA communities that are using more than one municipal zoning district or subdistrict to demonstrate compliance with Section 3A. Find this information in the "Totals" column of the "Comparison Table of Requirements and Modeled Results" on the Summary Tab of the Compliance Model workbook.
2.8 Cumulative Land Area in acres	64.40
2.9 Cumulative Unit Capacity	639
2.10 Overall gross density in units per acre	15.50
2.11 Cumulative Land area (acres) in transit station areas	64.40
2.12 Estimated unit capacity in transit station areas	639
2.13 Percentage of land area (to minimum land area requirement) in transit station area. Enter as a percentage, i.e. "50" for 50%.	100.00
2.14 Percentage of unit capacity (to minimum unit capacity requirement) in transit station area. Enter as a percentage, i.e. "50" for 50%.	100
2.15 Is at least 50% of the district land area comprised of one contiguous geography?	Yes
2.16 Are any district geographies smaller than 5 acres included in the land area calculation?	No

Section 3: Compliance Model Uploads

Description Area

Please note: the maximum file size for the total of all uploads in this application is 25MB. If files are too large for uploading, please provide links where DHCD can download the files. Further instructions for uploading shapefiles are available in the District Compliance Application Instructions. If you need assistance with this process, contact nathan.carlucci@mass.gov or emma.snellings@mass.gov

3.1 Did this community complete the Compliance Model and achieve numerical zoning standards that satisfy the requirements of Section 3A and the Compliance Guidelines?

Yes

3.1a Completed Compliance Model Excel workbook

<https://www.formstack.com/admin/download/file/15359338798>

<https://www.formstack.com/admin/download/file/15359338799>

3.1c Zip folder containing GIS shapefile components for the designated zoning district(s)

<https://www.formstack.com/admin/download/file/15359338800>

<https://www.formstack.com/admin/download/file/15359338801>

<https://www.formstack.com/admin/download/file/15359338802>

<https://www.formstack.com/admin/download/file/15359338803>

3.2 Were any modifications made to the calculations of the Compliance Model workbook, or to the parcel configurations or excluded land classifications provided by DHCD in the land maps?

No

Description Area

Communities may find that modifications are necessary for the data contained in the Compliance Model to accurately reflect on-the-ground realities. For example, parcel configurations may have changed, or publicly owned land may have been disposed for private housing development. The Compliance Model workbook component allows users to override some of this data to better reflect those realities. If the community made any adjustments to that data, please submit a list of the adjustments that were made, and, if applicable, provide any evidence justifying the override (e.g., copy of a disposition agreement, a recorded plan of land, a recorded deed, etc).

Section 4: Zoning Uploads

Description Area

In the following section please provide a copy of the complete municipal zoning ordinance or bylaw and zoning map. Please ensure that all uploads are in PDF format with searchable text and all map imagery is sufficient resolution for a user to zoom in and clearly read all labels and texts. If the community's official zoning map is in color, the upload must be in full color as well. Please note that the district compliance application requires certification by the city or town clerk that the uploaded zoning is complete and up to date. Please note: the total capacity for file uploads in this application is 25MB. If your files are too large for uploading, please provide links where DHCD can download the files. If you need assistance with this process, contact nathan.carlucci@mass.gov or emma.snellings@mass.gov

4.1b Please upload any proposed amendments to the zoning text

<https://www.formstack.com/admin/download/file/15359338805>

4.2b. Please upload the zoning map with any proposed amendments for compliance

<https://www.formstack.com/admin/download/file/15359338806>

4.3 Is the municipality a town or a city?

Town

4.3a When does the Town plan to adopt or amend the zoning by-law at Town Meeting in order to comply with Section 3A?

Mar 23, 2024

Description Area

Section 9 of the Compliance Guidelines requires towns to submit evidence that a new or amended by-law was adopted and was submitted to Attorney General's Office by submission of "Form 7" prior to submitting an application for District Compliance.

Section 5: Inclusionary Zoning/Affordability Requirements

5.1 Is multi-family housing development in this district subject to affordability requirements?

Yes

5.2 Through which mechanism are affordable units required? (check all that apply)

Inclusionary zoning bylaw or ordinance that is specific to the district designated for compliance with Section 3A, and is NOT connected to any DHCD zoning incentive program such as c. 40R

Description Area

DHCD pre-adoption review of affordability requirements, and, if applicable, an economic feasibility analysis, is recommended, but not required. If a pre-adoption review application is submitted without the affordability provisions or an economic feasibility analysis, there is a risk that some requirement of the inclusionary zoning may later cause a pre-approved zoning district to not be certified as compliant when the MBTA community applies for district compliance.

Section 6: Zoning Data

6.1 Please describe the zoning (or non-zoning) changes that are proposed. Select all that apply

Other: A new zoning overlay district which specify dimensional, use, and other non-zoning requirements.

6.6 Will the changes be voted on using a Simple Majority voting threshold under c. 40A Section 5?
