

WHAT IS SECTION "3A" OF THE MASSACHUSETTS ZONING ACT OR "MBTA COMMUNITIES ZONING"?

Section 3A is a new law in the State Zoning Act. The law affects communities with a MBTA station (commuter rail, bus, subway) and some adjacent communities. This law requires communities to adopt by-right zoning for multi-family housing.

Concord is an MBTA Community because we have 2 commuter rail stations.

HOW WOULD THE ZONING CHANGE?

This means there would be an added layer of zoning (a zoning overlay) that is specific to the requirements of the MBTA Community zoning, but the current zoning (base zoning) remains in place.

What this zoning change also means is that the mechanisms are in place to facilitate by-right multi-family housing, but it does not automatically permit development. Project proponents will still have to go through site plan approval and mitigate any impacts in order to be approved.

