



# Article 33: Zoning Bylaw Amendment MBTA Communities Multi-family Bylaw

Planning Board Public Hearing  
2026 Annual Town Meeting  
***March 3, 2026***

## Reason for the Bylaw Amendment

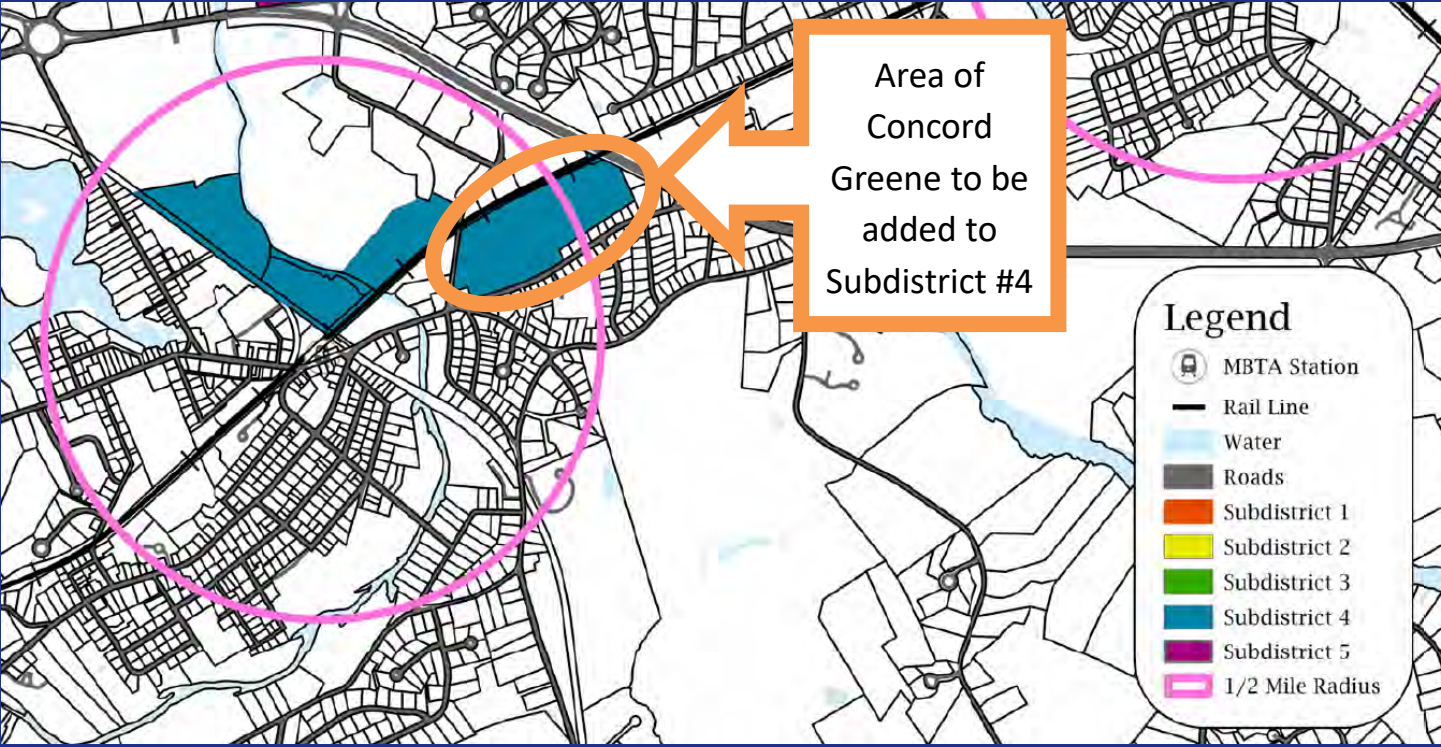
To bring the bylaw into compliance with State requirements that were left unfulfilled by Concord's adopted MBTA Communities Multi-family Overlay District.

1. Half the District area must be contiguous
2. Can't require a special permit for work in the Floodplain Conservancy District
3. Street and rail right-of-way areas must be included in District area

The Town has until June 12, 2026 to comply

## What is being amended?

1. Add Concord Greene to Subdistrict #4
2. Move certain floodplain requirements from Special Permit to Site Plan Review
3. Update GIS Compliance Model to include right-of-way

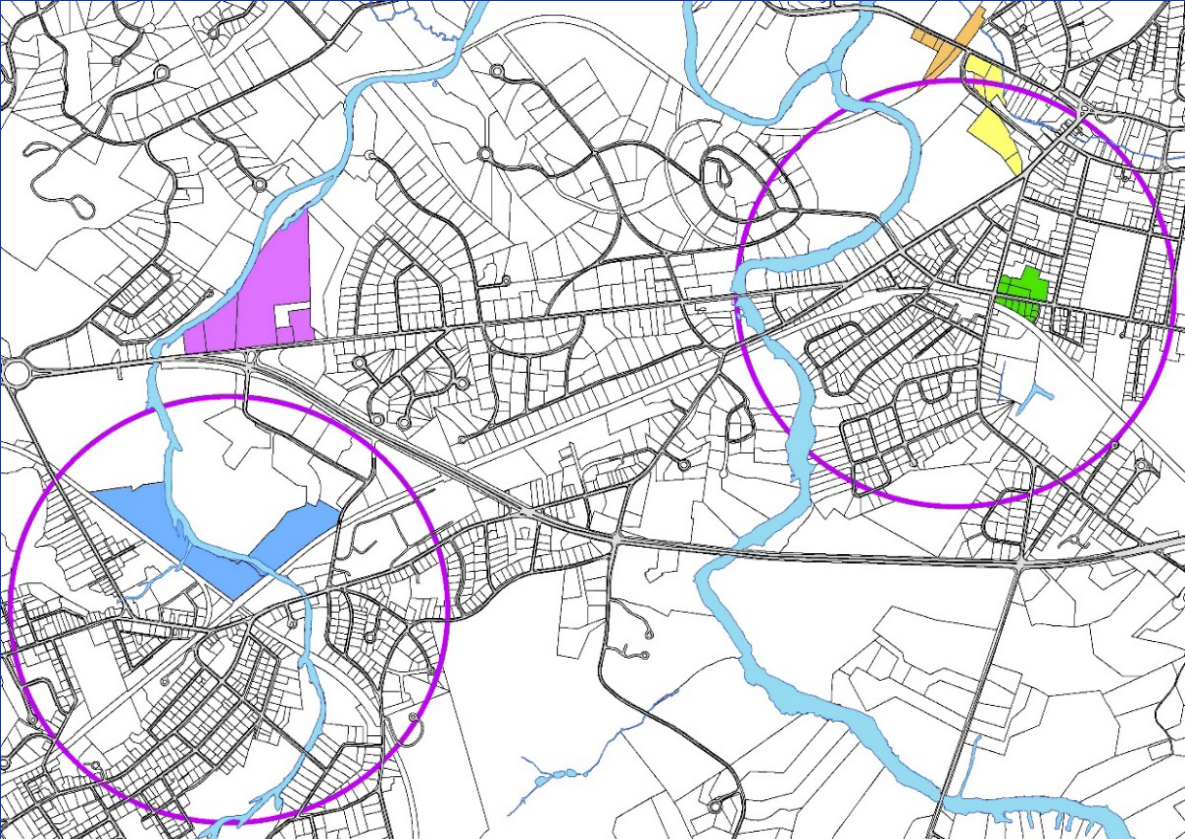


Thank you!

# Adopted MBTA Communities Overlay Map

# MBTA Communities Overlay Map

Art. 33 MBTA Bylaw



# **MBTA Communities Regulations Requirements for Concord**

## MBTA Communities Requirements for Concord

Under Massachusetts General Law, Chapter 40A, Section 3A, Concord is required to amend the zoning to create a district that is:

- At least 50 acres
- At least 50% must be within ½ mile of a commuter rail station
- Allow at least 15 units per acre
- Have a calculated housing capacity of 1,094 units
- At least 50% must be contiguous
- With no age restrictions and suitable for families with children
- Subject only to Site Plan Review “as of right”

# Benefits of compliance to Concord

# Benefits to Concord from Compliance

## *Compliance provides Concord with the benefit of State Funding:*

- Remain eligible for MassWorks infrastructure funding
- Participate in the state's Fossil Fuel Free Demonstration Program



# Benefits to Concord from Compliance

- i. Community Planning Grants – **Concord Granted**
- ii. Massachusetts Downtown Initiative - **Concord Granted**
- iii. Urban Agenda
- iv. Rural and Small Town Development Fund
- v. Brownfields Redevelopment Fund
- vi. Site Readiness Program
- vii. Underutilized Properties Program
- viii. Collaborative Workspace Program, MassDevelopment,
- ix. Real Estate Services Technical Assistance, MassDevelopment,
- x. Commonwealth Places Programs, MassDevelopment,
- xi. Land Use Planning Grants, EOEEA - **Concord Granted**
- xii. Local Acquisitions for Natural Diversity (LAND) Grants
- xiii. Municipal Vulnerability Preparedness & Planning Grants (MVP) - **Concord Granted**

# Benefits to Concord from Compliance

## *Attorney General's Advisory Guidance (March 2023)*

“All MBTA Communities must comply with the Law. Communities that do not currently have a compliant Multifamily zoning district must take steps outlined in the EOHLC guidelines to demonstrate interim compliance. Communities that fail to comply with the Law may be subject to civil enforcement action.”

