

December 7, 2022
6:30 PM Regular Meeting
Remote SRPEDD Commission Meeting via Zoom

<https://us02web.zoom.us/j/84076956432?pwd=NTZtc1N6K2xSRWs3bTJaZGVndUdvZz09>

AGENDA

1. Call to Order, Introductions, and Welcome
2. Approval of Minutes – October 26, 2022* (*Vote requested*)
3. Reports
 - a. Chair
 - b. Executive Director
4. Consent Agenda
 - a. Contracts *(*Vote to receive report and place on file*)
5. Committee Reports
 - a. Finance Committee *(*Vote to receive report and place on file*)
 - b. Personnel Committee * (*Vote to receive report and place on file*)
 - c. Joint Transportation Planning Group/MPO * (*Vote receive place on file*)
6. Programs and Project Updates:
 - a. [Westport and Dartmouth Route 6](#) Corridor Study
 - b. District Local Technical Assistance- Augmentation (DLTA-A) funding
 - c. MBTA Communities [Compliance Model](#) Released *
 - d. Environmental Program Update and area [MEPA](#) projects
7. Old Business
 - a. Technical Assistance* (*Vote to receive and place on file*)
www.srpedd.org/MA or www.srpedd.org/Municipal-Assistance
8. New Business
 - a. [Healey-Discroll Transition Committees](#) *
9. Roundtable: Opportunity for Commissioners to provide updates on local topics, projects or matters of regional interest
10. Adjourn

FUTURE COMMISSION MEETINGS: January 25, 2023; February 22, 2023;
March 22, 2023; April 26, 2023; May 24, 2023

NOTE: An Exec. Cmte Meeting will be convened in the absence of a Commission quorum.

*Attached

AGENDA ITEM: Minutes, # 2

SRPEDD Commission Meeting- Draft

October 26, 2022

Remote meeting via Zoom

Present:**Commissioners:**

J. Kelley, Acushnet	C. Feerick, Attleboro A/L	C. Shea, Carver	C. O'Neil, Dartmouth
R. Espindola, Fairh.	V. D'Antoni, Freetown	L. Carboni, Lakeville	A. Horowitz, Mansfield
N. Hills, Marion	M. Germain, Middleb.	A. Eaton, N.B. A/L	J. Carloni, New Bedford
M. Clarner, No. Attle.	L. Pirnie, No. Attle.	R. Stefanelli, Norton (Alt.)	S. Ollerhead, Norton
G. Hartley, Rochester	J. Kardel, Somerset	N. McDonald, Somerset	G. Hovorka, Swansea
W. Roth, Taunton	A. Slavin, Wareham	M. King, Wareham	S. Ouellette, Westport
J. Whitin, Westport			

Guests/Staff:

J. Fox, MassDOT	K. Ham, SRPEDD	R. Hunt, MassDOT	G. King, SRPEDD
K. Porter, SRPEDD	S. Royer, SRPEDD	J. Sogori, MassDOT	J. Walker, SRPEDD
S. White, MassDOT	H. Zincavage, SRPEDD	L. Estrela-Pedro, SRPEDD	

Absent:

D. Pimentel, Acushnet	G. Ayrassian, Attleboro	F. Uriot, Attleboro	S. Leary, Berkley
T. Bott, Carver	C. Haddad, Dartmouth	M. Sweet Dart. (Alt.)	J. Carvalho, Dighton
J. Ferreira, Fall River	D. Aguiar, Fall River	D. Braga, Fairhaven	D. Pettey, Freetown
N. Cline, Lakeville	J. Henry, Marion	R. Burgmann, Mattap.	L. Bradley, Middleb
J. Ponte, New Bedford	J. Artz, Norton	C. Yarworth, Plainv.	C. Sullivan, Raynham
M. Andrade, Raynham	W. Costa, Rehoboth	L. Mills, Rehoboth	N. Durfee, Rochester
P. Dunn, Seekonk	J. Hansen, Swansea	M. Monteiro, Taunton	J. Peccini, Taunton A/L
R. Tith, F.R A/L			

1. **Presentation: Jean Fox- Project Manager, South Coast Rail- MassDOT, with update on construction status of new SCR stations and rail related efforts:** Chairman Slavin introduced Ms. Fox, Project Manager of the South Coast Rail for MassDOT. Ms. Fox mentioned she is now the Director of Public Engagement for the SCR project. She presented updates on the construction status of the new SCR stations and rail related efforts. Ms. Fox stated this project is a \$1 billion dollar investment in the region and it is coming to fruition after decades of waiting. She referred the Commission to her detailed PowerPoint. Ms. Fox updated on the new SCR station locations and stated that the projects are on schedule. Ms. Fox entertained questions from the Commissioners.
2. **Call to Order:** The meeting was called to order by Chairman Alan Slavin at 6:32 P.M. The meeting was recorded.
3. **Approval of Minutes:** A motion was made to approve the September 28, 2022, meeting minutes with abstentions.

4. Reports:

- a. **Chair:** Chairman Slavin mentioned he will continue to forward information from Mass Municipal Association to the Commission on ARPA funds. He mentioned it can be confusing how, when, and where these funds can be spent.
- b. **Executive Director:** Mr. Walker thanked Ms. Fox for her detailed presentation. He mentioned SRPEDD has had a very busy year, with a positive financial outlook and FY'23 Q1 Budget report recently reviewed by the Finance Committee and summary report to be presented later on in the meeting. Mr. Walker mentioned that SRPEDD is continuing to grow and currently has two transportation positions that have been advertised with further announcements to come. Mr. Walker mentioned that the state will shortly begin making available \$2 million in unallocated funds to the RPAs similar to how District Local Assistance (DLTA) funding is disbursed for continued grant-writing and other technical assistance to member municipalities beginning in January 2023 (more details to follow soon once things are finalized).

5. Consent Agenda:

- a. **Contracts:** Chairman Slavin referred the Commission to the contracts below. The Chairman read the following contracts below for consideration by the Commission.
 - 1. With the Greater Attleboro Taunton Regional Transit Authority (GATRA) to render technical and professional services for an amount not to exceed \$57,000.

A motion was made and seconded to approve the contract listed above. VOTED UNANIMOUSLY.

6. Committee Reports:

- a. **Finance Committee:** Mr. Horowitz mentioned the Finance Committee met on Oct. 19, 2022, at the SRPEDD office in Taunton and remotely via Zoom. The Sept. 21, 2022, Finance meeting minutes were approved. The Treasurer's Report for September 2022 was received, and a warrant for expenses in the amount of \$33,945.10. He reported the Committee reviewed the OPEB statement for Aug. 2022 included in the packet along with September 2022 month-end general journal entries. The Committee also received and discussed a copy of the draft FY'22 audit report, in addition to a presentation by Mr. Walker of the FY'23 Q1 Budget Update. The budget, he reported, is in great shape at a Q1 total of \$3,690,803, an increase of \$614,698 over the initial preliminary budget in March 2022.

A motion was made and seconded to approve the Finance report. VOTED UNANIMOUSLY.

- **FY23' Q1 Budget Update:** Mr. Horowitz referred members to the FY23' Q1 Budget update. He entertained questions from the Commission.

A motion was made and seconded to approve the FY23' Q1 Budget Update. VOTED UNANIMOUSLY.

- b. **Joint Transportation Planning Group/MPO:** Ms. Estrela-Pedro reported that an SMMPO meeting was not held in September, but a JTPG meeting was. She mentioned at that meeting the JTPG the Bylaws were updated and approved. There was an update from MassDOT on projects that were in

the FFY'22-'26 TIP, with two of the major ones in the FFY'22 year for Taunton Route 44, from Arlington Street to Route 104 and Attleboro at the intersection of Route 123 and 1A. She reported those are expected to begin construction in the spring of next year.

A motion was made and seconded to approve the Transportation report. VOTED UNANIMOUSLY.

- **Preparing for SRPEDD Regional Transportation Plan -Moving Forward 2050:** Ms. Estrela-Pedro mentioned that SRPEDD is starting the update for the Regional Transportation Plan. SRPEDD has a webpage dedicated to the RTP and Ms. Estrela-Pedro posted the link in the Zoom chat. She mentioned that staff have also been convening a series of webinars on Transportation with respect to Environmental considerations (Culverts), Economic Development, and Bicycle and Pedestrian Safety. She mentioned that a new survey for solicitation of feedback had also been issued and can be found at the top of the RTP webpage on the SRPEDD website, for any who had not yet had opportunity to respond to it. Lastly, she indicated that SRPEDD also has created a number of informational videos on the RTP, one of which she presented to those in attendance.

7. Programs and Project Updates:

- Environmental Program and area MEPA projects:** Ms. Zincavage referred the Commission to page 15 of the packet providing updates in regard to the Environmental Program, and responded to a couple of questions as well.
- MBTA Communities-MHP Webinar:** Mr. King provided Commissioners with the latest on MBTA Communities adding that he and fellow staff had hosted a well-attended webinar on the subject in conjunction with Mass Housing Partnership (MHP) earlier that day. He referred the Commission to a story map with more information on the SRPEDD website, and posted the link for it in the Zoom chat.
- Homeland Security – ASHE Response Toolkit, Community Cyber Readiness:** Mr. Ham mentioned, as previously shared, that staff had thus far completed delivery of an Active Shooter Hostile Event (ASHE) Response toolkit for Old Rochester High School which, as the first one in the Commonwealth, had been well-received, and that they are currently working with the City of Taunton Schools on a AHSE Response Toolkit for them as well. He mentioned that the process, among other aspects, entails the creation of a high-resolution video and accurate floorplan of each building interior using a specialized 3-D camera, incorporation of that information into physical binders, and placement securely online so that law enforcement and emergency responders will each have it at their immediate disposal were an incident to take place.

Mr. Ham also reported that staff had recently received a copy of a Cyber Security board game from FEMA which he showed Commissioners via his shared screen. He stated the game is intended to be 'played' as part of an informative exercise for local leaders where they go through different scenarios that might take place were a local government to experience a cybersecurity incident for the purpose of identifying vulnerabilities and assessing level of preparedness. He added that it helps municipal officials better understand what their risks might be, and how each community can take proactive steps to help might respond to and mitigate those risks. Mr. Ham requested that Commissioners please feel free

to reach out to him with questions or if interested in having the Homeland Security Department facilitate such an exercise. Lastly, he mentioned that Southeast Regional Homeland Security Council has launched their own website with links from www.srpedd.org. Mr. Ham entertained questions from the Commission. Chairman Slavin stated that there is a large school in Wareham that is going to be empty until the first of the year before they start to repurpose it. Mr. Ham stated that he was speaking to the Chief in Plympton about this and that is on the radar. He thanked the Chairman for the information.

8. Old Business:

- a. Technical Assistance:** Mr. King referred Commissioners to the traditional monthly update on projects contained in the packets, highlighting a number of them in further detail and referring them to the additional information on the SRPEDD website as well.

A motioned was made and seconded to approve the Technical Assistance report. VOTED UNANIMOUSLY.

9. New Business: None.

10. Other Upcoming Meetings of Note:

- a.** SRPEDD will be hosting two webinars as a part of MHP's 9-part webinar series for MBTA Communities. Mr. King mentioned that SRPEDD will be hosting the following dates below for upcoming meetings and they are free to attend.

- October 26, 2022, from 12-1:30 pm
Exploring Housing at Different Densities (also w Barrett Planning Group)
- November 2nd, 2022, from 12-1:30 pm
Siting Your District for Adjacent Communities

- b.** SRPEDD will also be hosting a fall workshop session for CPTC. Cost \$25. Mr. King mentioned that SRPEDD will be hosting the following meeting below. He mentioned Ms. Royer will be sending an email with more information.

- December 6, 2022 at 5:30 pm
Introduction to Subdivision Control and ANR.

11. Roundtable: Opportunity for Commissioners to provide updates on local topics, projects or

matters of regional interest: Ms. Clarner thanked Mr. Ham for the work that the Homeland Security Department does. She mentioned she is a retired teacher, and she remembers when students and teacher came back from Columbine incident in 1999. She mentioned she was afraid the students would not want to come back to school. Ms. Clarner stated that lock-downs have changed since then and she hopes we never have to use this tool. Chairman Slavin mentioned the town of Wareham is in the process of moving the police station to the town hall, which is in front of the schools which should also be a benefit to security as well.

Mr. Espindola mentioned he attended a workshop last week that was put on by Mass Broadband Institute, and Ms. Davis from SRPEDD attended. He stated that in order to secure monies that are coming from the federal government each state has been asked to put a Digital Equity Plan together. Mr. Espindola mentioned the state through MBI is reaching out to get assistance from planning

authorities and local municipalities to put the Digital Equity Plans together. He inquired as to the extent to which SRPEDD might be able to assist communities with this. Mr. Walker mentioned that staff was in the process of exploring possibilities—hence attendance at the recent MBI information meeting—and hopes to have more information in coming days. He referenced that MBI has reported challenges putting monies out onto the street owing to the fact that many planning entities are already spread thin if not maxed-out dealing with recovery monies in the system, but that there is a chance SRPEDD may be able to participate in an upcoming round—applications are being accepted and funding awarded on a rolling basis—with the next round of applications due on December 5.

- 12. Adjourn:** The meeting was adjourned at 8:10 PM. The next Commission meeting will be on Wednesday, December 7, 2022, at 6:30 P.M., to be held remotely via Zoom.

Respectfully submitted,

Norman Hills, Secretary

Date: 12/7/2022

AGENDA ITEM: Grant/Contract Approvals, # 4.a.

Be it resolved that the SRPEDD Commission authorizes the Chairman, Treasurer, Officers and Executive Director, as appropriate, to negotiate and execute the following contracts:

1. With Metropolitan Area Planning Council (MAPC), on behalf of the Southeast Region Homeland Security Advisory Council (SRAC), for support of the FFY21 SRAC activities and projects for an amount not to exceed \$193,711.
2. With the town of Westport to update its Housing Production Plan for an amount not to exceed \$3,500.
3. With MassDOT to carry out work detailed within the regional FFY2023 Unified Planning Work Program, for an amount not to exceed \$1,699,705.
4. With Metropolitan Area Planning Council (MAPC), to provide professional services to undertake and perform all appropriate tasks to produce Massachusetts Regional Trail Map data, for an amount not to exceed \$5,000.

AGENDA ITEM: Finance Committee Report # 5.a.

The Finance Committee met on Nov. 16, 2022 at SRPEDD office and via Zoom. The Oct. 19, 2022 Finance meeting minutes were approved. The Treasurer's Report for October 2022 received, and a warrant for expenses in the amount of \$121,639.30.

Cash & Funds: Oct. 1, 2022	\$1,189,421.30
Cash Receipts: Oct. 1 – 31, 2022	<u>\$ 320,089.03</u>
Total Cash Accounted for:	\$1,509,510.33

Disbursements: Oct. 1 – 31, 2022	\$ 192,331.42
Cash & Funds: Oct. 31, 2022	<u>\$ 1,317,178.91</u>
Total Cash Accounted for:	\$1,509,510.33

The Committee reviewed the OPEB statement for Sept. 2022 included in the packet along with October 2022 month-end general journal entries.

The Committee received a briefing from Principal Alyssa Simard, CPA, on the completed FY'22 audit, and copy of final audit report from Melanson accounting firm, with upcoming NICRA submission and other final documents pending, as following previous audits at the beginning of the new calendar year.

AGENDA ITEM: Personnel Committee Report # 5.b.

The Personnel Committee met on November 16, 2022.

Mr. Walker briefed members on continuing agency growth and demand for services across the region owing not only to the unprecedented amount of funding that has been flowing from federal and state levels since the start of the pandemic, but also expanding capacity of the agency to respond to ever-evolving community needs. The need and sustainable funding are there for eight additional positions across the organization, he reported, thanks to hard work and dedication on the part of the team, and the positions are currently being advertised via traditional and creative new channels in light of the challenging hiring environment in which we all find ourselves with so many companies and organizations presently recruiting for candidates across the country. Despite the challenge of hiring, however, it is an exciting time for the agency, and testament to the wide-ranging and concerted efforts over the past five years, as SRPEDD continues to advance and extend its reach in service to its member municipalities.

In addition, Mr. Walker updated the Committee on the need for two “off-cycle”, e.g., calendar vs. fiscal year-end advancements, each with January 1 effective dates (the majority of promotions taking place at the conclusion of each fiscal year upon development of a new FY budget and completion of the annual performance evaluation process). The timing of the two advancements in this case: 1) Principal Planner Lizeth Gonzalez to Director of Economic Development, and 2) Principal Planner/Project Manager Robert Cabral to Director of Community Development and Housing, in response both to the vacancy in economic development, and planned-for upcoming further diversification of community development and housing-related efforts.

Joint Transportation Planning Group (JTPG) Meeting**DRAFT Minutes for the JTPG Meeting Held on Wednesday, October 12, 2022 at 2:00 PM
Held Remotely via Zoom in Accordance with Massachusetts Open Meeting Law.****The following members and alternates were in attendance:**

Stephanie Crampton, Chair.....City of New Bedford	Josh Reinke.....Town of Mansfield
Joe Callahan.....Town of Berkley	Kevin Dumas.....Town of Mansfield- Alt
John Woods.....Town of Carver	Leeann Bradley.....Town of Middleborough
Tim Barber.....Town of Dartmouth	Dennis Morton.....Town of Plainville
Tom Ferry.....Town of Dighton	Scott Olobri.....Town of Swansea
Dan Aguiar.....City of Fall River	Bill Roth.....City of Taunton
Victoria D'Antonio.....Town of Freetown- Alt	Alan Slavin.....Town of Wareham
Deborah Pettey.....Town of Freetown	James Hartnett.....Town of Westport
Franklin Moniz.....Town of Lakeville	

The following members/alternates were NOT in attendance:

Town of Acushnet	Town of Raynham
City of Attleboro	Town of Rehoboth
Town of Fairhaven	Town of Rochester
City of Taunton	Town of Seekonk
Town of Marion	Town of Somerset
Town of Mattapoisett	At-Large, City of Fall River
Town of Middleborough	At-Large, City of New Bedford
Town of No. Attleborough	At-Large, City of Taunton
Town of Norton	

Also in Attendance:

Raissah Kouame.....MassDOT	Joe Osborne.....SRPEDD
Cheryll-Ann Senior.....MassDOT	Jamie Pisano.....VHB
Lisa Estrela-Pedro.....SRPEDD	Sid Kashi.....GPI
Lilia Cabral-Bernard.....SRPEDD	Phil Viveiros.....McMahon Associates
Jackie Jones.....SRPEDD	Lisa Sherman.....CDM Smith
Jennifer Chaves.....SRPEDD	Mel Jenks
Luis De Oliveira.....SRPEDD	

Handouts:

The JTPG Agenda October 12, 2022
 DRAFT JTPG September 14, 2022 Minutes
 Draft JTPG By-laws

AGENDA**1. Call to Order and Roll Call:**

Chair Stephanie Crampton called the meeting to order at 2:04 PM. Ms. Cabral-Bernard asked all members to unmute themselves so she could call the complete roll call of JTPG members, with the following being present at the time of the roll call.

Stephanie Crampton, Chair.....City of New Bedford
 Joe Callahan.....Town of Berkley
 John Woods.....Town of Carver
 Tim Barber.....Town of Dartmouth
 Tom Ferry.....Town of Dighton
 Dan Aguiar.....City of Fall River
 Victoria D’Antonio.....Town of Freetown
 Franklin Moniz.....Town of Lakeville

Josh Reinke.....Town of Mansfield
 Leeann Bradley.....Town of
 Middleborough
 Dennis Morton.....Town of Plainville
 Scott Olobri.....Town of Swansea
 Bill Roth.....City of Taunton
 Alan Slavin.....Town of Wareham
 Jim Hartnett.....Town of Westport

2. Public Comments - Opportunity for the public to address the JTPG

There were no comments offered by the public.

3. Approval of Minutes – September 14, 2022 (Materials Attached & roll call vote needed)

Chair Crampton called for a motion to approve the minutes of September 14, 2022. The motion was made by Alan Slavin and seconded by Victoria D’Antoni. Ms. Cabral-Bernard then called the roll:

City of New Bedford.....Yes
 Town of Berkley.....Abstain
 Town of Carver.....,.....Yes
 Town of Dartmouth.....,.....Yes
 Town of Dighton.....Yes
 City of Fall River.....Yes
 Town of Freetown.....Yes
 Town of Lakeville.....Abstain

Town of Mansfield.....Yes
 Town of Middleborough.....Abstain
 Town of Plainville.....Yes
 Town of Swansea.....Abstain
 City of Taunton.....Abstain
 Town of Wareham.....Yes
 Town of Westport.....Yes

THE MOTION PASSED WITH FIVE ABSTENTIONS.

4. Regional Transit Authorities (RTA’s) Report

There were no representatives of either RTA present to present a report.

5. Approval of the Draft Update of the JTPG By-Laws (Materials Attached and a Voice-vote needed for approval.)

Lilia Cabral-Bernard informed the group that Jim Hartnett of Westport asked a question about at-large commissioners at the last meeting and she wanted to clarify the answer to that question. Upon further review of the JTPG By-laws language which states, “*The JTPG is allowed 6 at-large commissioners; 2 for the New Bedford area, 2 for the Fall River area, one for the Attleboro area and one for the Taunton area,*” staff determined that the language allows for someone who does not necessarily live in, or does not necessarily work for, one of the region’s cities to be eligible to represent the low-income and minority populations of those cities and surrounding areas as an At-Large Commissioner at these meetings.

She continued by explaining that as part of the requirement within the JTPG by-laws, she distributed the draft by-laws, along with a copy of the SMMPO MOU to all JTPG members and alternates, as well as to all Mayors, Select Board members or comparable forms of town government within the SRPEDD region, for review and comment. She also attached the draft to the invitation to this meeting one week prior, giving everyone ample opportunity to review and comment. She received one question regarding the by-laws, but no comments.

She asked the group for a motion to approve the JTPG by-laws. Victoria D’Antoni made the motion and John Woods seconded it. She then asked if there were any questions or comments regarding the draft by-laws. Hearing none, she then called the roll as follows:

City of New Bedford.....Yes	Town of Mansfield.....Yes
Town of Berkley.....Yes	Town of Middleborough.....Yes
Town of Carver.....Yes	Town of Plainville.....Yes
Town of Dartmouth.....Yes	Town of Swansea.....Yes
Town of Dighton.....Yes	City of Taunton.....Yes
City of Fall River.....Yes	Town of Wareham.....Yes
Town of Freetown.....Yes	Town of Westport.....Yes
Town of Lakeville.....Yes	

THE MOTION PASSED UNANIMOUSLY.

6. TIP Projects Update - MassDOT District 5-

Ms. Cheryll-Ann Senior of MassDOT district 5 presented updates to TIP projects for the group as follows:

FFY2022

Taunton - Reconstruction of Route 44 from Arlington Street to Route 104. This project has been advertised.

Attleborough - Intersection Improvements at Routes 1, Route 1A and 123. This project has also been advertised

FFY2023

Rehoboth - Intersection Improvements at Winthrop & Anawan, that is Route 44 & 118. This is at 100% design and the revised PS&E submittal has been reviewed.

New Bedford – Corridor Improvements and related work on County Street from Nelson Street to Union Street is currently at 75% with the anticipated 100% design due on November 25.

FFY2024

Mansfield - Reconstruction of Route 106 is currently at 25% design. The 75% design is due in February of 2023 and there was a recent utility walk.

Wareham - Improvements on Route 6 and Swift’s Beach Road. The 25% design is complete and the 75% design is due in January.

Taunton - Corridor Improvements on Broadway (Route 138) from Purchase Street to Jackson, Phase II is currently at 25%. The 75% submittal is due in February, and it has had a utility meeting.

Dartmouth - Corridor Improvements on Route 6 from Faunce Corner Road to Hathaway Road is at 25% with the 75% design due in April.

FFY2025

Wareham - Shared Use Path adjacent to Narrows Road and Minot Ave is currently at 25%, awaiting a revised set of 25% plans and a revised schedule to go with them.

Swansea - Improvements on Route 6 at Gardner's Neck Road is at 100% design and we are waiting for a revised schedule for the PS&E.

Lakeville - Reconstruction of Route 79 from the Taunton city line to Clear Pond Road. It's presently at 75% and we are anticipating receiving their 100% on November 18.

Norton - Intersection Improvements at West Nain Street (Route 123) at North & South Worcester Streets. This is at 25% with the 75% due any day, actually on October 18.

Mansfield – Multi-modal accommodations on School Street from Spring Street to West Street. This is at 25% and they are waiting on the 75% design submission for this.

FFY2026

Plainville- Reconstruction of Route 1A from Charlene Lane to Everett Street. This is at 25% design with the 75% design due next August.

Mattapoisett - Corridor Improvements and Related Work on Main Street, Water Street, Beacon Street and Marion Road. This is at 25% and waiting for the 75% design due in January.

New Bedford - Intersection Improvements at Mount Pleasant and Nash Road. It's currently at less than 25% design stage and they need a revised schedule submission.

FFY2027

Dartmouth - Reconstruction and Related Work on Faunce Corner Road from Old Fall River Road to the MassDOT-owned Railroad Crossing. This is at less than 25% and it needs a revised schedule.

Dartmouth – Corridor Improvements on Dartmouth and Prospect Streets. This is currently at 25% and they are awaiting a revised schedule.

Westport - Intersection Improvements at Route 177 at Robertson & Tickle Road, they are at 25% awaiting the 75% design submission, and a new schedule is needed for this project also.

Mansfield – Route 106 Improvements, Phase II. They don't have an update on this since they have not received any schedule information from them.

Kevin Dumas asked if they normally provided this information as an attachment and Lisa responded that this information is provided in the meeting minutes which will be distributed prior to the next meeting.

7. MEPA Projects Updates - Raynham Park Redevelopment DEIR / Somerset Prysman Brayton Point DEIR

Luis De Oliveira presented on both DEIRs but stated that Sean Hilton actually conducted the review of the Raynham Park redevelopment. Mr. De Oliveira then summarized the Raynham project, including 1,053,000 square feet and approximately 620 surface parking spaces planned, and the peak hour traffic expected with projected trips. SRPEDD recommends that given the signal warrants analysis at the Simulcast facility entrance, the proponent should coordinate with town officials on special events in order to mitigate traffic impacts and revisit the signal warrants if traffic at the site begins to increase. In addition, SRPEDD recommends that any users of the warehouse consider truck travel in off-peak hours to further mitigate any impacts that the site may have on normal traffic function.

He continued with a summary of Somerset Prysmian Brayton Point; the site of a former coal fired power plant in the southern portion of the town of Somerset. The new project site consists of approximately 47 acres to design, manufacture, and deliver transmission cable to support offshore wind projects in the United States.

SRPEDD recommended revisiting the analysis for the existing geometry to see if the intersection would still operate efficiently, and to establish and enforce a designated truck route for entering and exiting the site. In the past residents have expressed concerns regarding heavy vehicles in the area.

SRPEDD's final comment was that bicycle racks should be considered on site to encourage employees to seek alternate modes of transportation for their commute. This would assist in minimizing vehicle traffic entering and exiting the site at nearby intersections.

Joe Callahan asked if the footprint would be increased by the project redevelopment and also if any wetlands will be disturbed. Mr. De Oliveira said he did not review this project so he wasn't entirely sure.

8. Regional Transportation Plan (RTP) Development

Lisa Estrela-Pedro announced that October 1 was the start of a new Fiscal Year and the start of the update of the Regional Transportation Plan which looks out to the year 2050. We have been conducting continuous public outreach, including a series of webinars for the public and a survey on transportation issues. She then displayed the RTP project page from the SRPEDD website page where staff has placed webinar recordings, including one on bike and pedestrian infrastructure, one on Rethinking Safety in our region, one on Driving Economic Development and our most recent one which will be posted shortly, entitled "Where the River Meets the Road" on culverts and climate change. Staff also has a new survey that's been posted on this webpage and she will share all these links after the meeting with the group so please go and take the survey, and share it with everyone within your community.

Also, in addition to that, she explained that staff is rolling out some informational videos, the first one explaining the overall RTP, and she played that for the group.

Following the screening she informed the group that staff will be rolling out additional videos, talking about pavement and bridges. Also, as part of our RTP continuous outreach, staff will be going out to community events and promoting our Regional Transportation Plan, asking people to take the survey, if anyone is in Middleboro this Saturday staff will be at the Crantoberfest, so stop by and say hi. And if you have any events in your community that you think you would be worthwhile for staff to attend, please put it in the chat or send an email.

She also promoted Mass DOT's long range transportation plan development, which is called Beyond Mobility. They also have a project webpage. Staff will share the link for that as well. MassDOT is hosting a virtual public meeting on October 28 at 6pm. And that link will also be shared for anyone that would like to attend

9. Other Business

Ms. Estrela-Pedro announced meetings including this Thursday, in the city of Fall River at the Morton Middle School, this is an in-person meeting, that the MBTA will be hosting concerning the South Coast Rail Project Phase I and it's status. The recording of the SCR meeting will be posted to the project website, following the meeting. In addition to that, MassDOT will be holding a design public hearing for ADA retrofits at various locations, and in our region that involves the communities of Fairhaven and Swansea to be held on November 9 at 6pm virtually. She then shared one more announcement on grant programs, part of BIL,

that have been rolled out. The ATTAIN program, which promotes advanced technologies to improve safety and reduce travel time for drivers and transit riders and that can serve as national examples. The information can be found on the grants.gov website. Staff will also send out a link. Applications close on November 18.

10. Date and Time for Next Meeting

The Chair announced the time and date for the next meeting as November 9 at 2:00 PM to be held remotely.

11. Adjourn

The Chair asked for a motion to adjourn which was made by Kevin Dumas and seconded by Victoria D'Antoni. Hearing no objections, the meeting was adjourned at 2:48 PM.

**Draft Minutes of the Southeastern Massachusetts Metropolitan Planning Organization (SMMPO) Meeting
on Tuesday, November 15, 2022 at 1:00 PM - Held remotely via Zoom.**

The following members were in attendance:

Steve Woelfel-----Representing Jamey Tesler, MassDOT Secretary and CEO, **Chair**
Pamela Haznar-----Representing Jonathan Gulliver, MassDOT Highway Div. Administrator
Daniel Aguiar-----Representing Paul Coogan, Mayor of Fall River
Jamie Ponte-----Representing Jon Mitchell, Mayor of New Bedford
Bill Roth-----Representing Shaunna O'Connell, Mayor of Taunton
Robert Espindola-----Town of Fairhaven
Mark Germain-----Town of Middleborough
Jacob Vaught-----Town of Somerset
Kevin Dumas-----Town of Mansfield
Alan Slavin-----SRPEDD Commission Chair
Shayne Trimbell-----Representing Erik Rousseau, Administrator, SRTA
Stacy Forte-----Representing Mary Ellen DeFrias, Administrator, GATRA

The following members were absent:

Paul Heroux-----Mayor of Attleboro

The following were also in attendance:

Andrew Reovan-----FHWA	Lisa Estrela-Pedro-----SRPEDD
Derek Shooster-----MassDOT	Lilia Cabral-Bernard-----SRPEDD
Derek Krevat-----MassDOT	Sean Hilton-----SRPEDD
Raissah Kouame-----MassDOT	Jackie Jones-----SRPEDD
Andrew Wang-----MassDOT	Luis de Oliveira-----SRPEDD
Josh Reinke-----Town of Mansfield	

Handouts:

SMMPO Agenda November 15, 2022
SMMPO Draft Meeting Minutes August 9, 2022
FFY2023-2027 TIP Proposed Adjustment #1

AGENDA:

1. Call to Order and Roll Call-

Chairman Woelfel called the SMMPO meeting to order at 1:01 pm. Ms. Lilia Cabral-Bernard asked all MPO members and designees to please unmute themselves so she could call the roll for attendance. She then called the complete roll of MPO members, with the following being present at the time of the roll call.

MassDOT Chair-----Yes	Town of Middleborough-----Yes
City of Fall River-----Yes	Town of Manfield-----Yes
City of New Bedford-----Yes	Town of Somerset-----Yes
City of Taunton-----Yes	SRPEDD Commission Chair-----Yes
MassDOT Administrator-----Yes	SRTA-----Yes
Town of Fairhaven-----Yes	GATRA-----Yes

2. Approval of Minutes – August 9, 2022 (Materials Attached and Roll Call Vote Needed)

Chairman Woelfel requested a motion to approve the minutes from the SMMPO meeting from August 9, 2022. The motion was made by Alan Slavin and seconded by Bill Roth. Ms. Cabral-Bernard then called the

roll:

MassDOT Chair-----Yes
City of Fall River-----Yes
City of New Bedford-----Yes
City of Taunton-----Yes
MassDOT Administrator-----Yes
Town of Fairhaven-----Yes

Town of Middleborough-----Yes
Town of Manfield-----Yes
Town of Somerset-----Yes
SRPEDD Commission Chair-----Yes
SRTA-----Yes
GATRA-----Yes

THE MOTION PASSED UNANIMOUSLY

3. Public Comments - Opportunity for the public to address the SMMPO-

Chairman Woelfel invited members of the public to make comments. There were no comments presented.

4. Proposed FFY2023-2027 TIP Proposed Adjustment #1 (Materials Attached, Roll Call Vote Needed)

Lisa Estrela-Pedro informed the group that the proposed adjustment Number 1 is to the current 2023 to 2027 TIP. This project was amended into the 2022 to 2026 TIP in federal fiscal year 2023 at \$3.1 million. It is for the new Airport Express bus service from the Mansfield MBTA station to Logan Airport. This would be an adjustment to the existing TIP. She asked the body to approve that today.

The Chair asked for a motion and a second to approve and then questions. The motion to approve was made by Alan Slavin and seconded by Kevin Dumas. Bill Roth asked for clarification on this adjustment and Lisa responded that this is the project that was discussed at the New Bedford meeting. MassDOT agreed to pick up any cost overruns for the projects that were currently programmed with STP funds, if they exceeded what we had leftover in target funding. As of right now, there is still a balance of \$1.6 million. But if any of those projects go over that, Mass DOT will pick that up so that the project could be programmed.

With no additional questions, the Chair asked Lilia to call the roll.

MassDOT Chair-----Yes
City of Fall River-----Yes
City of New Bedford-----Yes
City of Taunton-----Yes
MassDOT Administrator-----Yes
Town of Fairhaven-----Yes

Town of Middleborough-----Yes
Town of Manfield-----Yes
Town of Somerset-----Yes
SRPEDD Commission Chair-----Yes
SRTA-----Yes
GATRA-----Yes

THE MOTION PASSED UNANIMOUSLY

5. Title VI/Language Assistance Plan Update

Lilia Cabral-Bernard introduced herself and started the presentation with the Language Assistance Plan (LAP). She explained that staff is required to translate vital documents into languages identified as Safe Harbor languages in the SMMPO region. Safe Harbor language is determined if a language threshold is more than 5% of our population or if more than 1,000 persons speak another language because they speak English less than well or not at all. The average of LEP persons in the SMMPO region is 7.28%.

The Safe Harbor languages were Portuguese, Spanish, and (Haitian) Creole until the new Census data recently added Chinese, and Mon Khmer Cambodian. We also need two translations into Chinese

(Simplified and Traditional Chinese) to cover most dialects.

Ms. Cabral-Bernard then moved to the Title VI Report, stating that Title VI ensures that everyone has the opportunity to participate, and has access to programs, activities and services. She highlighted several items and tasks for this year's Title VI report, including Signed Certification and Assurances (one from Federal Highway and one from Federal Transit); how staff will be disseminating new Complaint Procedures & Forms; any Title VI related training taken by staff over the past year; the most recent Public Participation Plan (April 2022) and the most recent Language Access Plan (September 2022); and a mapped demographic profile of the region, including minority, low-income, LEP, older adults and persons with disabilities.

While displaying these maps, she explained populations have traditionally been identified as such if they are above the regional average or threshold for that population which are the shaded areas on the maps. But we have also used "dot density." A dot represents 50 or 100 persons in a concentrated area. These two distinct methods of identifying these populations were used because although thresholds are an absolute way to identify where the greatest number of these populations are located, dot density gives a better overall perspective, so as not to unintentionally eliminate any populations of concern that have not exceeded the threshold, but should be considered, nonetheless.

Ms. Cabral-Bernard identified the regional thresholds as follows: Minority 10.98%; Low Income/poverty 10.87%; Limited English Proficiency 7.28%; Older Adults (Age 65 and above) 14.48%; Persons with a disability 14.01%

She informed the group that that maps with this information are being made interactive and would be available in a few months on the website. She offered to answer any question now or anytime, supplying her contact info and telling the group it was a pleasure speaking to them.

6. FFY2024-28 TIP Development Update-

Jackie Jones informed the group that TIP development roughly runs from October to May and right now, in this October December timeframe, staff will be collecting data on projects that have been approved or new projects that could be considered for inclusion in the next TIP. Staff will be gathering all the data needed for the evaluation criteria process and reaching out to project stakeholders to get new project schedules to see if anything has changed. Starting in December, staff will begin the project evaluation criteria process, which helps us prioritize projects based on identified regional priorities. Staff will also be presenting proposed scenarios to the JTPG and the SMMPO, based on that information.

In March, the JTPG will make their final scenario selection, and recommend that to the SMMPO for approval. When that list is approved, staff will release it for a public comment period. Staff will get feedback from our federal partners and state partners and incorporate all comments into the document. It is anticipated that the TIP will be endorsed at the May SMMPO meeting. There were no questions for Ms. Jones.

7. FFY2023 UPWP Update

Lisa Estrela-Pedro gave the group a review of the FFY 2023 UPWP tasks and deliverables which include the Title VI Plan update, as well as the development of the FFY2024 UPWP & the FFY2024-2028 TIP. Staff will also be continuing data collection efforts including the task of developing a standalone Safety Plan & Congestion Plan, which have previously been included as chapters in the RTP but will be standalone plans going forward. Staff will also be updating our Regional Travel Demand Model.

She continued by informing the group that Traffic Counting will start up again in the Spring, as well as Pavement Management and an attempt will be made to complete Fall River and New Bedford, weather permitting. Staff will be continuing to work on several Community Technical Assistance requests and trails mapping by performing quality control on data collected to date.

The Transportation staff will be assisting the Environmental Department with the Regional Resiliency Plan and will be completing the Route 140 Comprehensive Corridor Study for the city of Taunton in combination with our Comprehensive Department. Staff will be updating the Bike Plan, last updated in 2016, as well as the Coordinated Human Services Transportation Plan, and the Long-Range Transportation Plan.

8. Regional Transportation Plan Update

Lisa Estela-Pedro informed the group that in combination with updating a lot of the data for our Regional Transportation Plan, we're also continuing our efforts on public outreach. She and another staff member attended a community event last month in hopes of getting hundreds of survey responses, and actually only got a few. Staff then redirected their efforts and reached out to all 27 communities to post a link to the survey on their website. Twenty-one communities did that and we are now at 561 responses. There were six communities that posted within a day or two and survey numbers went up by over 200 following. Staff very much appreciates our communities' assistance with this effort. In addition, staff will be reaching out to all of our communities to provide department heads with the opportunity to meet with us and identify their priorities. We'll be reaching out to SRTA, as staff has already met with GATRA.

Staff are also planning to schedule public meetings and attend additional community events. Staff is coordinating with MassDOT on hosting 'meeting in a box' events at Council on Aging's or similar venues to promote and garner feedback for the statewide Long-Range Plan, as well as the MPO's regional transportation plan update. Staff will continue to provide this group with updates as we progress through the development process. There were no questions for Ms. Estrela-Pedro

9. Date and Time for Next Meeting

The Chair announced that the next SMMPO meeting will be on December 20 at 1pm virtually.

10. Adjourn

The Chair asked for a motion and second to adjourn. Alan Slavin made the motion and Jamie Ponte seconded it. He asked that all in favor say aye. All ayes were heard. The Chair thanked everyone. The meeting was adjourned at 1:23 PM.

From: [Kluchman, Chris \(OCD\)](#)
To: [Jeffrey Walker](#); [Taylor Perez](#); [Grant King](#); [Robert Cabral](#)
Cc: [Carlucci, Nathan \(OCD\)](#)
Subject: MBTA Communities Deck + Compliance Model
Date: Wednesday, November 23, 2022 11:33:23 AM
Attachments: [SRPEDD MBTA Communities 11-14-22.pdf](#)

Good morning – attached please find the .pdf of the PowerPoint presentation we gave to SRPEDD communities earlier this month. Thank you for hosting the conversation.

Also, below is the announcement about the posting of the Compliance Model, please share information about this important tool with your communities.

DHCD is pleased to announce that the Section 3A Compliance Model, that is a required component of demonstrating compliance with the MBTA communities program, has been posted to our [website](#). This groundbreaking tool plays an important role not only for compliance activities, but also for evaluating existing zoning districts and for strategically planning new or amended zoning districts.

Please read the **Compliance Model User Guide** and other **methodology documentation** for instructions about how to use the model, including how to download the GIS land map files, how to delineate districts, and how to input local zoning parameters into the zoning checklist component of the model in an Excel workbook. In the coming weeks, we will post instructional videos that will walk through more detailed steps in using this new tool.

In the meantime, please send questions to DHCD3A@mass.gov and DHCD staff will provide assistance. We appreciate your patience as the release of new materials produces a high volume of questions.

Please be on the lookout for additional information about other resources related to this tool such as “office hours” where you can connect with staff for additional assistance. Finally, stay tuned for additional resources for MBTA communities, such as a Sample By-Law/Ordinance and a Section 3A User Guide.

Chris Kluchman, FAICP

she/her/hers

Deputy Director, Community Services Division
Department of Housing and Community Development (DHCD)
100 Cambridge Street, Suite 300
Boston, MA 02114
chris.kluchman@mass.gov

Please note: DHCD staff are working remotely, I check email frequently and will respond as soon as possible.



Multi-family Zoning Requirement for MBTA Communities

An Introduction to the Section 3A Program

**November 14, 2022: SRPEDD
MBTA Communities Regional Planning Agency Webinar Series**



Why This Law Is So Important

This new law removes barriers that exist in the local zoning for 175 Massachusetts communities by requiring communities to allow more transit-oriented multi-family housing in the years and decades ahead.

Communities that don't have transit stations must also allow for multi-family, but there are higher requirements for transit rich municipalities.

- **Most multi-family housing is subject to an unpredictable, time-consuming process.**
 - It often requires a special permit, rezoning, or 40B.
 - *Only 14% of multi-family units in the greater Boston area were permitted as of right from 2015-2017.*
- **This requirement establishes a new paradigm** for encouraging multi-family housing production.
- **We can create new housing in walkable neighborhoods**, by allowing multifamily housing near transit.



Section 3A (MBTA Communities) Timeline

January 14, 2021

Governor signs new section 3A into the Zoning Act (MGL c. 40A)

December 15, 2021
Draft Guidelines Issued

August 10, 2022
Final Guidelines issued

January 31, 2023
Action Plans due



January 29, 2021
Preliminary Section 3A Guidance issued

March 31, 2022
End of public comment period

November 2022
Compliance Model available

Outreach summary: 24 webinars, almost 400 comments in an online portal.

Public Comments overall theme: While policy advocates and the development community largely supported the approach outlined in the draft guidelines, municipal officials and members of the public largely submitted concerns and feedback relating to the statute, on-the-ground constraints, and the community category framework.



Section 3A Guidelines: Multi-Family Zoning Requirement for MBTA Communities

Introducing Section 3A of the Zoning Act



Section 3A. (a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

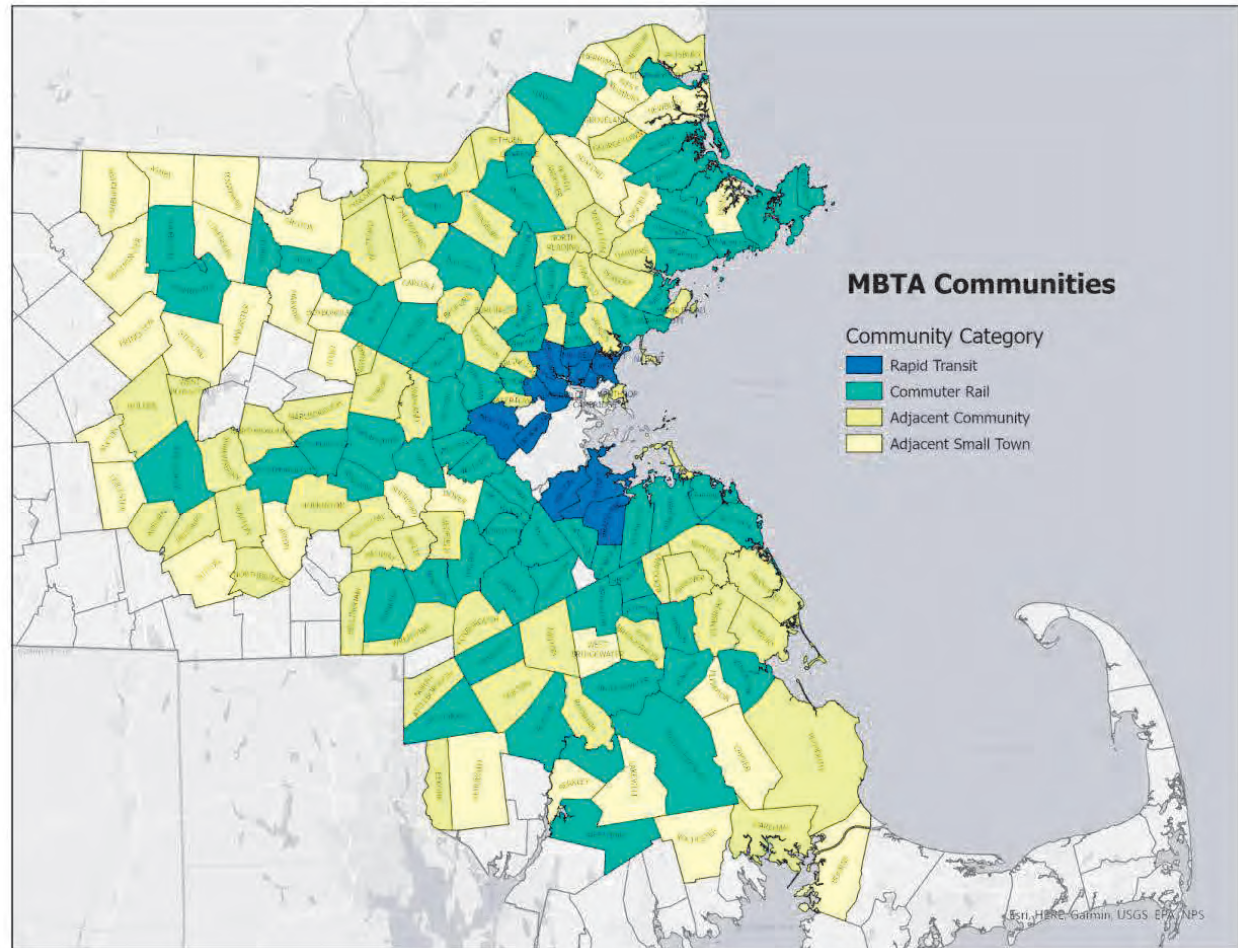
(b) An MBTA community that fails to comply with this section shall not be eligible for funds from: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.

(c) The department of housing and community development, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, shall promulgate guidelines to determine if an MBTA community is in compliance with this section

Four Community Categories



- Community categories are determined by fixed transit assets for each community
- Categories are a factor for determining local “reasonable size” requirements
- Each category has its own formula to determine minimum unit capacity



Four Community Categories



RAPID TRANSIT COMMUNITY

COMMUTER RAIL COMMUNITY

1. **Rapid transit community** means an MBTA community that has within its borders at least 100 acres of developable station area associated with one or more subway stations, or MBTA Silver Line bus rapid transit stations
2. **Commuter rail community** means an MBTA community that (i) does not meet the criteria for a rapid transit community, and (ii) has within its borders at least 100 acres of developable station area associated with one or more commuter rail stations.



Four Community Categories



ADJACENT COMMUNITY

ADJACENT SMALL TOWN

3. **Adjacent community** means an MBTA community that (i) has within its boundaries less than 100 acres of developable station area, and (ii) is not an adjacent small town.
4. **Adjacent small town** means an MBTA community that (i) has within its boundaries less than 100 acres of developable station area, and (ii) either has a population density of less than 500 persons per square mile, or a population of not more than 7,000 year-round residents as determined in the most recently published United States Decennial Census of Population and Housing.

Four Community Categories



	Rapid Transit	Commuter Rail	Adjacent	Adjacent Small Town
Land Area	50 Acres	50 Acres	50 Acres	n/a
Unit Capacity ¹	25%	15%	10%	5%
Location	Near Transit ²	Near Transit ²	n/a	n/a
Deadline	12/31/2023	12/31/2024	12/31/2024	12/31/2025

1. Unit Capacity is expressed as percentage of 2020 Housing Stock. For example, Rapid Transit Unit Capacity = Housing Stock x 0.25
2. Percentage of district located near transit depends on developable land near stations



Unit Capacity as a measurement of zoning

“Unit capacity” is a measure of the number of multi-family units that the zoning allows as of right in the district. Although some units may already exist, unit capacity for any given parcel may be higher or lower than existing development on the site.

The unit capacity of each parcel is measured as if that parcel was undeveloped:



District Location

“located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.”

Guidelines Table 2: A sliding scale

Acres of Developable Station Area	Portion of MF District that must be in station area	Municipalities
0-100	0%	94
101-250	20%	17
251-400	40%	25
401-600	50%	16
601-800	75%	13
801+	90%	10

This scale requires MBTA communities with more than 100 acres of developable station area to locate some of their districts within those station areas. Communities with more developable station area offer more opportunity for housing near transit.

Example 1: Arlington



58 Total acres of developable station area

0% Percentage of minimum district land area and unit capacity that must be in developable station area

District Location

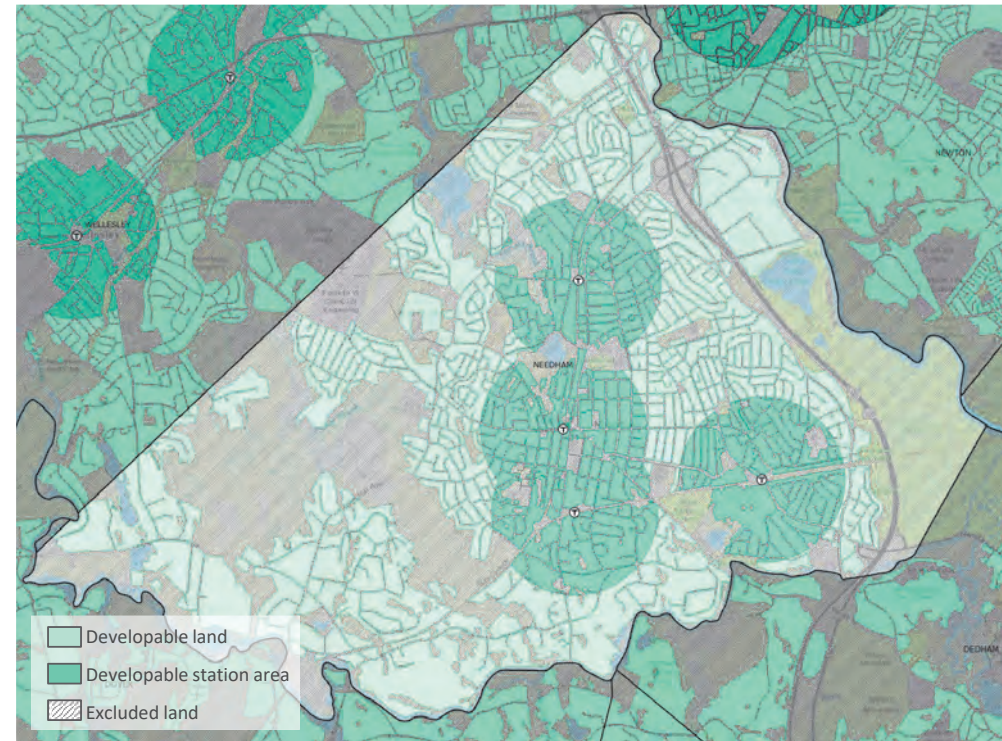
“located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.”

Guidelines Table 2: A sliding scale

Acres of Developable Station Area	Portion of MF District that must be in station area	Municipalities
0-100	0%	94
101-250	20%	17
251-400	40%	25
401-600	50%	16
601-800	75%	13
801+	90%	10

This scale requires MBTA communities with more than 100 acres of developable station area to locate some of their districts within those station areas. Communities with more developable station area offer more opportunity for housing near transit.

Example 2: Needham



1,233

Total acres of developable station area

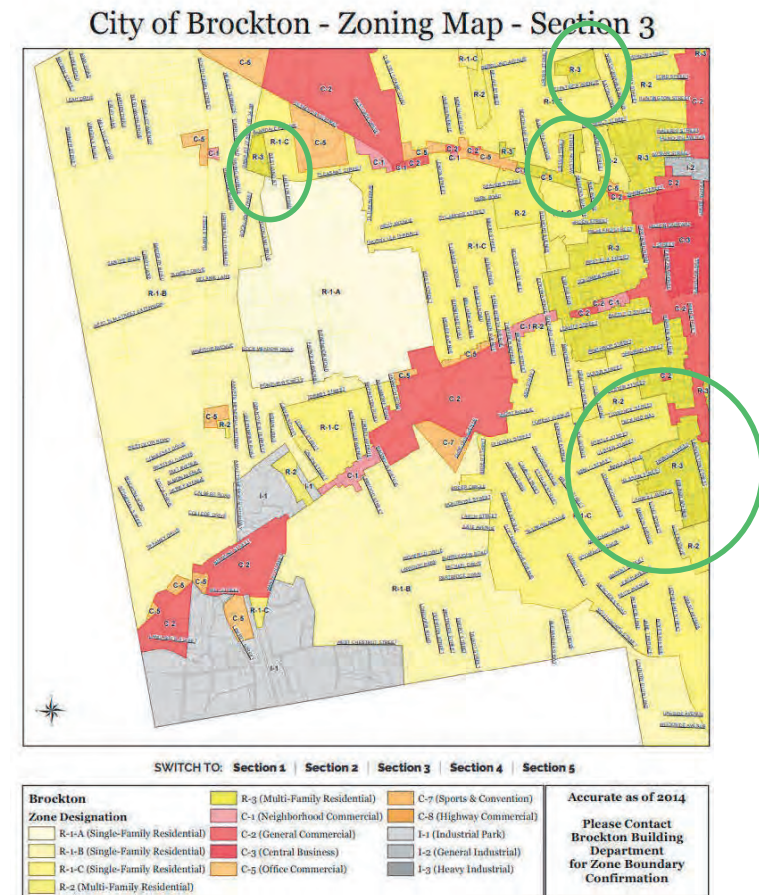
90%

Percentage of minimum district land area and unit capacity that must be in developable station area



District Location - Contiguity

- **Section 5 has Location and Contiguity requirements**
 - 50% of the district size must be contiguous (this is not the same as 50% of the minimum land area).
 - For example: if a municipality has a 50 acre minimum land area but designs an 80 acre district that will meet unit capacity/density requirements, then 40 acres of the district must be contiguous.
- **If district has multiple locations, there is a 5 acre minimum size in order to count towards the minimum land area**
 - Purpose: Allow district to be located in multiple locations, and create neighborhoods, not just “project sites”
 - Exception: if a municipality can meet unit capacity in less than 5 acres, then entire district must be contiguous





“Multi-family housing is permitted”

Multi-family housing: “a building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building”
– MGL c. 40A §1A

“Missing middle” housing types represent what Section 3A zoning requires



As-of-right Zoning



- **Site Plan Review**
 - Can be required for as of right multi-family uses but cannot impose unreasonable requirements or undue delay on proposed project
- **Affordability – Based on revisions made 10/21/2022**
 - Inclusionary zoning may require up to 10% at 80% AMI in all districts, in all communities
 - Exceptions are in place to allow MBTA communities to require more affordable units or deeper affordability where feasible as supported by an analysis completed by a qualified third party and approved by DHCD
 - Exceptions are also in place for DHCD programs such as c. 40R and UCH-TIF
- **Mandatory Mixed-Use Development**
 - Mixed use development may be allowed, and incentivized, but cannot be a mandatory pre-requisite to develop multi-family housing
- **Energy Efficiency**
 - Multi-family housing cannot be required to meet higher standards than other uses in the municipality



Affordability: Based on revisions made 10/21/2022

On October 21, 2021, DHCD announced limited revisions to the Section 3A Guidelines to address the extent to which MBTA communities may require affordable units in compliant multi-family zoning districts.

- IZ may require up to 10% at 80% AMI in all districts, in all communities
- DHCD programs exception (ie, 40R or UCH-TIF):
 - Up to 20%, *and below 80% AMI* if reviewed and approved by DHCD
 - *Up to 25%, and below 80% AMI* if the 40R district is pre-existing (8/10/2022)
- *Feasibility analysis exception:*
 - Up to 20% affordable units and/or AMI below 80%
 - Requires MBTA community to submit an independent third-party feasibility study supporting feasibility of MFH in the district
- Removed requirement to be eligible for SHI (allow AMI over 80%)



Compliance Timelines

- **2022 Compliance:** All MBTA communities could achieve compliance for purposes of this year's One-Stop by submitting a simple "Community Information Form" to DHCD. This form requested basic information about their current zoning, required a briefing of the select board/city council, and asked for feedback on technical assistance needs.
 - 166 of 175 communities are compliant for this this year (~95% compliance).
- **Compliance Timelines for 2023 and Beyond:**

Transit Category (# municipalities)	Action Plan Submission Deadline (if applicable)	Full Compliance Submission Deadline
Rapid Transit (12)	January 31, 2023	December 31, 2023
Commuter Rail (69)	January 31, 2023	December 31, 2024
Adjacent (59)	January 31, 2023	December 31, 2024
Adjacent Small Town (35)	January 31, 2023	December 31, 2025

The Action Plan form and other materials are online at: mass.gov/mbtacomunities



Upcoming Tools and Technical Assistance Resources

The Compliance Model:



A **geospatial (GIS) database** for each municipality that includes existing parcel boundaries, any excluded or sensitive land, and additional information such as owner name, address, and existing use.

Dimensional Standards	Value	Notes
Minimum Lot Size (in square feet)		
Base Minimum Lot Size (in square feet)		
Additional Lot Square Footage by Dwelling Unit (in square feet)		
<i>Restricted space is allowed as part of open space requirement.</i>		
Building type and density	Value	Notes
Two-family?		
Three-family?		
Four-family?		
Five or more dwelling units per lot?		
Accessory Dwelling Unit (ADU)?		

A **zoning checklist**, which will walk users through a series of questions and prompts in order to collect relevant dimensional and regulatory elements of the proposed zoning bylaw that will impact unit capacity.

Metric	Compliance Model Estimates	Town-specific Requirement	Compliant?
District acreage	62.4	50.0	Y
Estimated unit capacity	955.0	900.0	Y
Estimated gross district density	15.3	15.0	Y
% of unit capacity within station areas	63.2%	50.0%	Y

A **unit capacity estimator** that will use the imported parcel information and the information collected in the zoning checklist to derive an estimate of the unit capacity on each lot in the district as well as district-level summary information such as total district unit capacity, gross density of the district, and other helpful statistics.

Technical Assistance (TA)



Overview of MBTA Communities technical assistance ("3A TA"):

- *Goal:* Provide TA to every municipality that wants it. This goal will be achieved through a multi-year effort starting FY23 and carrying out over the next several years.

Resources and TA Available to Help Municipalities Achieve Compliance:

- Upon the release of the final guidelines, HED/DHCD launched an online form to serve as an entry point for technical assistance requests from municipalities. The form requests basic information relative to the technical assistance needs which will help HED, DHCD, and MHP staff coordinate on guidance.
- How to fill out an Action Plan – MHP 10/19/22 webinar
- Sample Zoning By-Law/Ordinance being completed and available in November
- User Guide with explanation of Guidelines



Technical Assistance (TA)



- Assistance will be provided to communities through collaboration and coordination:
 - Mass Housing Partnership: Leveraging a variety of resources MHP is developing a comprehensive technical assistance program available to all interested MBTA Communities.

<https://www.mhp.net/community/complete-neighborhoods-initiative>

- DHCD: Via the Community One Stop, the following grant programs are available: Housing Choice Grant Program, Community Planning Grants, and the Rural and Small Town Development Fund. MBTA compliance activities eligible for bonus points.
- EEA: Land Use Planning Grant program will also prioritize MBTA municipalities.
- Regional Planning Agencies: Support from eight Regional Planning Agencies through prioritization of Commonwealth-provided District Local Technical Assistance (DLTA) funding.



Key takeaways



- An introduction to Section 3A, including what the legislation is and how DHCD is implementing the law with its Compliance Guidelines
- A preview of the tools being released to help MBTA communities comply with the law
- An overview of technical assistance resources available to MBTA communities

If you need more information to help others in your community to understand this legislation, please let us know!

mass.gov/mbtacomunities *will continue to have information and resources*

SUPPORTING DOCUMENTS

DATE: 12/7/22

AGENDA ITEM: Technical Assistance Report, # 7.a

Community	Project Name	Status	Department	Project Leads	Funding
Acushnet	Green Communities Tech Assist.	Ongoing	Environmental	Sara Brown	DOER
Attleboro	May Street Intersection Evaluation	Ongoing	Transportation	Luis de Oliveira	MassDOT
Berkley	Municipal Vulnerability Planning	Ongoing	Environmental	Bill Napolitano	DLTA, CCC, local
Carver	Open Space and Recreation Plan Update	Ongoing	Environmental	Helen Zincavage	local
Carver	Pre-Application Business Park Development	Pending	Comprehensive	Lizeth Gonzalez	EDA
Dartmouth	Open Space and Recreation Plan Update	Ongoing	Environmental	Helen Zincavage	local
Dartmouth	Master Plan	Ongoing	Comprehensive	Helen Zincavage	DLTA, local, MA
Dartmouth	Fisher Road & Gulf Road Traffic Count Data Tech Memo	Complete	Transportation	Luis de Oliveira	MassDOT
Dartmouth, Fairhaven, Fall River, Wareham	Bike Path (Regional Plan) Assistance	Ongoing	Transportation	Jackie Jones	MassDOT
Dartmouth, Wareham	Coastal Resilience Project Support	Ongoing	Environmental	Danica Belknap	MassAudubon
Dartmouth, Westport	Route 6 Corridor Study	Ongoing	Transportation	Jackie Jones	MassDOT
Dighton	Green Communities Assistance	Ongoing	Environmental	Sara Brown	DOER
Dighton	Economic Development Plan	Ongoing	Comprehensive	Lizeth Gonzalez	DLTA, CCC, MA
Fairhaven	Green Communities Assistance	Ongoing	Environmental	Helen Zincavage	DOER
Fairhaven	Alden Road Redevelopment Study Phase 2	Ongoing	Comprehensive	Phillip Hu, Lizeth Gonzalez	DLTA, local, MA
Fairhaven	Benoit Square Traffic Assessment	Ongoing	Transportation	Luis de Oliveira	MassDOT
Fall River	Mother's Brook Sewer Upgrades (D&E, Permitting) Project Administration	Ongoing	Comprehensive	Lizeth Gonzalez	EDA
Lakeville	Old Powderhouse Road & Heritage Hill Drive South Intersection Analysis	Complete	Transportation	Luis de Oliveira	MassDOT

Mansfield	Bicycle Planning Technical Assistance	Ongoing	Transportation	Jackie Jones	MassDOT
Mansfield	Green Communities Designation Grant Assistance	Ongoing	Environmental	Helen Zincavage	DOER
Mansfield	Housing Production Plan Phase 2	Ongoing	Comprehensive	Phillip Hu, Taylor Perez	DLTA, MA
Marion	Marion Village Parking Assessment	Pending	Transportation	TBD	MassDOT
Marion	Open Space and Recreation Plan Update	Ongoing	Environmental	Helen Zincavage, Bill Napolitano	DLTA, local, MA
Marion	Green Communities Comp Grant TA	Ongoing	Environmental	Danica Belknap	DOER
Marion	Housing Production Plan Update	Final Draft	Comprehensive	Rob Cabral, Taylor Perez	local
Mattapoissett	Master Plan and Housing Production Plan	Final Draft	Comprehensive	Lizeth Gonzalez, Robert Cabral, Phillip Hu	DLTA, CCC, local, MA
Mattapoissett	Industrial Drive Infrastructure Improvement	Project Close-out	Comprehensive	Lizeth Gonzalez, Bill Napolitano	local, EDA
Middleborough	Open Space and Recreation Plan Update	Ongoing	Environmental	Sara Brown	local
Middleborough	Housing Production Plan (Tier 3)	Ongoing	Comprehensive	Taylor Perez, Grant King	DLTA, HCI
Middleborough	Historic/General Use District Bylaw Amendments	Ongoing	Comprehensive	Grant King, Robert Cabral	MassDOT, SCR
New Bedford	North Terminal Extension Phase II and Pier Fendering Project	Ongoing	Comprehensive	Jeff Walker, Lizeth Gonzalez, Grant King	EDA
New Bedford	Marine Commerce Terminal	Pending	Comprehensive	Lizeth Gonzalez	EDA
New Bedford	Quest Center, Armory District	Pending	Comprehensive	Lizeth Gonzalez	EDA
North Attleboro	Green Communities Tech Assist.	Ongoing	Environmental	Helen Zincavage	DOER
North Attleborough	Master Plan and Housing Production Plan	Final Draft	Comprehensive	Robert Cabral, Taylor Perez	DLTA, CCC, local, MA
Norton	Bicycle Committee Technical Assistance	Ongoing	Transportation	Jackie Jones	MassDOT
Norton	Housing Production Plan (Tier 3, Phase 1)	Ongoing	Comprehensive	Taylor Perez	DLTA

Plainville	Green Communities Tech Assist.	Ongoing	Environmental	Danica Belknap	DOER
Plainville	Master Plan	Ongoing	Comprehensive	Phillip Hu, Lizeth Gonzalez	DLTA, local
Raynham	Green Communities Assistance	Ongoing	Environmental	Danica Belknap	DOER
Regional	Traffic Counting and Turning Movement Counts	Ongoing	Transportation	Luis de Oliveira	MassDOT
Regional	Pavement Management - Fed. Aid Road Network	Ongoing	Transportation	Luis de Oliveira	MassDOT
Regional	Bus Stop Inventory Update	Ongoing	Transportation	Jennifer Chaves	MassDOT
Regional	Trails Mapping (Off Road)	Ongoing	Transportation	Jackie Jones, Karen Porter	MassDOT
Regional	Assawompset Ponds Groundwater Hydrologic & Hydraulic Study	Ongoing	Environmental	Bill Napolitano, Helen Zincavage	DER
Regional	Taunton River Stewardship Council Upper Nemasket Implementation	Ongoing	Environmental	Bill Napolitano, Helen Zincavage	TRSC
Regional	Rural Policy Advisory Council	Ongoing	Environmental	Helen Zincavage	DLTA, sister RPAs
Regional	SRPEDD Regional Resilience Plan (SRRP)	Ongoing	Comprehensive , Environmental, Transportation	Helen Zincavage, Bill Napolitano, Lizeth Gonzalez, Grant King	DLTA , CCC EDA,
Regional	MBTA Multi-Family Zoning Support	Ongoing	Comprehensive	Grant King, Taylor Perez	DLTA, DHCD
Regional	MHP Multi-Family Zoning Webinars	Complete	Comprehensive	Robert Cabral, Taylor Perez	MHP
Regional	Arts and Culture Community Development Initiative	Ongoing	Comprehensive	Lizeth Gonzalez	DLTA
Regional	Justice, Equity, and Community Development (JECD) Initiative	Ongoing	Comprehensive	Taylor Perez	DLTA
Regional	CARES Act/COVID-19 U.S. EDA Technical Assistance	Project Close-out	Comprehensive	Jeff Walker, Lizeth Gonzalez, Rob Cabral, Grant King	SRPEDD, U.S. EDA
Regional	PDA/PPA Update for MBTA Communities	Ongoing	Comprehensive	Grant King	MBTA, DLTA

Regional	South Coast Administrators Committee	Ongoing	Administrative	Jeff Walker	SRPEDD
Regional	Mass. Assn. of Regional Planning Commissions (MARPA)	Ongoing	Administrative	Jeff Walker	RPAs
Regional	Taunton River Trail	Ongoing	Transportation	Bill Napolitano	MassDOT
Regional	Freight Action Plan	Complete	Transportation	Sean Hilton	MassDOT
Regional - Green Communities	Annual Reports and Competitive and Designation Grant Applications	Ongoing	Environmental	Helen Zincavage, Danica Belknap, Sara Brown	EOEEA
Regional - SRAC	FFY20 Homeland Security Program and Project Management	Ongoing	Comprehensive , Homeland Security	Todd Castro, Kevin Ham, Grant King	MAPC
Regional - SRAC	FFY21 Homeland Security Program and Project Management	Ongoing	Comprehensive , Homeland Security	Todd Castro, Kevin Ham, Grant King	MAPC
Regional - Ten Mile Watershed to Mount Hope Bay	Brownfield Community Wide Assessment Grant	Ongoing	Environmental	Helen Zincavage, Bill Napolitano, Lizeth Gonzalez	EPA
Regional-GATRA	Technical Assistance Planning and GIS	Ongoing	Transportation	Jen Chaves	GATRA
Rochester	Agriculture and PPA Planning	Ongoing	Environmental	Sara Brown	DLTA
Rochester	Green Communities Assistance	Ongoing	Environmental	Danica Belknap	DOER
Seekonk	Housing Production Plan (Tier 2, Phase 1)	Ongoing	Comprehensive	Taylor Perez	DLTA
Somerset	Inflow & Infiltration EDA Application	Project Close-out	Comprehensive	Lizeth Gonzalez	EDA
Somerset, Swansea	Wastewater District Assistance	Ongoing	Comprehensive	Lizeth Gonzalez	EDA
Swansea	Master Plan, Open Space and Recreation Plan, and Housing Production Plan	Ongoing	Comprehensive	Robert Cabral, Taylor Perez	DLTA, Urban Agenda, local, MA
Taunton	School District Active Shooter / Hostile Event (ASHE) Response Tool	New	Homeland Security, Comprehensive	Kevin Ham	Local

Taunton	Route 140 Corridor Study	Ongoing	Comprehensive , Environmental, Transportation	Robert Cabral, Helen Zincavage, Lisa Estrela-Pedro, Jackie Jones, Grant King	MassDOT, DLTA, MA
Taunton	Open Space and Recreation Plan Update	Ongoing	Comprehensive	Danica Belknap	DLTA, local
Taunton	MSIP V- Business Park	Ongoing	Comprehensive	Lizeth Gonzalez	EDA
Wareham	Bicycle Committee Technical Assistance	Ongoing	Transportation	Jackie Jones	MassDOT
Wareham	Plymouth Ave (White Island Shores Neighborhood), Speed & Volume Counts	Ongoing	Transportation	Luis de Oliveira	MassDOT
Wareham	Village Plan	Final Draft	Comprehensive	Rob Cabral, Phillip Hu	DLTA
Westport	Complete Streets Prioritization Plan	Final Draft	Transportation	Sara Brown	MassDOT
Westport	Housing Production Plan (Tier 1, Phase 1)	Ongoing	Comprehensive	Taylor Perez	DLTA, local

[MEMBERS](#) [ADVOCACY](#) [NEWS](#) [RESOURCES](#) [EVENTS](#) [ABOUT MMA](#)

NOV 30 2022

MUNICIPAL GOVERNMENT

Healey, Driscoll begin rapid transition process

[Home](#) → [News](#) → [Municipal Government](#)

Immediately following her victory, Gov.-elect Maura Healey got to work to build her team and begin a rapid transition process to the next administration.

On Nov. 9, she announced that her running mate and current mayor of Salem, Lt. Gov.-elect Kim Driscoll, will serve as chair of her transition committee.

Driscoll's experience in local government runs deep. She has served as mayor since 2006, and she previously served on the City Council and worked as a deputy city manager in Chelsea for five years. She has been an active member of the Massachusetts Mayors Association, and served as its president in 2012.



Gov.-elect Maura Healey (left) and Lt. Gov.-elect Kim Driscoll (right)

In recent weeks, the transition committee has announced [key policy committees](#), focused on issues such as transportation infrastructure, housing, climate change, jobs and the economy, youth and young adults, and safe and healthy communities. The committees

will work to identify a “timeline for action, resources to leverage, and metrics to measure effectiveness.”

To coordinate the work of these committees, Danielle Cerny was named as the transition director. She previously served as a visiting fellow at the Rappaport Institute and recently interviewed outgoing Lt. Gov. Karyn Polito at an event discussing the [successes and strategies in state-local government relations during the Baker administration’s tenure](#), the focus of a report written by Cerny.

As the transition work continues, the days leading up to the inauguration on Jan. 5 are expected to feature a flurry of announcements related to key posts in the new administration, including cabinet secretaries and other key staff who will prove critical to tackling the new administration’s policy priorities.

[Healey is scheduled to address local officials](#) two weeks after her inauguration, during the MMA Annual Meeting & Trade Show on Jan. 20.

Due to the change in administrations, the incoming governor is granted an additional five weeks to file her first state budget proposal, which is due on March 1.

Written by [Dave Koffman, Senior Executive and Legislative Director](#)

| News Categories

ECONOMIC AND COMMUNITY DEVELOPMENT

LABOR AND PERSONNEL

LOCAL AID AND FINANCE

MUNICIPAL GOVERNMENT

MUNICIPAL SERVICES

PUBLIC WORKS, ENERGY AND UTILITIES