

WHAT IS THE MBTA COMMUNITIES ACT?

The MBTA Communities Act (M.G.L. c. 40A section 3A) is a law passed in January 2021 that says an MBTA Community shall have a zoning district where multi-family is permitted by-right at a gross density of 15 units per acre.

MBTA COMMUNITIES REQUIRES

- A zone where multi-family is permitted by-right (Site Plan Review is permissible)
- A zone with a 15 units per acre gross allowable density
- A zone that's at least 50 acres in size
- A zone with a potential housing capacity of 750 units

MBTA COMMUNITIES DOES NOT REQUIRE

- Provision of new infrastructure to support housing
- Production of new housing
- Communities to fully build out the zoning district

The only requirement is a zoning change!

HOW DO I LEARN MORE?

To learn more about the MBTA Communities Act, you can visit:

www.srpedd.org/mbta-communities

www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities

To learn more about how Freetown is working to comply with MBTA Communities, contact:

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www.freetownma.gov/planning-board



www.srpedd.org



SRPEDD
Southeastern Regional Planning
& Economic Development District

Learn about the PLANNED DEVELOPMENT DISTRICT

& the MBTA Communities Act

Freetown is working with the Southeastern Regional Planning and Economic Development District (SRPEDD) to draft a zoning bylaw that will comply with the MBTA Communities Act.

HOW IS FREETOWN PLANNING TO COMPLY?

The project team opted to **modify an existing overlay district (the Planned Mixed Use District, or PMUD)** to comply with MBTA Communities. The amended district, renamed the **Planned Development District (PDD)**, contains much of the same zoning language found in the original PMUD, which was passed at Town Meeting in June 2012.

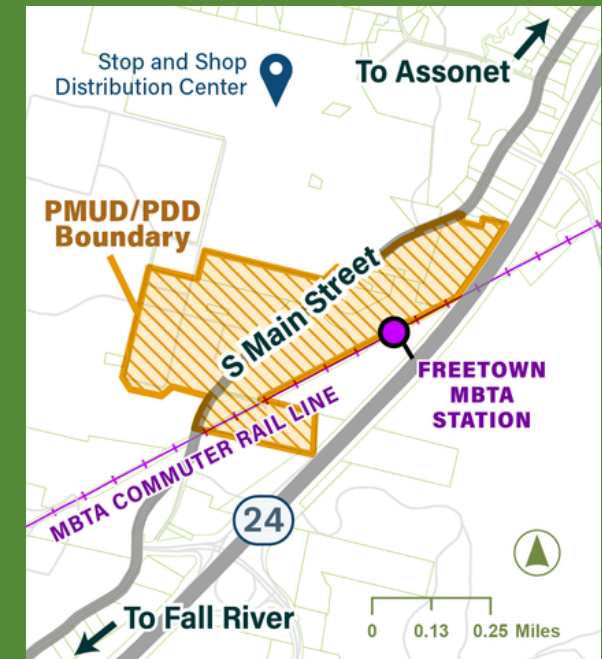
What's the difference between the PMUD and the PDD?

The project team worked to honor the spirit of the original PMUD in the amended zoning language wherever possible. There are key differences between the districts, but also many similarities. Some major comparisons are:

	Original PMUD	Amended PDD
Permitting Process	Special Permit	Residential & Mixed-Use: By-right All other uses: Special Permit
Site Plan Review Required	Yes, for all uses	Yes, for all uses
Design Standards Included	Yes	Yes
Open Space Required	Yes	Yes
Residential Density	5-7 units per acre	16 units per acre
Height Limit	Not defined	3 stories; 35 feet

WHERE WOULD THE PDD BE LOCATED?

The PDD would follow the same district boundary as the existing PMUD, shown on the map below.



ARE THERE ANY PUBLIC EVENTS ABOUT THE PDD?

Yes! You can join us on the following dates for more info:

March 25th, 2024 - Select Board Presentation

April 2nd, 2024 - Planning Board Public Hearing