

Action Plan for MBTA Communities

Description Area Please read the Section 3A Guidelines before attempting to complete this form. Please note: Action Plan Forms must be submitted by a municipal official with authority to act on behalf of the municipality on matters of zoning, such as the municipal CEO or planning director.

Section 1: Identification

Description Area The Section 3A Guidelines establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, and developable land. This section of the Action Plan helps to identify the transit stations that determined each community's category. Appendix 1 of the Section 3A Guidelines lists each community's category and minimum multi-family unit capacity requirement.

1.1 MBTA Community Name Reading

1.2. Community Category Commuter rail community

1.3. Multifamily Unit Capacity Requirement 1493

1.4. Does this municipality have any MBTA rapid transit stations within its boundaries? No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries? Yes

1.5a. Please list MBTA commuter rail stations that are located within the municipal boundaries Reading MBTA Commuter Rail on Haverhill Line (35 Lincoln St, Reading, MA 01867)

1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them? No

1.7. Please provide the name of the person filling out this form Andrew MacNichol

1.7a. Title Community Development Director

1.7b. Email Address amacnichol@ci.reading.ma.us

1.7c. Phone Number	(781) 942-6670
1.8 Please provide the name of the municipal CEO	Fidel Maltez
1.8b Mailing address of municipal CEO	16 Lowell Street Reading, MA 01867
1.8c Email address of municipal CEO	fmaltez@ci.reading.ma.us
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Andrew MacNichol, Community Development Director; Matthew Deane, GIS Coordinator; Senior Planner; Community Planning and Development Commission (CPDC); Reading Select Board; Town Meeting Members; General Public; possible Consultant as needed/awarded.

Section 2: Housing Overview

2.1. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes
2.1a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	Housing Production Plan (2018); 40R Zoning adoption (2007, 2017); Inclusionary Zoning adoption (2019); Affordable Housing Trust Fund model bylaw adoption (2021-22)
2.2. Is this municipality currently working on any other planning for housing?	Yes
2.2a. Please briefly describe the housing work underway.	Housing Production Plan Update 2022-23

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)	<ul style="list-style-type: none"> b. An existing zoning district or districts that must be amended to comply with the Section 3A Guidelines c. A new 40R or other overlay zoning district
3.1b. Please select the changes that may be necessary for the existing district to comply. Optional: Attach any supporting documents that describe this district.	Dimensional regulations

Explanation: Possible zoning amendments within a 1/2 mile to the Reading Depot includes the 40R Overlay District, the Apartment-40 District and the Business-A District. Lot Size requirements and Floor Area Ratio appear to be limiting factors for Unit Capacity and will be reviewed for improvement along with parking, open space and additional requirements.

File <https://www.formstack.com/admin/download/file/14054542801>

3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s). The Town may also consider overlay adoption to the south and/or northwest of the Reading train depot over its Single-Family-15 (S-15) District. Moderate density/multi-family development (i.e. 3 to 8 units) may help ease the impact to high density downtown development and further promote a mix of housing options ("missing middle") near transit.

3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district? Open Space (green space, shared public spaces, street trees, etc.) and Low Impact Development (storm water retention, rain gardens, etc.) features.

Commercial space incentives/mixed-use.

Preservation/rehabilitation of historic elements/structures.

Energy Efficiency.

Pedestrian and alternative transit development/connections/safety (sidewalks, bike paths, bus connections, ADA accessibility).

Section 4: Action Plan Timeline

Description Area This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. DHCD will review proposed timelines for feasibility before approving an Action Plan. Public outreach
Developing zoning
Applying DHCD's compliance model to test for density and unit capacity
Holding planning board hearings
Holding legislative sessions and adopt compliant zoning
Submit District Compliance application to DHCD

Description Area Task

Description Area Start

Description Area Finish

Short Answer	Continued Stakeholder Engagement
	Mar 01, 2023
	Dec 01, 2023
Short Answer	Further Compliance Model Testing
	Mar 01, 2023
	Jun 01, 2023
Short Answer	Develop Draft Zoning Amendment(s)
	Jun 05, 2023
	Jan 01, 2024
Short Answer	CPDC Public Hearings
	Jan 01, 2024
	Feb 12, 2024
Short Answer	Town Meeting Vote
	Apr 15, 2024
	Apr 30, 2024
Short Answer	Compliance Application to DHCD
	Sep 01, 2024
	Sep 30, 2024
If there is any other feedback you would like to share about the compliance process, please use this space to provide it.	Dependent on the local zoning amendment/adoption proposed it may/could slightly expand timeline. If new overlay adoption is sought with changes to the S-15 District, as mentioned above, it may require additional engagement and result in a November 2024 Town Meeting vote, though this is to be determined throughout the process.