

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 Walpole

1.2. Community Category Commuter rail community

1.3. Multifamily Unit Capacity Requirement 1506

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 Walpole Station

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? Yes

Description Area Stations that are located outside of municipal boundaries but that have "developable station area" within the boundaries might affect district location criteria, as further described in Section 8 of the Guidelines. Please refer to Section 1 of the Guidelines for definitions of "transit station area", "developable station area", and "developable land".

1.6a. Please list the MBTA transit stations that are located outside of the municipal boundaries but might have developable station area within them.	Windsor Gardens (Norwood), Foxboro Station (Patriot Place)
1.7. Please provide the name of the person filling out this form	Patrick Deschenes
1.7a. Title	Director of Community & Economic Development
1.7b. Email Address	pdeschenes@walpole-ma.gov
1.7c. Phone Number	(508) 660-7352
1.8 Please provide the name of the municipal CEO	James Johnson
1.8b Mailing address of municipal CEO	135 School Street Walpole, MA 02081
1.8c Email address of municipal CEO	jjohnson@walpole-ma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Municipal staff assistance from Lauren Michalski, Permit Administrator and James Crowley, Building Commissioner. The Town also recently received a technical assistance grant from the Massachusetts Housing Partnership's 3A-TA program. The Barrett Planning Group has been designated the Town's consultant on the program.

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.	The Town has a valid Housing Production Plan and is in the process of completing an updated Master Plan.
2.2. Is this municipality currently working on any other planning for housing?	No

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)

- 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.

- District boundaries
- Use schedule
- Parking requirements

Explanation:

We currently allow Mixed-Use Residential Developments by-right within our Central Business zoning district, but not multi-family by itself, so this change would need to occur. We are also in the process of amending the parking scale for residential use within this zoning district to allow for greater use of the developable land. On the surface we feel the proposed underlying zoning district meets size and location requirements, but will need to further verify.

File <https://www.formstack.com/admin/download/file/14025732036>

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's Central Business District would be the location that we would primarily focus on for meeting compliance. Our MBTA station is located within this zoning district.

3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?

With our potential location being within the Central Business Zoning District of our town, we would like to preserve the retail and commercial character of the district. The area also has a growing residential presence that is continuing to expand through upcoming projects. Maintaining a safe and inviting pedestrian environment is also important for this location.

Section 4: Action Plan Timeline

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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 outreachDeveloping zoning Applying DHCD's compliance model to test for density and unit capacityHolding 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	Work with consultant awarded through MHP's 3A-TA technical assistance grant
	Feb 01, 2023
	Jun 30, 2023
Short Answer	While working with consultant, develop potential zoning amendments needed to reach compliance
	Feb 01, 2023
	Jun 30, 2023
Short Answer	Apply DHCD's compliance model to test for density and unit capacity
	May 01, 2023
	Jun 30, 2023
Short Answer	Present proposed amendments to the Planning Board and Select Board for initial feedback and discussion
	Jul 01, 2023
	Oct 01, 2023
Short Answer	Hold public outreach meetings to address publicly as well as conduct meetings with other stakeholder groups (Housing Partnership, Economic Development Commission, etc.)
	Oct 01, 2023
	Mar 30, 2024
Short Answer	Seek sponsorship of compliant zoning article for 2024 spring town meeting and follow all regulatory requirements in doing so
	Nov 01, 2023
	Jan 30, 2024
Short Answer	Seek approval of compliant zoning through Town Meeting (Spring 2024)
	May 01, 2024
	Mar 30, 2024
Short Answer	Submit District Compliance application to DHCD

Jun 01, 2024

Dec 31, 2024

If there is any other feedback you would like to share about the compliance process, please use this space to provide it.

Fairly straightforward process. Happy to answer any questions regarding our responses.