

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.
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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.
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1.1 MBTA Community Name	Duxbury
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	750
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?	No
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	Christopher Ryan
1.7a. Title	Director of Planning
1.7b. Email Address	cryan@duxbury-ma.gov
1.7c. Phone Number	(781) 934-1100 ext. 5475
1.8 Please provide the name of the municipal CEO	Rene Read

1.8b Mailing address of municipal CEO	878 Tremont Street Duxbury, MA 02452-8800
1.8c Email address of municipal CEO	read@duxbury-ma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Emily Hadley, Planning Administrator Scott Casagrande, Planning Board Chair Brian Glennon, Planning Board Vice-Chair Kristin Rappe, Planning Board Member Keith MacDonald, Planning Board Member David Uitti, Planning Board Member Jennifer Turcotte, Planning Board Member JM Goldson Associates, Technical Consultant

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
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2.1a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.

2019 Housing Production Plan Update

- Zoning & Planning Strategies (p. 81)
 - 4. Amend Inclusionary Bylaw
 - 5. Amend Neighborhood Business District to encourage upper floor multifamily
- Housing Production Strategies (p. 85)
 - 2. ID and make available town-owned land for affordable housing development
 - 3. ID vacant, abandoned, underutilized land for affordable or mixed income housing projects
 - 5. Continue to partner with private developers.

2019 Comprehensive Plan

Housing Goal 1: Diversify housing options to support an aging population, affordability, and a more diverse population.

- Strategy 1.1: Foster new housing types, such as mixed-use housing at neighborhood business districts or new housing types for downsizing seniors/starter homes.
- Strategy 1.3: Encourage efforts to address housing affordability including supporting the Affordable Housing Trust, cooperative housing, or other models to diversify housing offerings and options, identify Town-owned or privately owned land suitable for housing production, permit and document previously un-permitted housing units, and preserve existing affordable units and deed restrictions.

Housing Goal 5: Integrate new housing into existing neighborhood business districts.

- Strategy 5.2: Encourage the redevelopment of single-story commercial buildings into multiple story buildings that include ground floor commercial uses and upper floor residential units in the neighborhood business districts of Hall's Corner, Snug Harbor, and Millbrook.
- Strategy 5.3: Streamline zoning and permitting approvals for projects that include residential uses and amend the zoning bylaw to encourage mixed uses in existing neighborhood business districts
- Strategy 5.4: Explore targeted infrastructure investments, such as wastewater, to support additional mixed-use activity in neighborhood business districts.
- Strategy 5.5: Focus regulations and incentives on the creation of both smaller units and rental units to diversify housing options in existing neighborhood business districts

Economic Development Goal 1: Focus on distinct neighborhood business district-based economic development

- Strategy 1.3: Increase residences within and near the business districts by working with property owners to determine priority underutilized sites for mixed use redevelopment.

Land Use Goal 2: Incrementally improve nodes of current activity, such as neighborhood business districts, as walkable, amenity-rich neighborhood centers.

- Strategy 2.2: Explore zoning options to enhance incentives for the creation of diverse housing options where suitable.

2.2. Is this municipality currently working on any other planning for housing?

Yes

2.2a. Please briefly describe the housing work underway.

Seeking funds to revise the inclusionary and OSRD bylaws for expanded housing opportunity and affordability

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)

- a. An existing zoning district or districts that might already comply with the Section 3A Guidelines
- c. A new 40R or other overlay zoning district
- d. A new base zoning district or districts
- e. Other zoning strategy

3.1a. Please identify and briefly describe the possibly-compliant district(s), including any characteristics of existing development or transit options that make it suitable for use as this community's 3A-compliant district. Optional: Attach any supporting documents.

Duxbury is considering one site, composed of 15 separate parcels comprising 27.38 acres that are being strongly considered for the primary minimum 25-acre MBTA zoned area. Much of the 27.38-acre area has already been developed for market rate multifamily housing at a density just over 13 units per acre. However, some of the parcels may not be eligible so we have also identified an additional two parcels with over 50 acres combined that could be used to supplement acreage to reach the required 25. The expectation is that this area would be rezoned to a base multifamily zone with as-of-right permitting at 15 units per acre. It is possible that there would be the potential for new development in this zone based on designating enough of the additional 50 acres. This site is served by public transit as it is located along a bus route. Additionally, the Town is looking to develop pedestrian facilities linking the site to shopping and services via the Complete Streets program.

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).

There is one potential 40R or similar type of development opportunity located around a key intersection on Route 53 in west Duxbury. The area is ideally situated and structured for a mixed-use village type of development opportunity. The site consists of six (6) initial parcels totaling 22.08 acres but additional land adjacent to the site may also be available for acquisition. A master plan would be needed to fully flesh out the conceptual idea but the expectation is that it would include multifamily buildings, row houses, and apartments above storefront commercial uses and be able to accommodate from 150-250 units. There is a strong interest in using Form-Based Codes for this area. The site is located along a state highway but currently lacks transit or pedestrian facilities. However, it is located on the most direct route to the Kingston commuter rail station.

3.1d. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work this community has already done for this district.

There are four areas currently under consideration with areas including 3, 104, 32, 18, and 9 acres respectively that are being considered for two new base multifamily zone types based on development scale. Larger parcels would likely be appropriate for a more conventional multifamily zoning district while the smaller sites might be appropriate for more a boutique-like development. Sites have just recently been identified from a larger pool of options and we are currently looking for comparable bylaws that fit the typology. One of these sites is located on a public transit route and none currently have pedestrian facilities adjacent or nearby.

3.1e. Please briefly explain the strategy. Optional: Attach any supporting documents that show planning work this community has already done for this strategy.

There are two other areas under consideration to establish a special zoning district, base or overlay, which affixes to an already developed area. One is a traditional commercial center or node and another is an intersection with some commercial uses that could be reconfigured. The idea would be to develop opportunities for residential infill (by-right) for specific parcels in the district and some additional residential opportunities all according to an area or specific plan. Both of these areas are served by public transit and one is already served by sidewalks.

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

Duxbury considers it important that potential multifamily districts be integrated into the community fabric and function seamlessly in regard to mobility, services, and amenities. We are striving to have selected sites located along commuter routes including bus lines and those roads that most directly connect to adjacent community commuter rail stations. Additionally, connecting facilities and services to these sites via pedestrian and bicycle facilities is a key criterion. We have a number of specific Complete Streets projects identified in our 2021 Prioritization Plan and several additional projects expected to be added to a 2023 update to the Plan that we aim to coordinate with the designated sites. We feel that it is important to residents of these developments to have some means to reasonably access shopping, government services, recreation, and other activities without the need for a private car. Finally, we hope to integrate green and sustainable elements in these developments including but not limited to useable open space, shade trees, community gardens, alternative energy provisions, and other sustainable building practices, understanding that these elements are not intended to add any significant cost to the developments.

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 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	Site Selection
	Jan 02, 2023
	Feb 28, 2023
Short Answer	Public Participation
	Mar 06, 2023
	Dec 06, 2024
Short Answer	Compliance Model Analysis
	Jan 30, 2023
	Jun 30, 2023
Short Answer	Short-Range Plans
	May 19, 2023
	Jun 06, 2024
Short Answer	Developing Zoning
	Jun 02, 2023
	Aug 17, 2024
Short Answer	Planning Board Public Hearings
	Aug 20, 2024
	Oct 01, 2024

Short Answer	Town Meeting Legislative Cycle
	Jun 01, 2024
	Oct 17, 2024
Short Answer	Submittal to DHCD
	Nov 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.	For several sites under consideration, Duxbury must engage in a community planning process in order to develop land use plans in advance of creating the unique zoning tools necessary to carry out the visions. This will require funding and/or technical assistance to help the Town develop and implement the plans through zoning. The bulk of the challenge will be to obtain the funding and carry out the planning work in a narrow timeframe. However, the Town will have several backup sites in our inventory as an alternative to these specific sites in case we cannot execute this program in sufficient time.
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