

## FINAL REPORT AND RECOMMENDATION TO CREATE A NEW ZONING DISTRICT, SECTION 206.6 - MULTIFAMILY OVERLAY DISTRICT

DATE OF PUBLICATION OF PUBLIC HEARING: January 4, 2024

January 4, 2024

January 11, 2024

DATE OF PUBLIC HEARING: January 24, 2024

VOTE: On January 24, 2024, the Planning Board voted (4-0) **to find** that all four districts within the Multifamily Overlay District are “eligible locations” by virtue of their supporting infrastructure, transportation access and **to further find** that these locations are highly suitable for residential development for families with children and **to support** the following amendment to the Zoning Bylaw.

## **NEED AND JUSTIFICATION FOR THE AMENDMENT:**

The State has mandated that communities such as Plymouth comply with the Commonwealth of Massachusetts Housing Choice Initiative. In 2021, the Massachusetts Legislature enacted the law requiring all 177 cities and towns in the MBTA service area to adopt zoning that encourages multifamily housing.

Plymouth is designated an “Adjacent Community” and is required to create zoning that allows for the creation of 2,807 as-of-right multi-family dwelling units. It is important to note that the initiative **DOES NOT** require that any units actually be built it **ONLY** requires that zoning be put in place.

If the Town fails to comply with this law, Plymouth:

- Will be ineligible for certain State funds;
- Will be ineligible for a number of State grants;
- Will not be as competitive for a variety of other state grants;
- May be subject to other penalties; and
- May face potential fair housing enforcement actions and litigation.

For Plymouth, the law requires:

- Multifamily “as of right (i.e. no special permits) development at 15 units/acre
- No age restrictions or limits on unit sizes, number or size of bedrooms, or number of occupants are permitted
- Where possible; the zoning district to be located within  $\frac{1}{2}$  mile of a commuter rail station
- District must be ”of a reasonable size”

To build consensus in the community, the Town held two townwide community forums and a joint Select Board/Planning Board meeting. The bylaw before Town Meeting now is the culmination of that process. The Overlay District is placed in areas where higher density multi-family development is already permitted or constructed thereby limiting the potential for a significant amount of new development in a community already experiences significant residential growth pressures.

**INTENT OF THE PROPOSED AMENDMENT:**

- Comply with the Commonwealth of Massachusetts Housing Choice Initiative;
- Reduce local regulatory barriers to multifamily housing;
- Increase the number of residential dwelling units available in Town;
- Encourage a variety of housing sizes and types to provide equal access to new housing throughout the community for people with a variety of needs and income levels;
- Locate new housing within or adjacent to existing developed areas and infrastructure.

**PROPOSED AMENDMENT:**

See Attached Map

See Attached Amendments

TOWN OF PLYMOUTH

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Timothy Grandy, Chair

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Carl Donaldson

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Steve Bolotin

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David Peck

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Birgitta Kuehn

BEING A MAJORITY OF THE PLANNING BOARD  
DATE SIGNED BY THE PLANNING BOARD: \_\_\_\_\_

DATE FILED WITH TOWN CLERK: \_\_\_\_\_

c:

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Town Clerk  
Select Board  
Advisory and Finance Committee