

# 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** Hingham

**1.2. Community Category** Commuter rail community

**1.3. Multifamily Unit Capacity Requirement** 1490

**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** West Hingham, Nantasket Junction, Hingham Ferry

**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".

<b>1.6a. Please list the MBTA transit stations that are located outside of the municipal boundaries but might have developable station area within them.</b>	East Weymouth, Cohasset
<b>1.7. Please provide the name of the person filling out this form</b>	Emily Wentworth
<b>1.7a. Title</b>	Community Planning Director
<b>1.7b. Email Address</b>	wentworthe@hingham-ma.gov
<b>1.7c. Phone Number</b>	(781) 804-2394
<b>1.8 Please provide the name of the municipal CEO</b>	Tom Mayo
<b>1.8b Mailing address of municipal CEO</b>	210 Central Street Hingham, MA 02043
<b>1.8c Email address of municipal CEO</b>	mayot@hingham-ma.gov
<b>1.9. Please briefly describe other members of the core team developing the multi-family zoning district.</b>	GIS Administrator, Senior Planner, Town Counsel

## Section 2: Housing Overview

<b>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?</b>	Yes
<b>2.1a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.</b>	The 2021 Housing Plan includes the following zoning strategies: 1. Better promote and advocate for expanded ADUs; 2. Amend Flexible Residential Development By-Law; 3. Explore inclusionary zoning; 4. Pursue measures to resolve problematic teardown activity; and 5. Adopt zoning for additional mixed-use development. The plan also includes the following development strategies: 1. Partner with private developers on private property; and 2.) Make suitable public property available for affordable housing.
<b>2.2. Is this municipality currently working on any other planning for housing?</b>	Yes

**2.2a. Please briefly describe the housing work underway.**

There is a pending zoning amendment that would expand accessory dwelling units. The Hingham Affordable Housing Trust is in the process of rehabilitating 4 units and planning to develop another dwelling on a property it owns.

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### **Section 3: Preliminary Zoning Strategies**

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**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
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**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
  - Dimensional regulations
  - Parking requirements
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**Explanation:**

The Hingham Zoning By-Law allows townhouses and garden apartments by special permit in Residence E District, which is largely located within 0.5 miles of the Hingham Ferry. The district could potentially be modified to allow multi-family by right with appropriate dimensional standards to permit the requisite minimum density (please see attached excerpts from the Zoning By-Law). The Town could also consider a potential new overlay district within one or more of the five transit station areas affecting Hingham.

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**File** <https://www.formstack.com/admin/download/file/14095009537>

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**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).**

Residence E District is located off of Beal Street and largely within 0.5 miles from the Hingham Ferry.  
The five transit station areas affecting Hingham are shown on the attached map.

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**File** <https://www.formstack.com/admin/download/file/14095009539>

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

Impacts on municipal services, traffic impacts, historic character, risk related to climate change and projected sea level rise, walkability, bike lanes, neighborhood amenities (retail, restaurants, recreation), tree preservation, landscaping

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### **Section 4: Action Plan Timeline**

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**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

<b>Description Area</b>	Task
<b>Description Area</b>	Start
<b>Description Area</b>	Finish
<b>Short Answer</b>	Assess developable station areas
	Feb 01, 2023
	Mar 15, 2023
<b>Short Answer</b>	Develop district options using compliance model
	Mar 15, 2023
	Jun 15, 2023
<b>Short Answer</b>	Present options to Planning Board, Select Board, Public
	Jun 15, 2023
	Aug 01, 2023
<b>Short Answer</b>	Draft zoning amendments
	Aug 01, 2023
	Sep 15, 2023
<b>Short Answer</b>	Present draft zoning amendments to Planning Board, Select Board, Public
	Sep 15, 2023
	Dec 01, 2023
<b>Short Answer</b>	Hold Planning Board hearings; present articles to Select Board and Advisory Committee

Jan 01, 2023

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Mar 01, 2023

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**Short Answer**

Town Meeting

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Apr 22, 2024

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**Short Answer**

Submit Compliance application to DHCD if Town Meeting adopts multi-family zoning district

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Jun 01, 2024

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

The Town officials referenced in Sections 1.7 and 1.8 are listed solely as the contact persons for the Town. All matters involving compliance with and/or zoning amendments under GL c. 40A, s. 3A shall require a vote of Town Meeting.

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