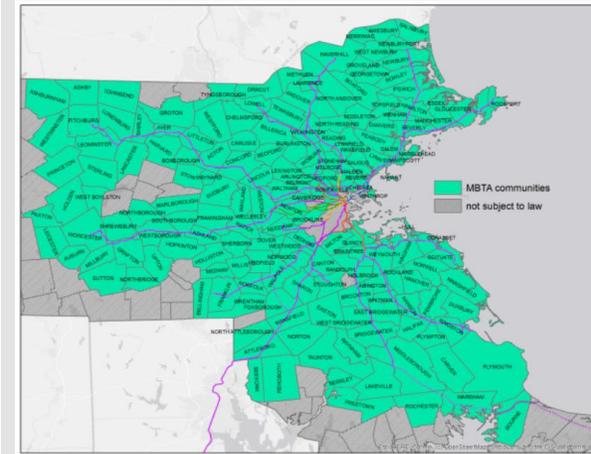


MBTA Communities Multi-Family Zoning Requirements

Select Board and Planning Board Update

July 25, 2023



3A Zoning Requirements

Zoning Capacity, Not Housing Production

An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children.

Affordability

10% - 20% inclusionary zoning allowed

Reasonable Number of Units/District Unit Capacity

Guidelines require the district to allow for a reasonable number of multi-family housing units. Unit capacity is related to the total number of housing units within the community and the type of transit service.

Category	Minimum units as % of total housing
Community rail community	15%

Community	Community category	2020 Housing Units	Minimum multi-family unit capacity*	Minimum land area**	Developable station area***	% of district to be located in station area
Hingham	Commuter Rail	9,930	1,490	50	757	75%

Impact of Noncompliance

MGL Ch. 40A, s. 3A

(b) An MBTA community that fails to comply with this section shall not be eligible for funds from:

- (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017;
- (ii) the Local Capital Projects Fund established in section 2E of chapter 29; or
- (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.

Final Guidelines

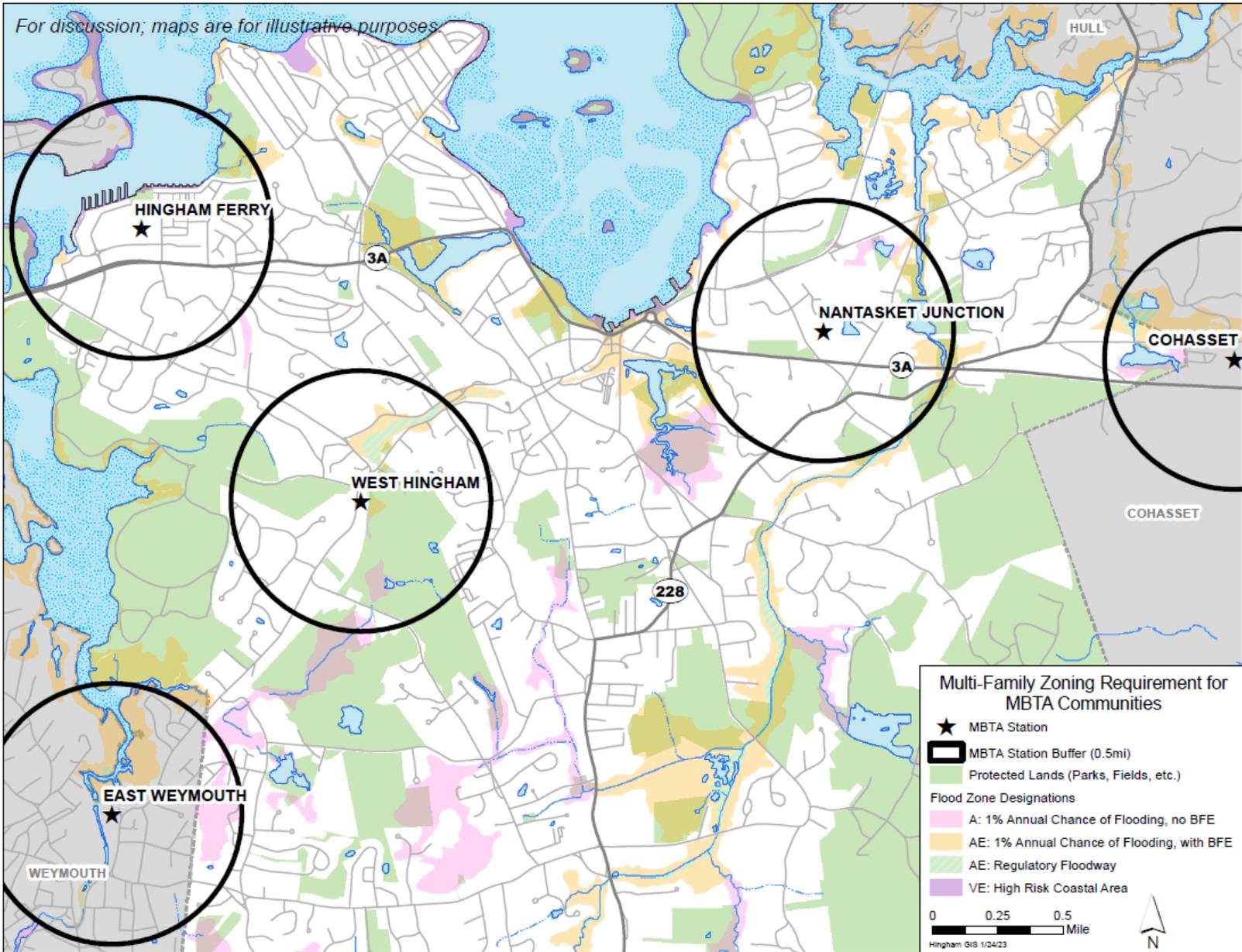
DHCD may, in its discretion, take non-compliance into consideration when making other discretionary grant awards.

Potential Effect on Hingham

- 2020 Housing Choice Capital Grant
- 2021 Rapid Recovery Planning Grant
- MassWorks (Shipyard Drive reconstruction, Derby Street traffic light)

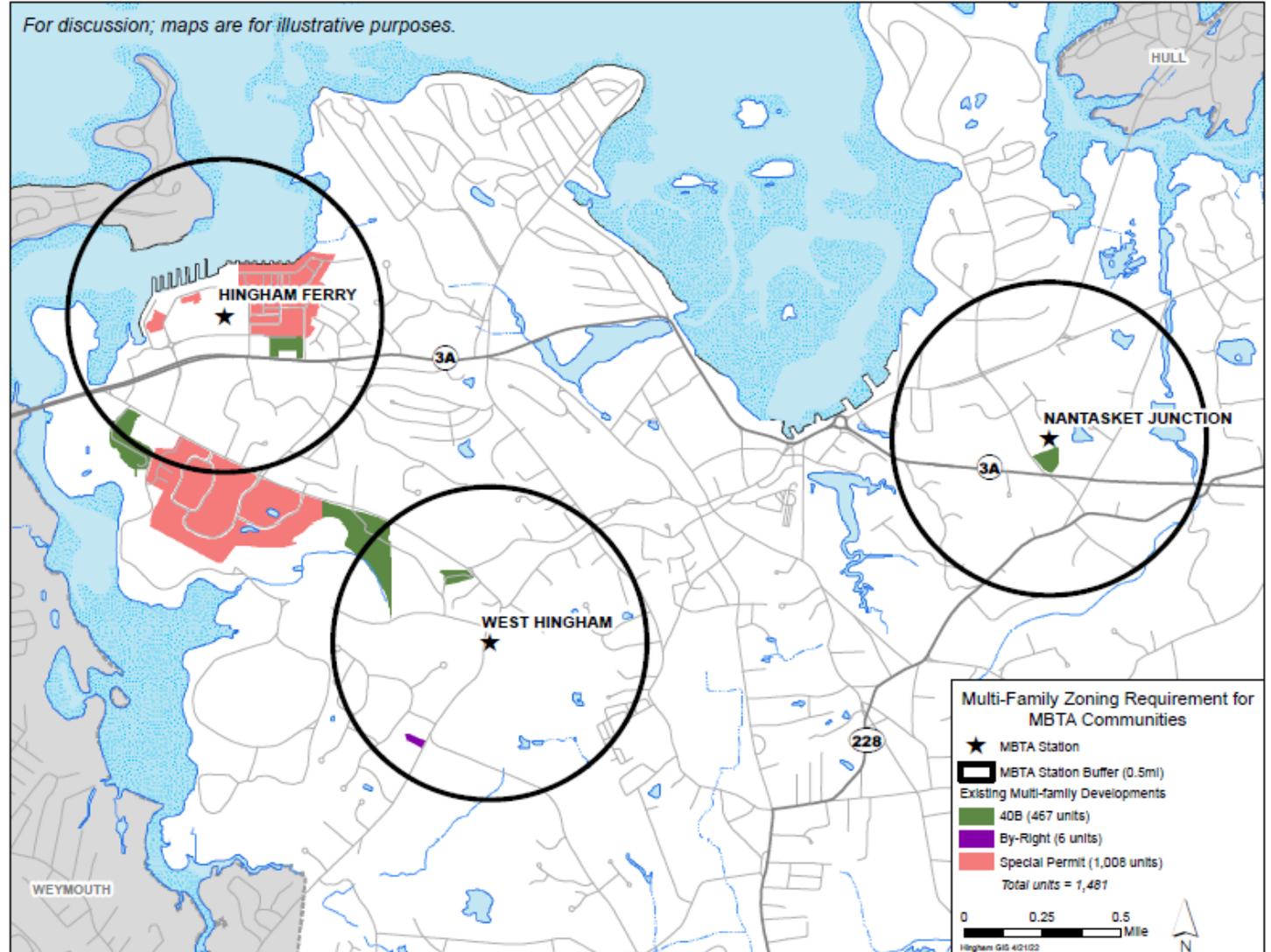
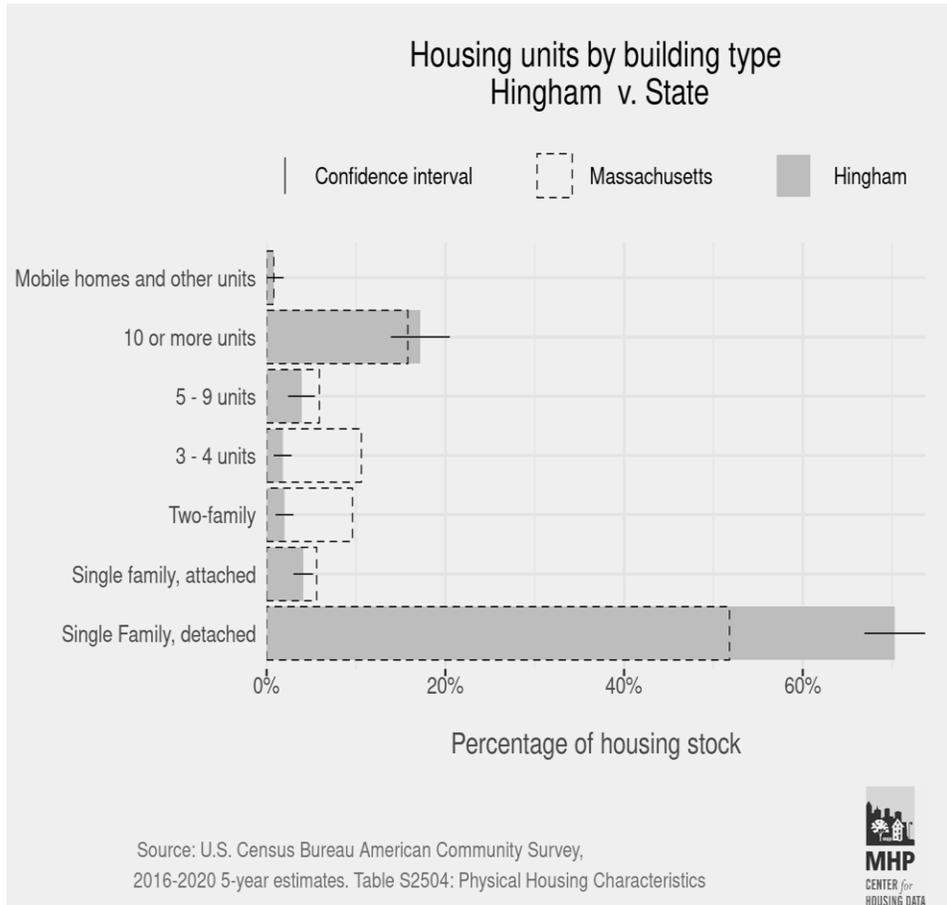
AG Advisory on Civil Enforcement Action

Potential District Locations



Existing Multifamily Housing Development

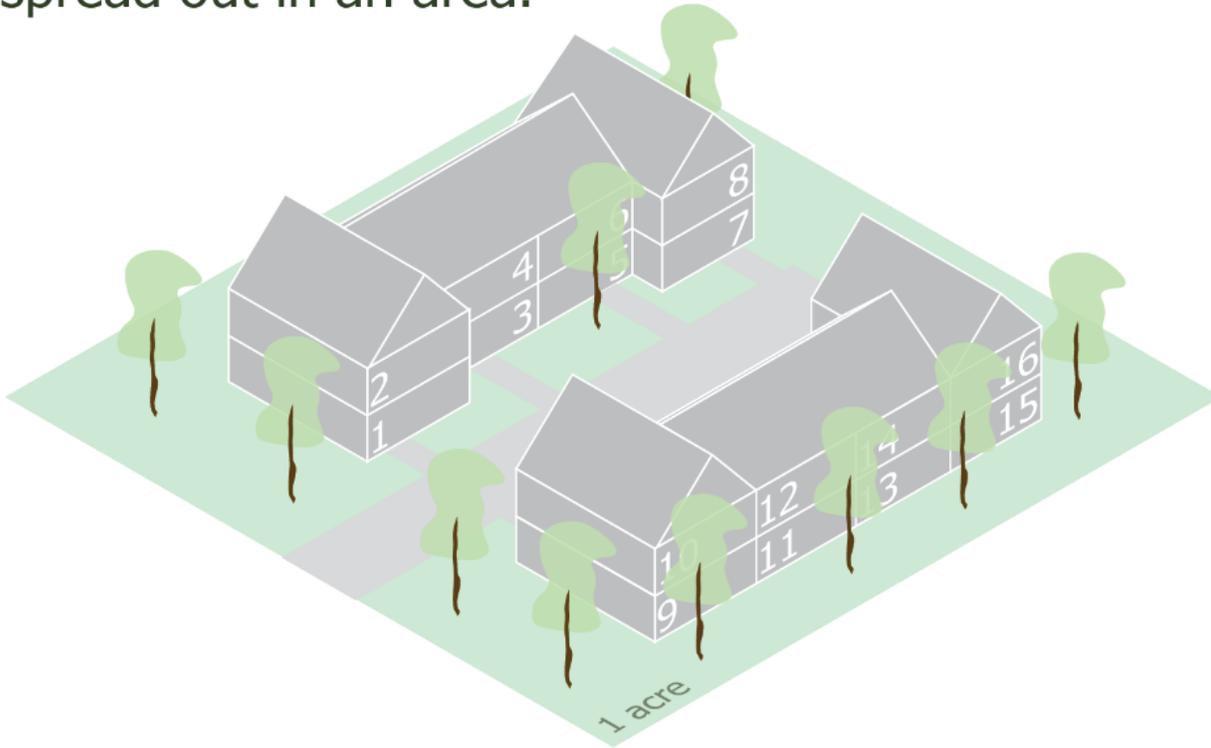
Hingham is Ahead of the Curve... 1,481 Units



15 Units Per Acre Required

WHAT IS DENSITY?

Density is one way we can compare how much housing is concentrated or spread out in an area.



NUMBER OF UNITS

16 units, 1,000 sq. ft. each

LOT SIZE

1 acre | 43,560 sq. ft.

DENSITY

$$\frac{16 \text{ units}}{1 \text{ acre}} = 16 \text{ Units per Acre (UPA)}$$

Existing Density in Transit Station Areas

Station:
Cohasset

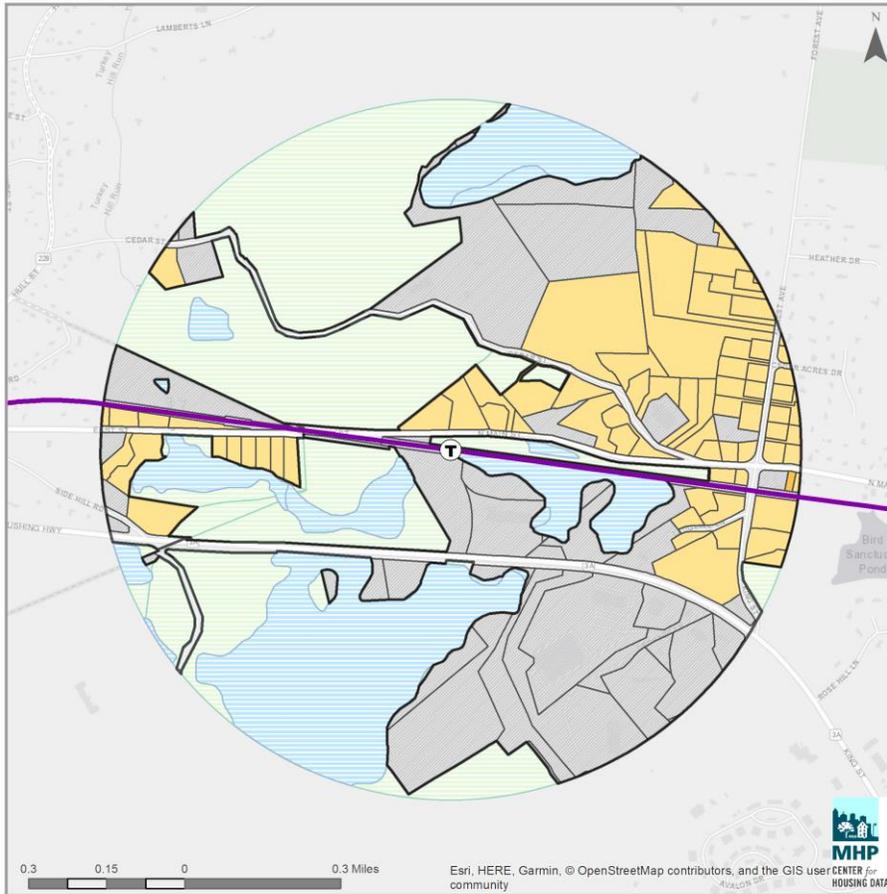
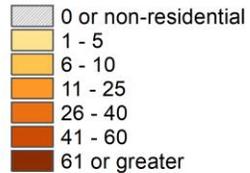
Line/Route:
Greenbush Line

Communities in area:
Cohasset; Hingham

Total units:
95

Average density:
0.4 units per acre

Residential Density
(units per acre)



Station:
East Weymouth

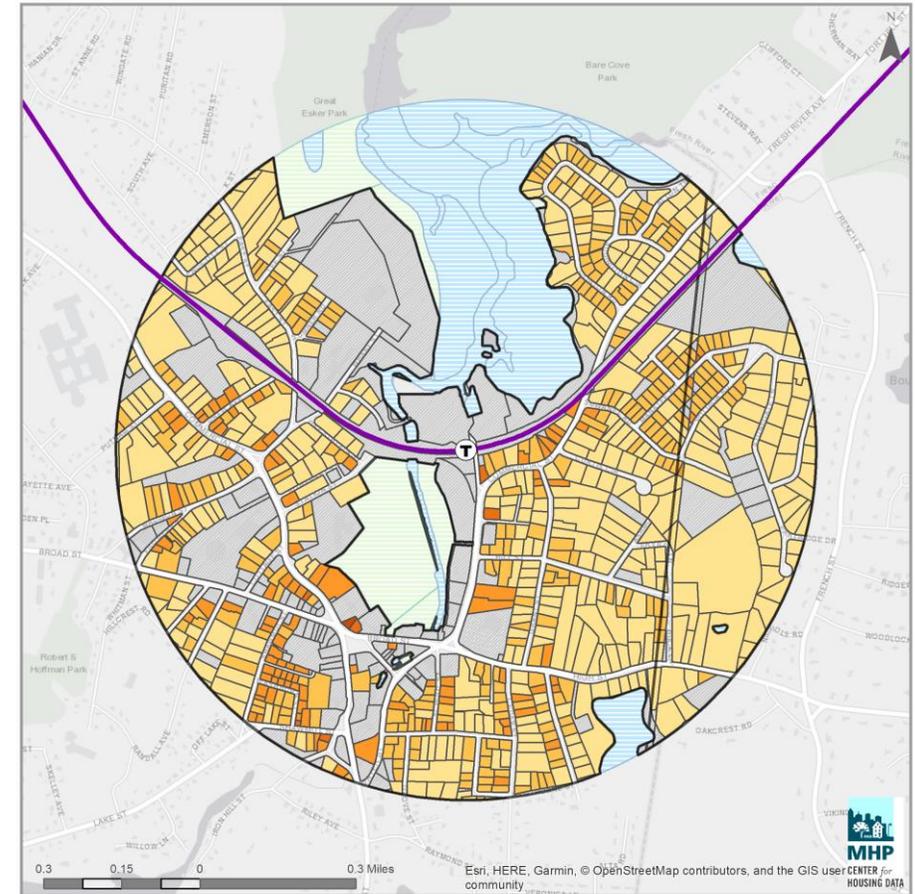
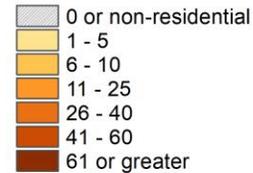
Line/Route:
Greenbush Line

Communities in area:
Weymouth;
Hingham

Total units:
1,055

Average density:
2.6 units per acre

Residential Density
(units per acre)



Existing Density in Transit Station Areas

Station:
Nantasket Junction

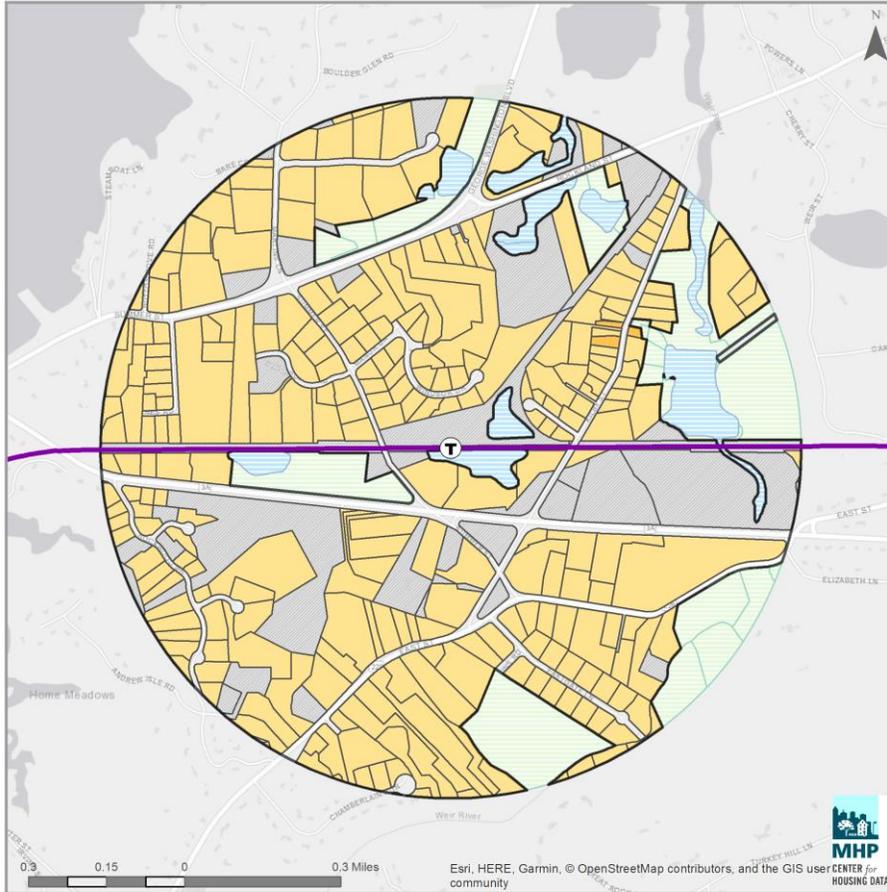
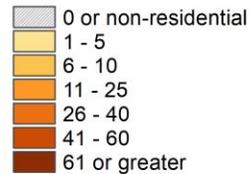
Line/Route:
Greenbush Line

Communities in area:
Hingham

Total units:
294

Average density:
0.7 units per acre

Residential Density
(units per acre)



Station:
West Hingham

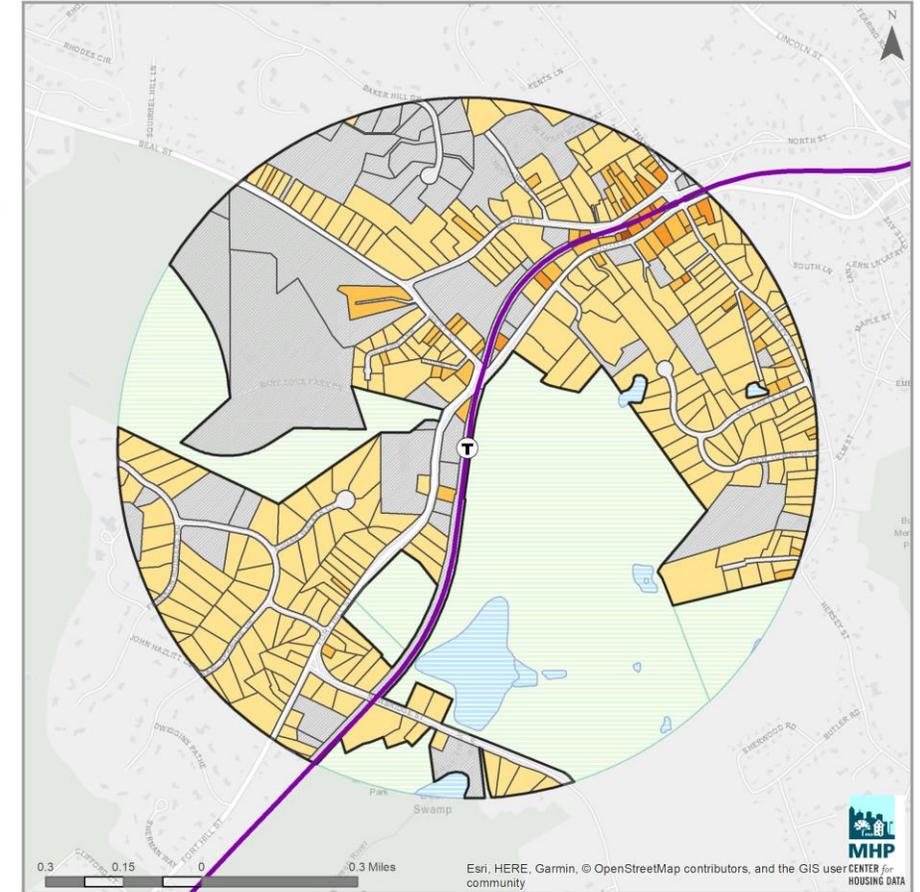
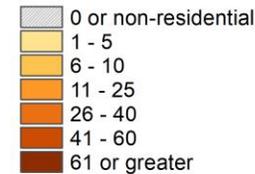
Line/Route:
Greenbush Line

Communities in area:
Hingham

Total units:
405

Average density:
1.2 units per acre

Residential Density
(units per acre)



Existing Multifamilies near Transit Station Areas



Hingham Woods
277 Units on 57.8 Acres = 4.79 Units Per Acre



Beals Cove Village
198 Units on 27.8 Acres = 7.12 Units Per Acre

Existing Multifamilies in Transit Station Areas



Avalon at Hingham Shipyard
91 Units on 3 Acres = 30.3 Units Per Acre
4 Stories; 59' Height



Avalon Residences
190 Units on 3.8 Acres = 50 Units Per Acre
5 Stories; 55' Height

Existing Multifamilies in Transit Station Areas



Hewitts Landing
150 Units on 21 acres = 7.3 Units Per Acre



Avalon at the Shipyard
144 Units on 7.9 acres = 18 Units Per Acre

Existing Multifamilies in Transit Station Areas



The Cove

Dimensional Features

Total Unit Count	220
Lot Area (Acres)	9.83
Density (Units Per Acre)	22.4
Building Coverage (%)	16.3
Floor Area Ratio	0.74
Maximum Number of Stories	4
Maximum Height (Feet)	61
Parking Ratio (Spaces Per Unit)	1.55

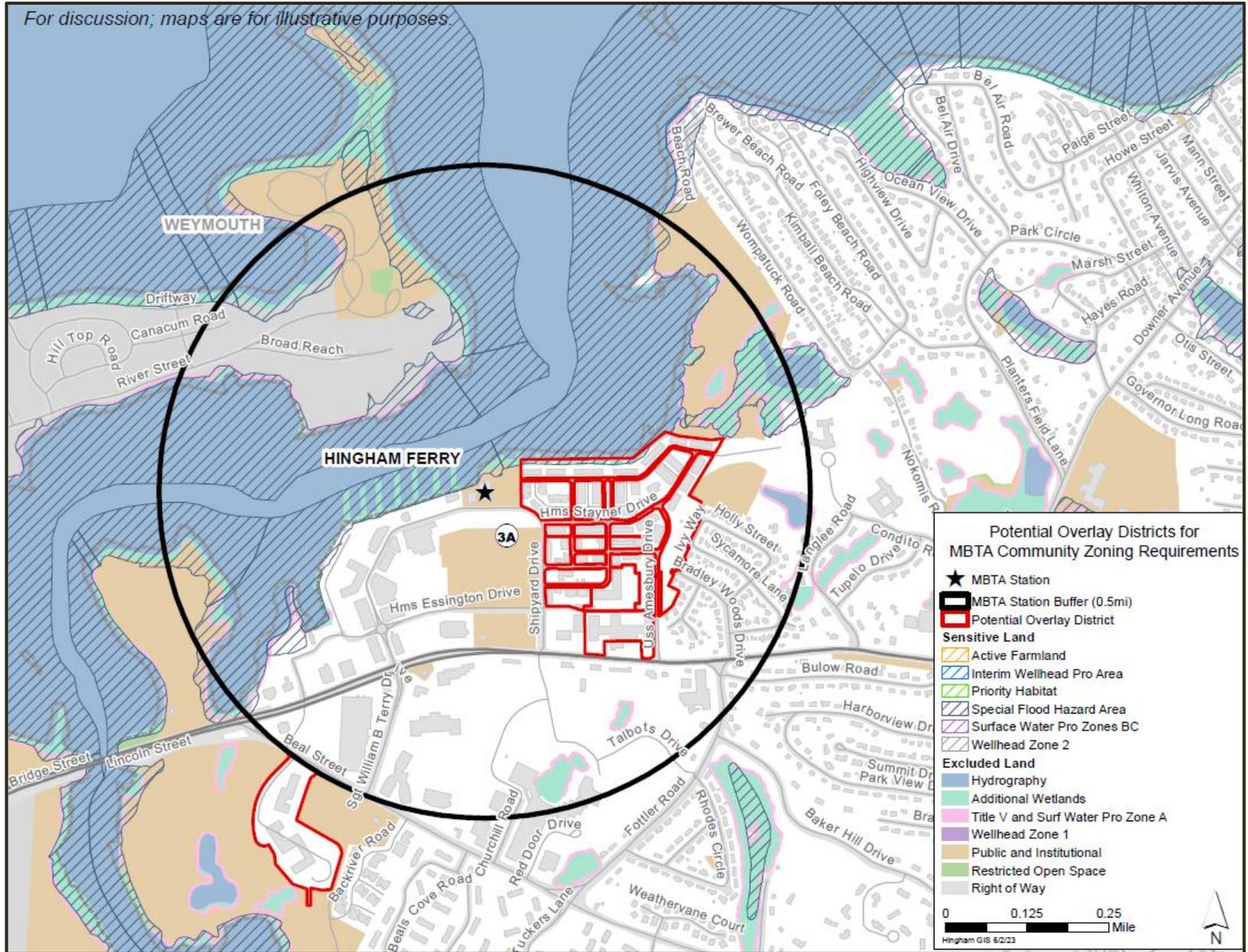
Other Features

25% Affordability

Recreational Amenities for Residents

Landscape Buffers to Adjoining Properties

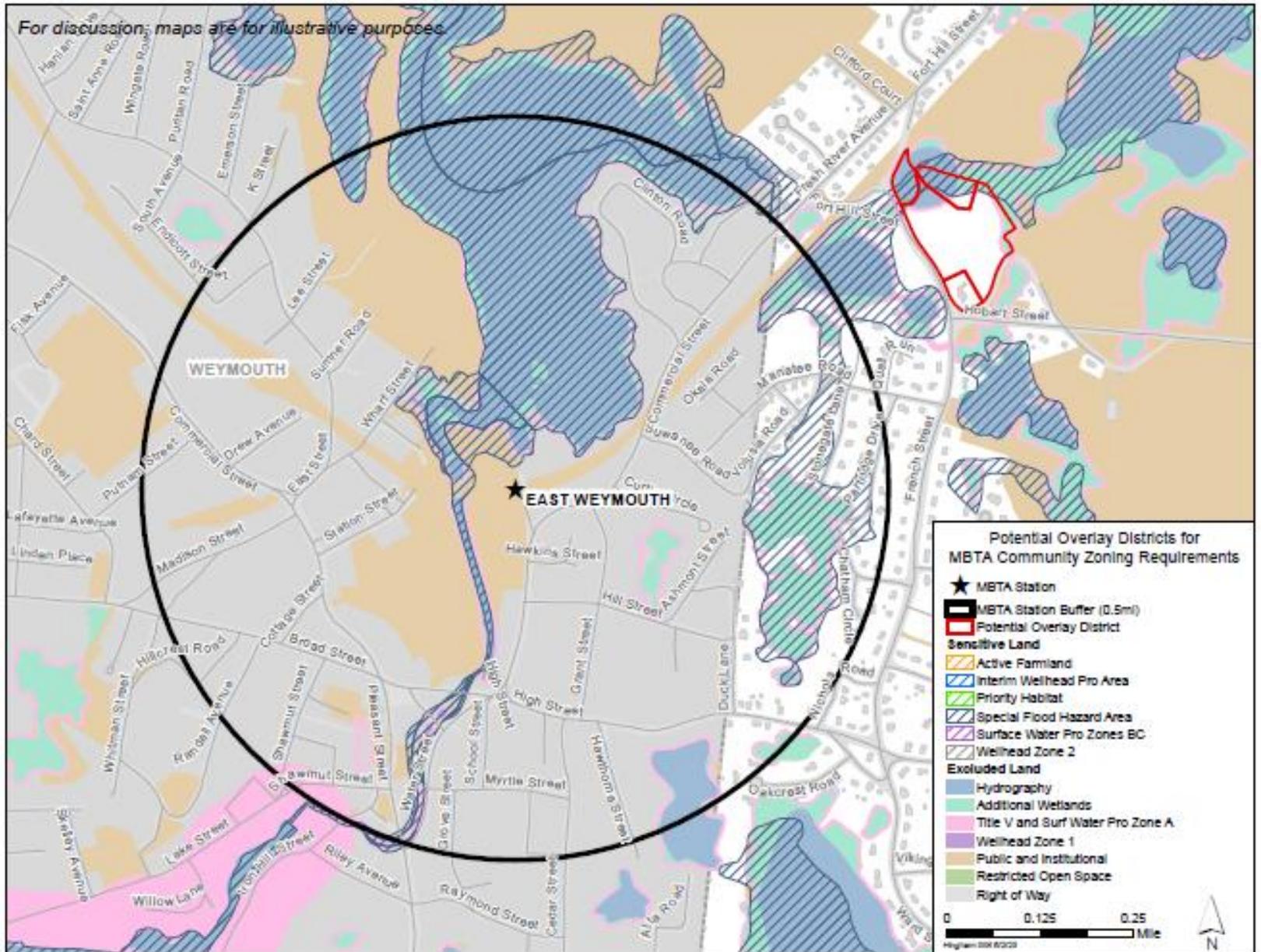
Potential District Options



Potential District Options



For discussion, maps are for illustrative purposes.



Updated Compliance Calendar

May 2, 2022

- ✓ Hold Briefing with Select Board
- ✓ Submit MBTA Community Information Form to DHCD to maintain interim compliance
- ✓ Submit updated parcel data to MassGIS

August 10, 2022

- ✓ DHCD issues Final Compliance Guidelines (Modified October 21, 2022)

November 22, 2022

- ✓ DHCD releases Compliance Model and Guidance Materials

January 31, 2023

- ✓ Analyze current zoning for compliance with Final Guidelines
- ✓ Develop Action Plan for zoning amendments and submit to DHCD to maintain interim compliance

December 31, 2024

- Initiate zoning amendments (December 1, 2023 Submission Deadline)
- Hold public hearing/s (January – March 2024)
- Town Meeting action (April 2024)
- Submit District Compliance Application to DHCD