

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	Lakeville
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1.2. Community Category	Adjacent small town
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1.3. Multifamily Unit Capacity Requirement	231
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1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	No
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1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	Yes
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Description Area	Although there is an MBTA commuter rail station within its municipal boundaries, this municipality's community category is Adjacent Small Town. This is because the methodology used to determine community category considers not only whether a station is located within municipal boundaries, but also whether that station has at least 100 acres of "developable station area" within municipal boundaries. Section 1 of the Guidelines provides definitions of "transit station area", "developable station area", and "developable land" to explain how this determination was made.
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1.5a. Please list MBTA commuter rail stations that are located within the municipal boundaries	Lakeville
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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	Marc Resnick
1.7a. Title	Town Planner
1.7b. Email Address	mresnick@lakevillema.org
1.7c. Phone Number	(774) 776-4350
1.8 Please provide the name of the municipal CEO	Ari Sky
1.8b Mailing address of municipal CEO	346 Bedford Street Lakeville, MA 02347
1.8c Email address of municipal CEO	asky@lakevillema.org
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	The Lakeville Planning Department and the Lakeville Planning Board will work with Southeastern Regional Planning and Economic Development District (SRPEDD) to comply with the requirements of this district. The Town received approval from Mass Housing Partnership (MHP) for funding to have SRPEDD work with the Town through the analysis of an existing 40R district and a multi-family site selection process. Developing new zoning or modifying the existing 40R district will occur in the following months.

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.	One of the goals of the Housing Production plan was to expand the 40R Smart Growth District in the area of the Lakeville train Station. This was completed at the 2018 Annual Town Meeting. Another Goal was to continue to guide and approve appropriate comprehensive permits which the town has done. The Lakeville Zoning Board of Appeals continues to approve new phases for a 386-unit comprehensive Permit for the Residences at Lebaron Hills. Other smaller projects have been approved and one is currently under review.

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

Yes

2.2a. Please briefly describe the housing work underway.

The Planning Board is currently working with SRPEDD to update the Housing Production Plan. The updated Housing production Plan will be completed and submitted to DHCD this March. The Town Planner is drafting an Open Space Residential Development By-Law

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

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.

The Smart Growth Overlay District is a Chapter 40R district by the Lakeville train station. This district has two sub districts which allow Multi family zoning in a density of up to 20 or 25 units per acre. It also allows two family or three family up 12 units per acre. One possibility for the town to comply with the new requirements would be to expand the area of this district to the Middleborough town Line which is only a half mile to the new Middleborough commuter rail station. A new subdistrict could be created to encompass this area.

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 are multiple locations within the Town of Lakeville which may be appropriate to be rezoned for the multi-family zoning district. A list of potential sites will be developed during the planning process with SRPEDD and then go through an evaluation process to determine the most desirable site. There are many existing environmental constraints that must be evaluated for each site to determine the most appropriate location. Once this process is completed then either new zoning will be written for the multi-family zoning district or the existing 40R district will be modified to comply with the program. Attached is the scope of work that SRPEDD will completing by the end of June.

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

Water supply protection is of great importance to Lakeville residents. The Assawompset Pond complex contains several ponds which supply water to the cities of New Bedford, Taunton and several other communities. Proper siting must occur so as not to affect water quality. Traffic is another major concern of the residents of the community. Proper siting of the district by one of the two major highways that run through the Town would reduce the impact to local streets and neighborhoods. There are several large areas of Lakeville that are also Natural Heritage and Endangered Species Program, Priority Habitats of Rare Species. These areas require an extra level of review and protections and may not be appropriate for the multi-family zoning district.

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 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

Description Area

Task

Description Area

Start

Description Area

Finish

Short Answer

Public Outreach

Jan 12, 2023

Mar 23, 2023

Short Answer

40R Review and Compliance

Jan 27, 2023

Mar 31, 2023

Short Answer

Site Analysis and Selection

Feb 23, 2023

May 25, 2023

Short Answer

Develop Zoning

Jul 05, 2023

Nov 09, 2023

Short Answer

Apply DHCD Compliance Model

Nov 09, 2023

Dec 13, 2023

Short Answer

Hold Board Meetings

Jan 11, 2024

Apr 13, 2023

Short Answer

Hold Legislative Session

May 06, 2024

Jun 10, 2024

Short Answer

Submit District Compliance App.

Jun 10, 2024

Jun 28, 2024
