



MBTA COMMUNITIES



THE LAW REQUIRES THAT ALL MBTA COMMUNITIES SHALL HAVE AT LEAST ONE ZONING DISTRICT OF REASONABLE SIZE IN WHICH MULTI-FAMILY HOUSING IS PERMITTED BY RIGHT



TIMELINE

Creation of Foxborough Station Overlay District



2020

MBTA COMMUNITIES ACT ESTABLISHED



FALL 2023

CONSULTANT HIRED (GRANT FUNDED)



NOV 2023

DISTRICT PROPOSED



FEB 22

PUBLIC HEARING



MAY 13

TOWN MEETING

THE LAW 175 CITIES AND TOWNS MUST COMPLY.

“...SHALL HAVE A MINIMUM DENSITY OF

15

UNITS PER ACRE...”



THE ZONING DISTRICT MUST...



HAVE NO MINIMUM PARKING REQUIREMENTS FOR NON-RESIDENTIAL USE.

NOT BE LOCATED MORE THAN 1/2 MILE FROM THE COMMUTER RAIL STATION.



HAVE NO AGE RESTRICTIONS OR LIMIT ON UNIT SIZE, NUMBER OF BEDROOMS, BEDROOM SIZE, OR NUMBER OF OCCUPANTS.



PROPOSED DISTRICT



Schools



Buildings



Parcels



Trails



Water Bodies



Open Space

5 mile Radius from Transit Station



FMOD (50.30 Acres)



Train Station

THE TRUTH

ADOPTING THE ZONING DOES NOT MEAN IT HAS TO BE BUILT.



ROAD MAP

Town Meeting

Approval

Compliance

Denial

Ineligible for grants

Potential Civil Enforcement

Liability Under Federal/State Fair Housing Laws

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