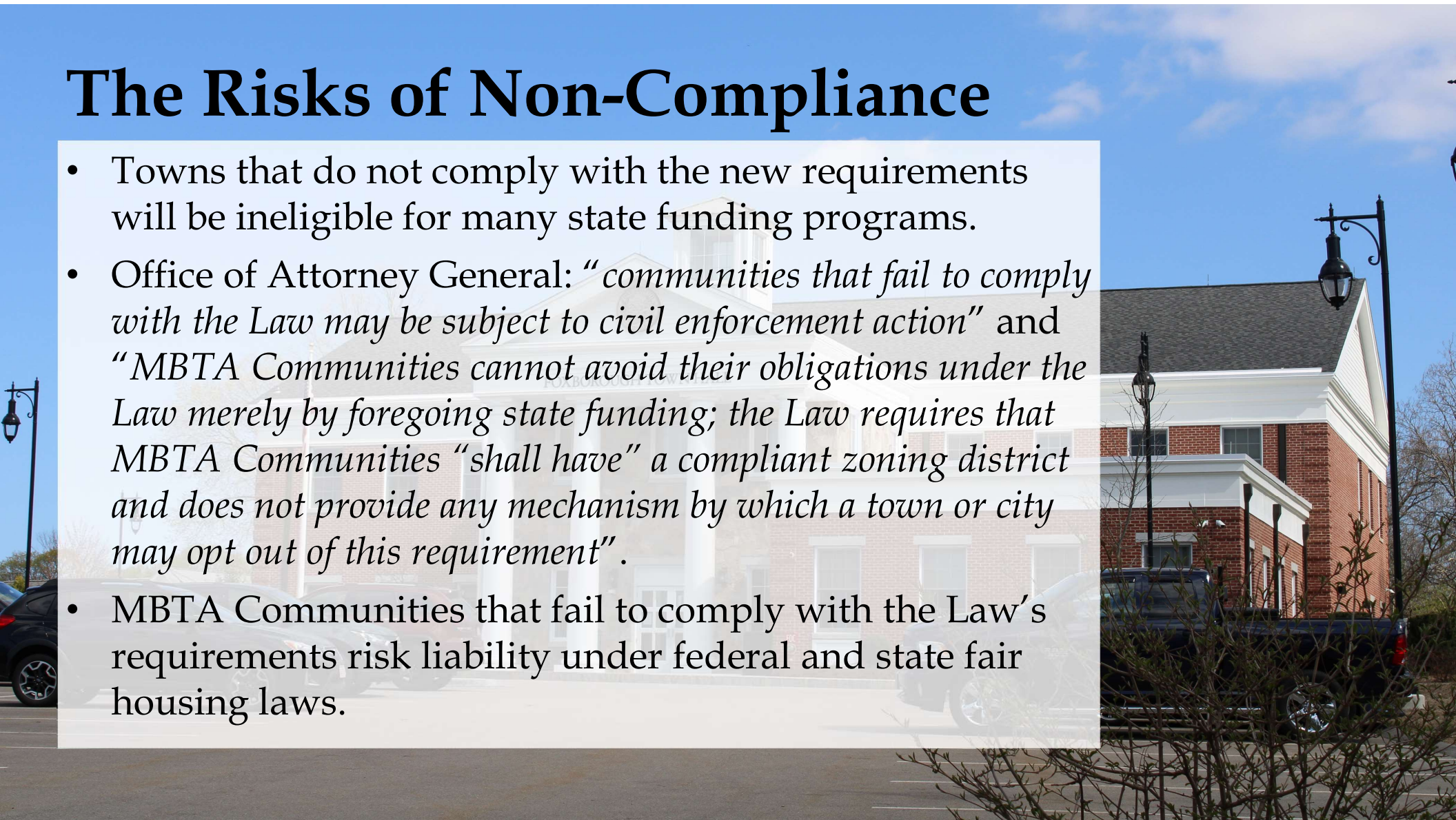
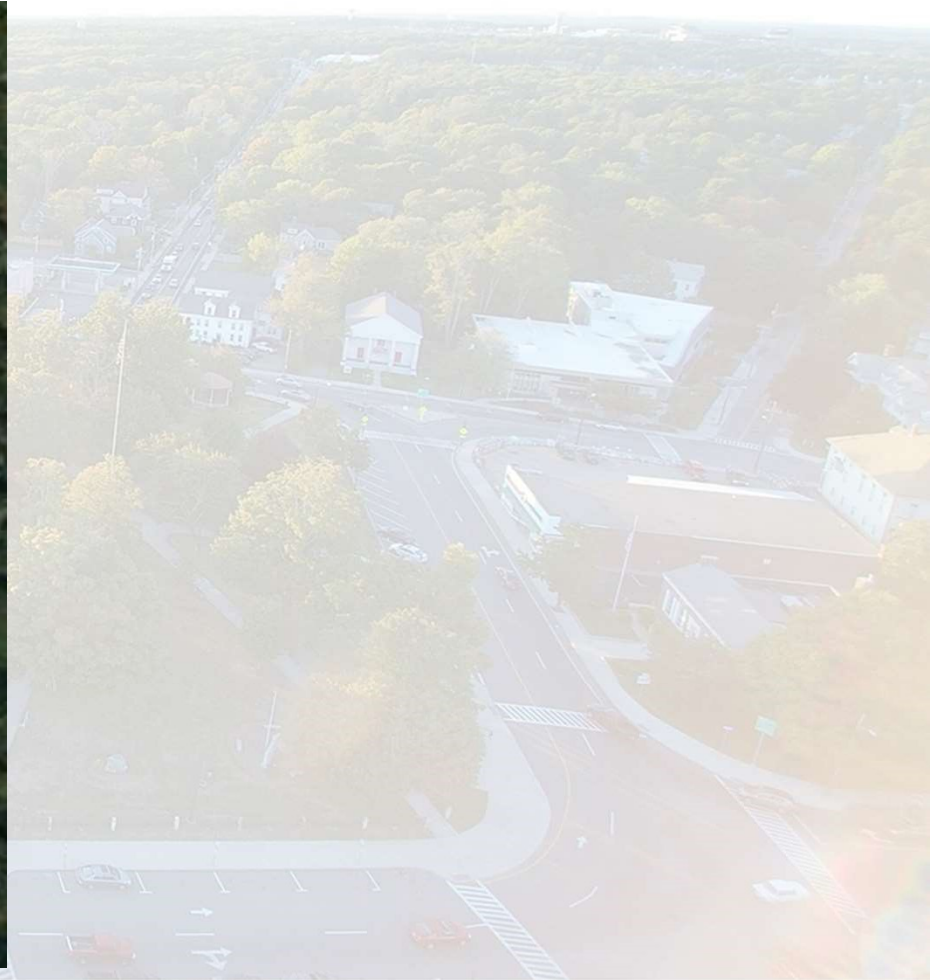


The Risks of Non-Compliance

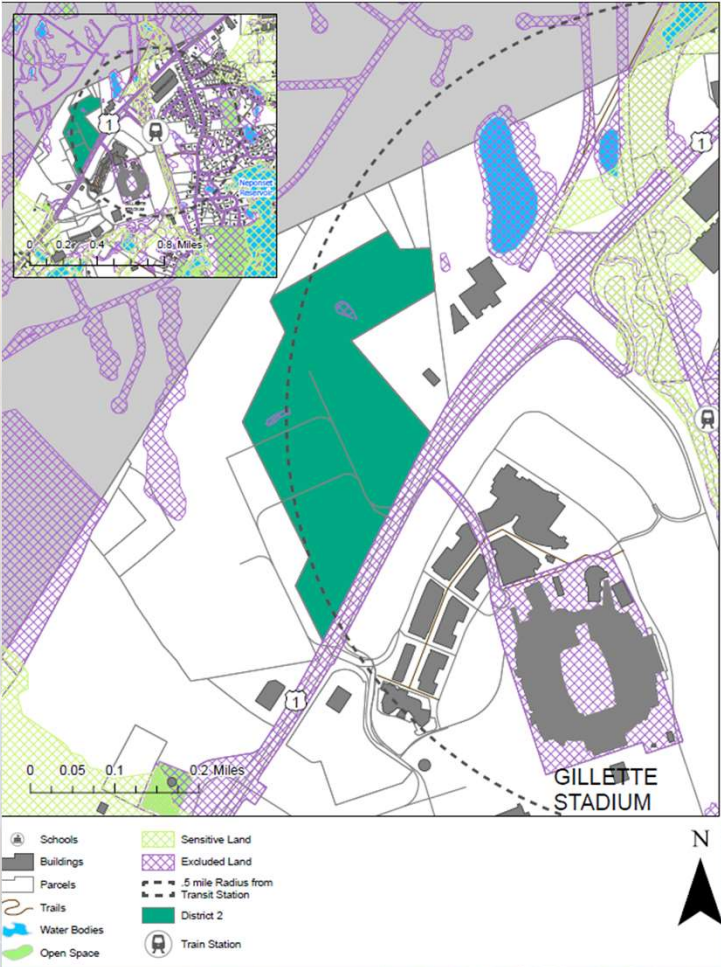
- Towns that do not comply with the new requirements will be ineligible for many state funding programs.
- Office of Attorney General: *“communities that fail to comply with the Law may be subject to civil enforcement action”* and *“MBTA Communities cannot avoid their obligations under the Law merely by foregoing state funding; the Law requires that MBTA Communities “shall have” a compliant zoning district and does not provide any mechanism by which a town or city may opt out of this requirement”*.
- MBTA Communities that fail to comply with the Law’s requirements risk liability under federal and state fair housing laws.



Developable Land Within 1/2 Mile of Station



Recommended District Location



Preferred Option Comparison Table of Requirements and Modeled Results

	Requirement	Results
Minimum Multi-family Unit Capacity:	1152 units	1256
Minimum Land Area (acres):	50 acres	59.1
Minimum Multi-family Unit Capacity	15 u/acre	21.4 u/acre
% Unit Capacity within Transit Station Area	40 percent	
% Land Area Location in Transit Station Area	40 percent	

This option would result in the Town's compliance with 3A while being close to the existing zoning for multifamily districts in Foxborough.

Proposed Dimensional and Parking Requirements

**Table 9-3
Dimensional Regulations For Foxborough Multifamily Overlay District**

	Minimum Lot Size (square feet)	Yards (feet)			Maximum Height of Dwelling Units (feet)	Maximum Height of Accessory Structures (feet)
		Front	Side	Rear		
First 3 dwelling units	32,250	50	25	75	35	21
Additional dwelling units (per unit)	2,000					

Each multifamily dwelling development shall provide a maximum of 1.5 parking spaces per dwelling unit.

All multifamily dwelling developments ... that contain 10 or more dwelling units shall include affordable dwelling units that comprise 10% of the total number of dwelling units constructed or developed in each such development.



Key Decision for Tonight

An aerial photograph of a town, likely in the fall, showing a mix of green and yellow trees. A prominent white church with a tall steeple is visible in the center. Surrounding the church are various residential and commercial buildings, including a large multi-story brick building. A road with a roundabout is visible in the foreground, and a parking lot is situated near the church. The background is filled with a dense forest of trees.

- The location of the district(s) to be pursued at this May's Annual Town Meeting.
- Next steps / process to be followed for public input / outreach.

Questions/Comments

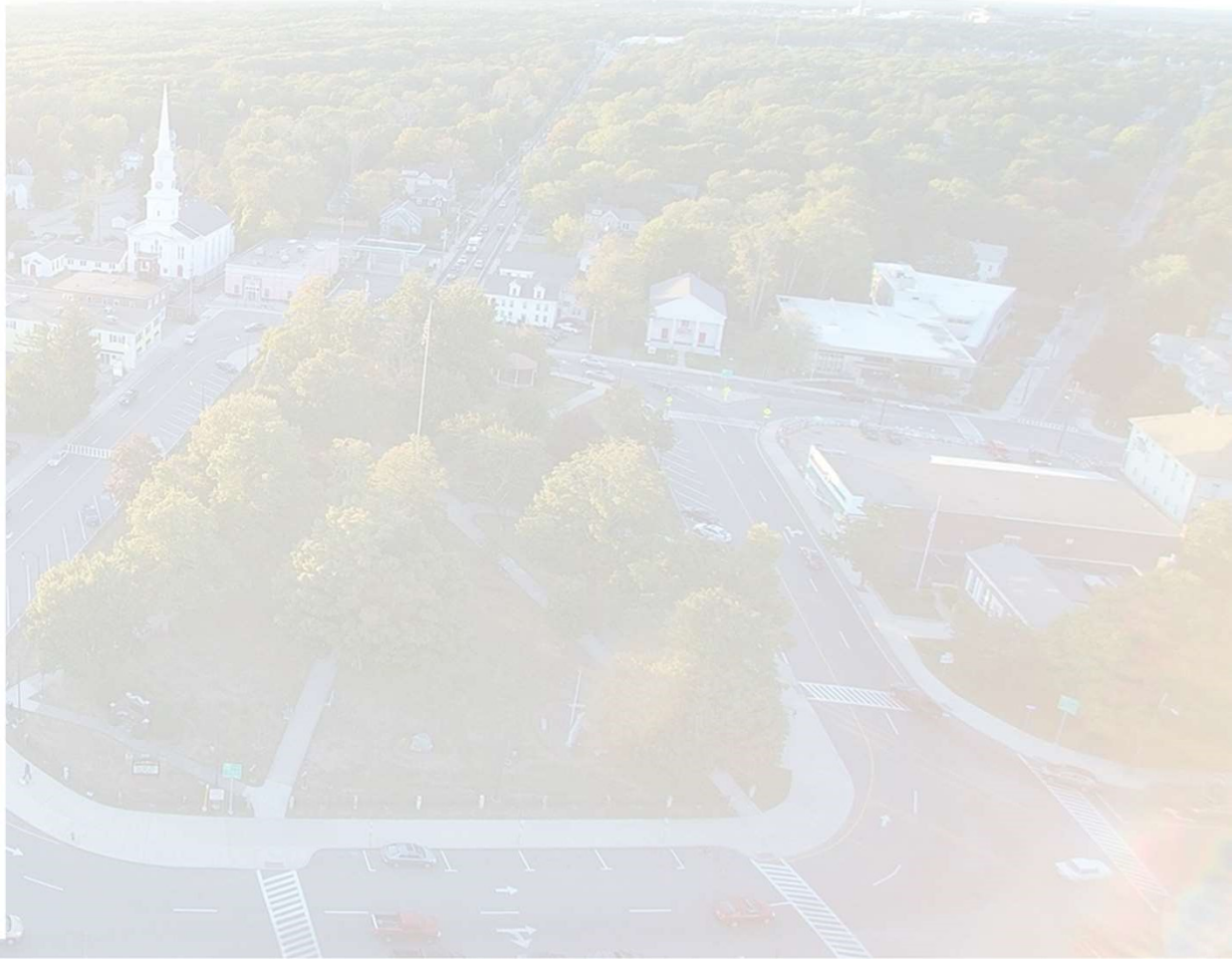
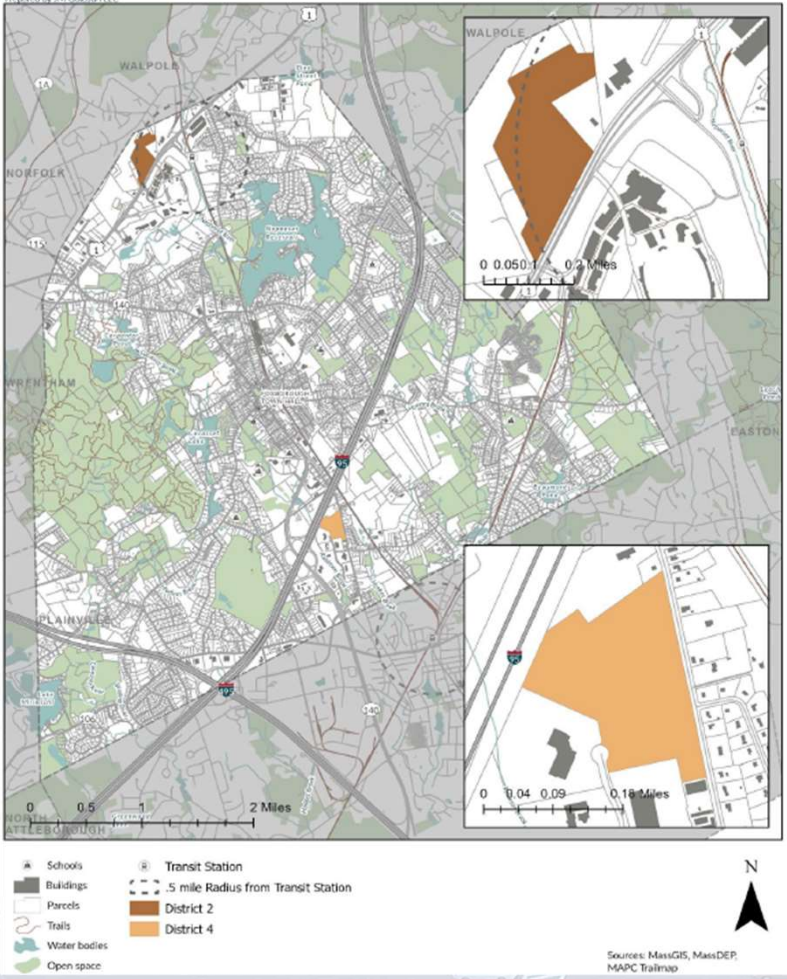
- Discussion



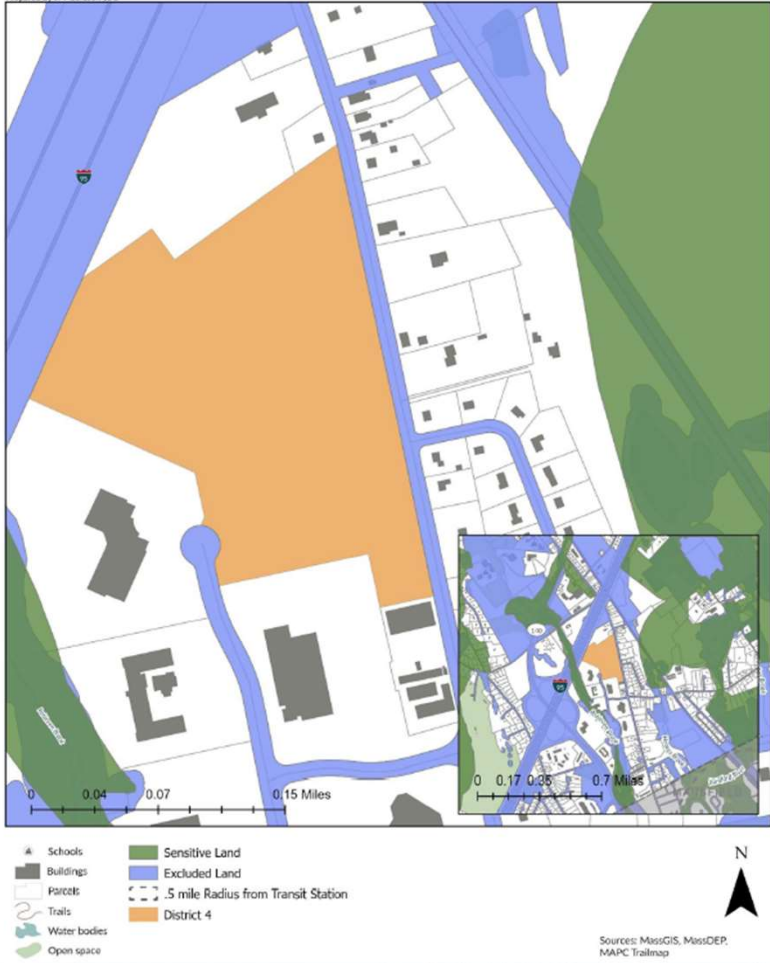
Other District Location

TOWN OF FOXBORO - MBTA COMPLIANCE DISTRICTS

J M GOLDSON



Other District Location



Town of Foxborough Preferred Option Districts

No.	District	Acreage	Acres within Station Area	Density Denominator	Percentage of Land Area	Unit Capacity	Percentage of Unit Capacity	DU/AC
1	Potential District 2 (Near Gillette Stadium - 67 Washington Street)	36.9	30.3	36.6	62.4	789	62.8	21.5
2	Potential District 4 (Near I-95 Interchange - 400 Foxborough Boulevard)	22.2	0	22.2	37.6	467	37.2	21.1
Total		59.1	30.3	58.8	100	1,256	109	21.4