

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	Rehoboth
1.2. Community Category	Adjacent small town
1.3. Multifamily Unit Capacity Requirement	231
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?	No
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	Daniel Roach
1.7a. Title	Town Planner
1.7b. Email Address	droach@rehobothma.gov
1.7c. Phone Number	(508) 252-6891
1.8 Please provide the name of the municipal CEO	Deborah Arruda

1.8b Mailing address of municipal CEO	340 Anawan St Rehoboth, MA 02769
1.8c Email address of municipal CEO	darruda@rehobothma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Planning Board Members and SRPEDD

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.	Providing affordable housing and housing for seniors.
2.2. Is this municipality currently working on any other planning for housing?	No

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)	c. A new 40R or other overlay zoning district
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).	In the southern portion of town along Spring St. There is a fair amount of undeveloped land and easy access to Route 6 and I-195.
3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	Visually fits with the rest of the town, minimal impact on environmentally sensitive areas, minimal impact on abutters, effective stormwater management systems.

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 outreachDeveloping zoning Applying DHCD's compliance model to test for density and unit capacityHolding 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 02, 2024
	Apr 01, 2024
Short Answer	Developing zoning
	Apr 02, 2024
	Jun 03, 2024
Short Answer	Applying compliance model
	Jun 04, 2024
	Jul 29, 2024
Short Answer	Holding hearings
	Sep 03, 2024
	Feb 14, 2025
Short Answer	Holding legislative sessions (Town meeting)
	May 20, 2025
	May 20, 2025
Short Answer	Submit District Compliance application to DHCD
	Aug 18, 2025
	Aug 18, 2025