

# Action Plan for MBTA Communities

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| <b>Description Area</b> | 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

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| <b>Description Area</b> | 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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| <b>1.1 MBTA Community Name</b> | Plymouth |
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| <b>1.2. Community Category</b> | Adjacent community |
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| <b>1.3. Multifamily Unit Capacity Requirement</b> | 2807 |
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| <b>1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?</b> | No |
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| <b>1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?</b> | Yes |
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| <b>Description Area</b> | Although there is an MBTA commuter rail station within its municipal boundaries, this municipality's community category is Adjacent. 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 the 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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| <b>1.5a. Please list MBTA commuter rail stations that are located within the municipal boundaries</b> | North Plymouth- Cordage Park - not operational |
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| <b>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?</b> | No   |
| <b>1.7. Please provide the name of the person filling out this form</b>  | Lee Hartmann   |
| <b>1.7a. Title</b>   | Director of Planning & Development   |
| <b>1.7b. Email Address</b>   | lhartmann@plymouth-ma.gov  |
| <b>1.7c. Phone Number</b>  | (508) 322-3373   |
| <b>1.8 Please provide the name of the municipal CEO</b>  | Derek Brindisi   |
| <b>1.8b Mailing address of municipal CEO</b>   | 26 Court Street<br>Plymouth , MA 02360   |
| <b>1.8c Email address of municipal CEO</b>   | dbrindisi@plymouth-ma.gov  |
| <b>1.9. Please briefly describe other members of the core team developing the multi-family zoning district.</b>  | Municipal Staff<br>Plymouth Planning Board<br>Private consultant (funding source needs to be identified) |

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## Section 2: Housing Overview

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| <b>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?</b> | Yes |
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**2.1a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.**

2019 Housing Production Plan

Goal #1: Meet and maintain the 10 percent state standard for affordable housing so that Plymouth is no longer vulnerable to Chapter 40B housing developments. Create and maintain a level of total affordable housing units that equals 10 percent of total year round housing units. (Increase the number of low-income and moderate-income year round housing units, as counted on the SHI, in an amount equal to or greater than that enumerated in the approved HPP .5% of 1.0% in order to achieve a one year or two year certification.)

Goal #2: Establish programs that support local housing initiatives including: down payment assistance, closing cost and rental assistance programs by leveraging funding and administrative resources of the Municipal Affordable Housing Trust (AHT), The Office of Community Development (OCD), Plymouth Redevelopment Authority (PRA) and Community Development Block Grants (CDBG).

Goal #3: Create deed restricted affordable housing units through adaptive reuse of existing buildings and town-owned properties by partnering with the Affordable Housing Trust, Community Preservation Committee (CPC), private non-profits like Habitat for Humanity, The Housing Authority and the Plymouth Redevelopment Authority (PRA).

Goal #4: Promote a diversity of housing options in Plymouth to meet the needs of a changing and aging population and encourage a socio-economically diverse population. ? Goal #5: Prioritize affordable housing for infill development on abandoned and vacant properties through combined initiatives with the Affordable Housing Trust (AHT), Office of Community Development (OCD), Plymouth Redevelopment Authority (PRA) and private non-profits.

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

Yes

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**2.2a. Please briefly describe the housing work underway.**

A Master Plan Task Group has been created and is developing a scope of work and identifying funding for a Master Plan Update in 2024.

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### **Section 3: Preliminary Zoning Strategies**

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**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
  - b. An existing zoning district or districts that must be amended to comply with the Section 3A Guidelines
  - d. A new base zoning district or districts
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**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 Cordage Park R40 Smart Growth (R40) District consists of 54.2 acres. The district is permitted for 675 as-of-right multi-family units with 302 of those units either constructed and occupied or well under construction. The density of development in this 40R district could be increased.

Additional research will be needed to identify other locations that maybe suitable to accommodate additional as-of-right multi-family development.

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**3.1b. Please select the changes that may be necessary for the existing district to comply. Optional: Attach any supporting documents that describe this district.**

District boundaries  
Use schedule  
Dimensional regulations

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**Explanation:**

Currently, Plymouth does not have by-right multi-family standards, provisions and density allowances which need to be drafted.

The density allowances in the existing 40R District need to be increased.

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**3.1d. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work this community has already done for this district.**

Beyond expanding the existing Cordage Park 40R District, additional locations will have to be identified through the public outreach phase.

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

Plymouth has a significant public water deficit in the West Plymouth area of Town which is limiting current and future development. In addition, public water supply limitation may exist in other parts of the community.

Limiting septic discharge in Zone 2s for drinking water is a community concern as is protecting Plymouth's sole source aquifer in general.

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## **Section 4: Action Plan Timeline**

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**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

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| <b>Description Area</b> | Task   |
| <b>Description Area</b> | Start  |
| <b>Description Area</b> | Finish   |
| <b>Short Answer</b>     | Seek funds for consulting assistance   |
|                         | Mar 15, 2023   |
|                         | Jun 01, 2023   |
| <b>Short Answer</b>     | Retain a consultant to assist in identifying potential districts and assist in public outreach. Develop bylaw language.                                      |
|                         | Jun 30, 2023   |
|                         | Nov 01, 2023   |
| <b>Short Answer</b>     | Identify final potential multi-family districts or overlay districts.. Apply DHCD's compliance model to test for density and unit capacity of the districts. |
|                         | Nov 01, 2023   |
|                         | Dec 01, 2023   |
| <b>Short Answer</b>     | Planning Board Public Hearing  |
|                         | Dec 15, 2023   |
|                         | Dec 30, 2023   |
| <b>Short Answer</b>     | Town Meeting review and adoption   |
|                         | Apr 06, 2024   |
|                         | Apr 10, 2024   |
| <b>Short Answer</b>     | Submit District compliance application to DHCD   |

Jun 15, 2024

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Jun 30, 2024

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