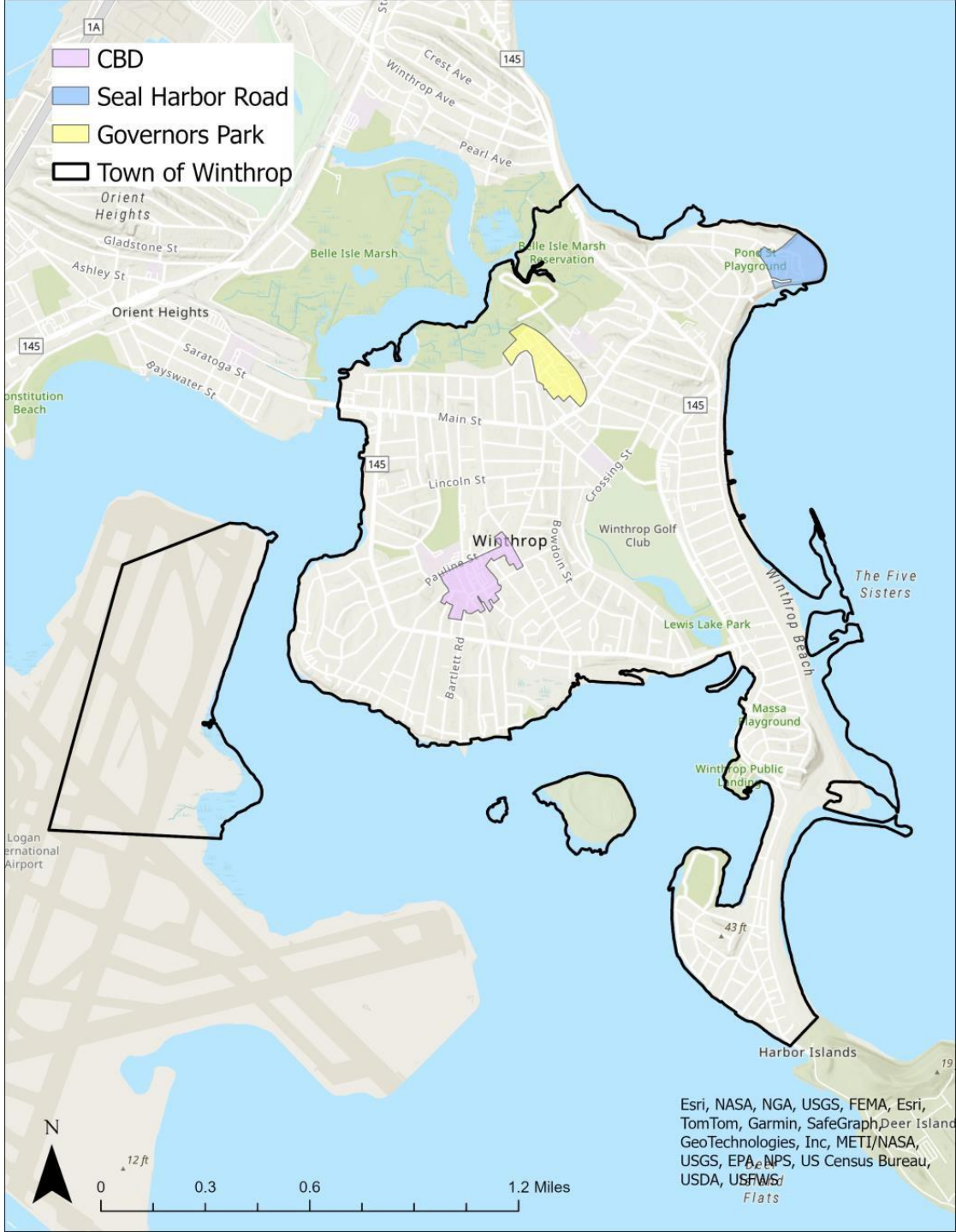
Review: Planning Board's Proposal for 3A

Key Takeaways:

- 3A/ MBTA Communities law requires all communities with access to T, rail, and bus to add zoning to allow for increased density beyond single-family dwellings.
    - Winthrop already meets these density requirements in many areas, and has multifamily buildings, but is not zoned for what exists today
    - Winthrop will be in non-compliance as of July 14, 2025

- 3A in Winthrop requires adding overlay districts to allow for *zoning* for 882 Additional Units
    - Utilizing Existing Zoning in the CBD allows Winthrop to reduce this number to 661

- The Planning Board's Proposal utilizes two overlay districts that are not currently zoned for the existing density
    - No new units can be built under this proposal - units already exist
    - Seal Harbor Road Parcels
        - 394 Existing Units, will be zoned for 333 Units
    - Governor's Park Parcel
        - 393 Existing Units, will be zoned for 336 Units

- Why should Winthrop comply with 3A?
    - This proposal complies with the law without allowing for any new units
    - Non-compliance will lead to loss of grants/ funding, especially for infrastructure, as well as forced-compliance by the state (unknown risk)