2025 Action Plan for MBTA Communities

Description Area	Please read the Section 3A Regulations before attempting to complete this form.This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language:"It is the full intention of the [Town Administrator/Town Manager/Mayor] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025"For Towns: The statement must be signed by the Town Manager/AdministratorFor Cities: The statement must be signed by the Mayor

Section 1: Identification

Description Area	The Section 3A regulations 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. The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.
1.1 MBTA Community Name	Winthrop
1.2. Community Category	Adjacent community
1.3. Multifamily Unit Capacity Requirement	882
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	Anthony Marino
1.7a. Title	Town Manager
1.7b. Email Address	amarino@winthropma.gov
1.7c. Phone Number	(617) 846-1705
1.8 Please provide the name of the municipal CEO	Anthony Marino
1.8b Mailing address of municipal CEO	One Metcalf Square Winthrop, MA 02152
1.8c Email address of municipal CEO	amarino@winthropma.gov
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	The core team members are the Winthrop Town Manager, Anthony Marino, the Assistant Town Manager in charge of Economic Development & Planning, Cheryl McCormick, and Town Attorney James Cipoletta. As we have already created a plan based on the previously approved Guidelines, we will have input from the Planning Board and the Winthrop Town Council. We will run any plans or changes to existing plans by our consultant, Erik Halvorsen, from RKG Associates. Winthrop's Planning Board has five members with a diverse knowledge of planning, construction, and zoning bylaws. Winthrop's Town Council consists of nine members with varying experience who have been actively involved in the prior process of creating an overlay district plan. Also, as stated above, Winthrop has the services of Eric Halvorsen and his team at RKG associates to assist in any changes from the previously approved guidelines and the anticipated promulgated regulations that EOHLC proposes. We are in the comment period as of the date that this action plan is being drafted.

Section 2: Housing Overview

2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?	No
2.2. 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
2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	The Winthrop Planning Board submitted a MBTA Communities compliance plan to the Town Council for approval. This plan included two overlay districts at Seal Harbor Road (Seal Harbor 1 & 3 and Fort Heath Apartments) and Governors Park Condominiums located off Revere Street. This plan also included taking approximately 220 offset units from our Center Business District (CBD) to acknowledge the development that has already occurred and potential future development. Winthrop will also submit suggested language during the Public Comment period to promulgate MBTA Communities regulations to include a density exemption. Currently, Winthrop has approximately 158 new residential units in various stages of approval for construction, which will only add to our already high housing density. Once the new regulations are approved and in effect, the Planning Board will review and develop a new compliance plan to submit to the Town Council for their consideration and vote.
2.3. Is this municipality currently working on any other planning for housing?	No
2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?	Yes

2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?	Yes

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 e. Other zoning strategy

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).

Winthrop is a peninsula prone to coastal flooding. Winthrop is one of the highest housing density towns in the commonwealth and has made zoning changes over the years to allow housing development in its commercial downtown (Center Business District), Waterfront Properties (Waterfront Districts), and two-family homes are allowed as a matter of right in all other residential districts. Currently, Winthrop has approximately 158 units in various stages of approval for construction, which will only add to our already high housing density.

The original plan brought forward by the Planning Board for consideration by the Winthrop Town Council included two overlay districts at Seal Harbor Road (Seal Harbor 1 & 3 and Fort Heath Apartments) and Governors Park Condos located off of Revere Street. This plan also included taking approximately 220 offset units from our CBD district to acknowledge the development that has already occurred and potential future development. Lastly, it included a change to the CBD zoning language parking section that removed a special permit requirement and allowed that section to be reviewed during the site plan review by the Planning Board. The Town Council voted at their meeting on November 19, 2024, 4-3, with one abstention and one recusal to not approve the Planning Board's recommended plan. The reason for the abstention was that the Councilor wanted to wait for the verdict in the Town of Milton vs. the Attorney General's Office before they voted.

It is assumed that the newly promulgated regulations will be similar to the previously approved guidelines if not precisely the same. However, Winthrop will submit suggested language during the public comment period to include a density exemption in the new regulations and is hopeful that the EOHLC and Secretary Augustus will give this fair consideration for all of the abovementioned reasons. In addition to the reasons listed above, it should also be mentioned that as of 2020, Winthrop has 5669 multi-family units, which is 64% of its housing stock, and 3239 Single-family structures, which is 36% of its housing stock. The housing density listed above, along with our current rate of development, proximity to the MWRA Sewage Treatment facility located at Deer Island and Logan Airport, and all of the flooding concerns, easily make the case for a density exemption being added to the new regulations.

Winthrop has already worked to create new housing units long before MBTA Communities/3A zoning was being considered and a density exemption that acknowledges that work should be added to the new regulations before they are approved.

File	https://www.formstack.com/admin/download/file/17575527236
3.1e. Please briefly explain the strategy. Optional: Attach any supporting documents that show planning work this community has already done for this strategy.	The Winthrop Planning Board submitted a MBTA Communities Compliance Plan to the Winthrop Town Council for consideration and a vote that occurred on November 19, 2024. The Winthrop Town Council (9 members) at their November 19, 2024 meeting voted not to accept the Planning Boards Plan 4-3 with one abstention and one recusal. The Proposed zoning language and cover letter from the Winthrop Planning Board Chairperson is attached.
File	https://www.formstack.com/admin/download/file/17575527238
3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?	Access to Public transportation and walkability.

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. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying EOHLC'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 EOHLC
Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Public Outreach
	Mar 01, 2025

	Mar 31, 2025
Short Answer	Develop Zoning (Assuming Regulations are similar to Guidelines)
	Apr 01, 2025
	Apr 30, 2025
Short Answer	Applying EOHLC's compliance model to test for density and unit capacity
	May 01, 2025
	May 15, 2025
Short Answer	Holding Planning Board Meetings
	May 16, 2025
	Jun 16, 2025
Short Answer	Holding Legislative Sessions and Town Council considers adopting compliant zoning
	Jun 17, 2025
	Jul 11, 2025
Short Answer	Submit District Compliance Application to EOHLC if approved by the Legislative Body (Town Council)
	Jul 14, 2025

Section 5: Signatures, Certifications, and Attestations

Description Area	Please attach a signed statement on municipal letterhead, including the following language:"I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025"For Towns: The statement must be signed by the Town Manager/AdministratorFor Cities: The statement must be signed by the Mayor
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