

**Virtual Meeting Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, Sec. 18 and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the SLPAC Committee will be conducted via remote participation to the greatest extent possible.**

**Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and /or requirement to attend this meeting can be found on the Town of Lincoln website: [www.lincolntown.org](http://www.lincolntown.org).**

## **SLPAC/PLANNING BOARD AGENDA**

**Zoom Meeting  
March 16, 2021**

### **7:30 PM: Presentation and Discussion by K.P. Law on The Housing Choice Act**

The State has just passed new legislation known as the Housing Choice Act which made several amendments to Chapter 40A of the General Law, commonly known as the Zoning Act:

1. Changes to section 5 reduce the number of votes required for certain zoning bylaw adoptions from a 2/3 supermajority to a simple majority.
2. Changes to section 9 make similar changes to the voting thresholds for the issuance of certain kinds of special permits.

The Act also adds a new section 3A to Chapter 40A applicable to MBTA Communities. It requires an MBTA Community (Lincoln qualifies due to its MBTA stop) to have "at least one district of reasonable size in which multi-family housing is permitted as of right." The statute further provides "that such multi-family housing shall be without age restrictions and shall be suitable for families with children," and that each district "shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 (Wetlands Protection Act) and title 5 of the state environmental code (Septic Requirements); and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable".

Preliminary Guidance on the new legislation can be found at <http://www.lincolntown.org/1244/Housing-Choice-Act-2020> . Further guidance will be forthcoming from the Department of Housing & Community Development.

Join Zoom Meeting

<https://zoom.us/j/92758854339?pwd=WEYwYWZvZHdNd1J4TC9VTDJPTzhxUT09>

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