

Form Name:	District Compliance Application for MBTA Communities
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District Compliance Application for MBTA Communities under Section 3A of the Zoning Act

Description Area

Please read the Section 3A Compliance Guidelines and the Instructions before starting to complete this form. Find these documents at mass.gov/mbtacomunities. This application must be submitted for MBTA communities to comply with Section 3A of the Zoning Act and with the Compliance Guidelines for Multi-family Zoning Districts issued by DHCD August 10, 2022, as revised (Compliance Guidelines). This application must be submitted by a municipal official and must include the signature of the municipal CEO. A red asterisk (*) next to a question on this form indicates that a response is required. Users will not be able to submit the form unless all required answers are completed. Other documentation required to be submitted with this form includes: A completed Compliance Model Excel workbook file demonstrating the district's "zoning metrics", including land area, estimated unit capacity, gross density, geographic contiguity, and, if applicable, the percentage of district land area and unit capacity (relative to the community's minimum requirements) that is within transit station areas A copy of the municipal zoning ordinance or bylaw and zoning map A zip folder containing GIS shapefile(s) for the zoning district(s) designated for compliance If the MBTA community is a town, a copy of the Attorney General approval letter for the district(s) OR if the district(s) was recently adopted or amended, a copy of "Form 7" evidencing that the zoning was submitted to the Attorney General's office If the MBTA community has inclusionary zoning applicable in the district, an economic feasibility analysis, if necessary. A statement on municipal letterhead signed by the city or town clerk, certifying that the zoning maps and text submitted in connection with this application is the complete and up to date zoning in the municipality

Section 1. Community Information

1.1 Municipality	Lincoln
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Description Area	Information about the community's specific zoning requirements under Section 3A and the Compliance Guidelines:
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1.2 Community Category	Commuter Rail
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1.2a Minimum multi-family unit capacity	635
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1.2b Minimum Land Area in acres	42
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1.2c Percent of district to be located in Transit Station Areas (express as a percentage, e.g. "50" for fifty percent)	20
1.3 Information about the contact person for this application	Paula Vaughn-MacKenzie
1.3a Job Title/Description	Director of Planning and Land Use
1.3b Email Address	vaughnp@lincolntown.org
1.3c Phone Number	(781) 259-2601
1.4 Information about the municipal CEO	Timothy Higgins
1.4a Municipal mailing address of CEO	16 Lincoln Road Lincoln, MA 01773
1.4b Email address of municipal CEO	higginst@lincolntown.org
1.5 Did this community submit an application for pre-adoption review?	Yes
1.6 Were any changes or amendments made to the zoning that was provided to DHCD for pre-adoption review?	Yes

1.7 Please describe the changes

Per discussion with EOHLC, changes to the bylaw were as follows and submitted to EOHLC by email on January 25th:

1. An updated map showing the district and subdistricts as polygons.
2. Updated shapefiles that include right of way areas for all subdistricts.
3. A screen shot of the Town GIS showing a 20' right of way that provides frontage and access to parcels m214532-907035 and m214570-906978.
4. The Final Draft of the Zoning Bylaw to be brought to Town Meeting.
 - a. Adding a provision that the requirement for compliance within the Aquifer Protection & Watershed Protection Overlay Districts is a permit from the PB rather than a special permit. Section 12.9.3
 - b. Revised language regarding parking in the Village Center Overlay District which does not require any minimum parking requirements for commercial uses. Section 12.9.2.4
 - c. We have included a 10% Inclusionary Zoning Requirement but were asking for 15% and was waiting for EOHLC review of the submitted Economic Feasibility Study. Section 12.9.3
5. Updated Models for the MMU and the 3A District that use the wetlands tab that more accurately reflects conditions on the ground.

On March 15th feedback was given via a zoom meeting with EOHLC and language regarding affordability was revised to include a 15% affordability requirement unless EOHLC determined in writing that 15% would not be acceptable and then the requirement would revert back to 10%. See section 12.9.3.2. In connection with this change, the Town will submit a revised Economic Feasibility Study with this application that responds to the feedback from the March 15th meeting and starts the analysis at the threshold of 6 units.

On the floor of Town Meeting (March 23, 2024), two amendments were made:

1. Max Density for the Village Center District (MMU) was reduced from 25 to 15 u/a
2. Lincoln Woods subdistrict max density was increased from 8 to 10 u/a
3. Lincoln Road/Lewis Street subdistrict max density was increased from 11 to 12 u/a.
4. The special permit process for the Planning Board to allow a reduction in commercial space in the Village Center District (MMU) was removed. See section 12.9.2.4, 10

Section 2. Compliance Documentation

Description Area

Responses to the following questions should match the information from the Compliance Model Excel workbook which must also be uploaded.

Please note: the total capacity for file uploads in this application is 25MB. If your files are too large for uploading, please provide links where DHCD can download the files. If you need assistance with this process, contact nathan.carlucci@mass.gov or emma.snellings@mass.gov

District 1:**Description Area**

Section 3A requires MBTA communities to have a zoning "district" of reasonable size that allows multi-family housing as of right. To demonstrate compliance with the law, MBTA communities may submit a "district" that differs from boundaries adopted at the municipal level. For example, the "district" designated for compliance with Section 3A might consist of a portion of a municipal zoning district or might contain all of, or portions of, multiple municipal zoning districts. Furthermore, a single zoning district might have multiple subdistricts with distinct zoning rules. The Compliance Model requires communities to input a separate "district" for each distinct set of zoning rules, whether they are derived from districts or subdistricts. This does not mean that separate entries are required where one district or subdistrict appears in multiple distinct geographies on a zoning map. The districts used on this application must match the districts used in the Compliance Model workbook. If the MBTA community used only one district in the Compliance Model, enter that information for "District One". If the MBTA community used multiple districts in the Compliance Model, enter the first district for "District One".

This application will accept up to six distinct districts/subdistricts. If more than six are necessary, please contact MBTA communities' staff. Once each separate district/subdistrict information has been entered, there is a separate section for the cumulative data of all districts.

District 1: 2.1 Brief narrative description of the district, including its name and location

Lincoln Woods subdistrict: located in the town center and it allows multifamily housing as of right with a max density of 10 units per acre.

Description Area

Inputs for the quantitative "zoning metrics" fields below can be found in the Compliance Model workbook Summary Tab

District 1: 2.2 Land area in acres

20.50

District 1: 2.3 Estimated unit capacity

201

District 1: 2.4 Gross density in units per acre

27.50

District 1: 2.5 Land area (acres) in transit station areas 20.50

District 1: 2.6 Estimated unit capacity in transit station areas 201

District 1: 2.7 Is there a second district or subdistrict? Yes

District 2:

District 2: 2.1 Brief narrative description of the district, including its name and location Lincoln Road/Lewis Street subdistrict. It is located in the town center and it allows multi-family housing as of right at a max density of 12 units per acre and it allows mixed-use projects as of right that include multi-family housing.

District 2: 2.2 Land area in acres 20.30

District 2: 2.3 Estimated unit capacity 204

District 2: 2.4 Gross density in units per acre 16.20

District 2: 2.5 Land area (acres) in transit station areas 20.30

District 2: 2.6 Estimated unit capacity in transit station areas 204

District 2: 2.7 Is there a third district or subdistrict? Yes

District 3:

District 3: 2.1 Brief narrative description of the district, including its name and location Codman Road subdistrict is located in the town center and allows multi-family housing by right at a max density of 10 units per acre.

District 3: 2.2 Land area in acres 23.70

District 3: 2.3 Estimated unit capacity 169

District 3: 2.4 Gross density in units per acre 11.80

District 3: 2.5 Land area (acres) in transit station areas 23.70

District 3: 2.6 Estimated unit capacity in transit station areas 169

District 3: 2.7 Is there a fourth district or subdistrict? Yes

District 4:

District 4: 2.1. Brief narrative description of the district, including its name and location Village Center District is located in the town center and is a mandatory mixed use district. It allows multi-family and mixed-use projects by right at a max density of 15 units per acre.

District 4: 2.2 Land area in acres 7.10

District 4: 2.3 Estimated unit capacity 74

District 4: 2.4 Gross density in units per acre 10.50

District 4: 2.5 Land area (acres) in transit station areas 7.10

District 4: 2.7 Is there a fifth district or subdistrict? No

Cumulative Zoning Metrics

Description Area This section appears for MBTA communities that are using more than one municipal zoning district or subdistrict to demonstrate compliance with Section 3A. Find this information in the "Totals" column of the "Comparison Table of Requirements and Modeled Results" on the Summary Tab of the Compliance Model workbook.

2.8 Cumulative Land Area in acres 64.50

2.9 Cumulative Unit Capacity 648

2.10 Overall gross density in units per acre 16.80

2.11 Cumulative Land area (acres) in transit station areas 64.50

2.12 Estimated unit capacity in transit station areas 648

2.13 Percentage of land area (to minimum land area requirement) in transit station area. Enter as a percentage, i.e. "50" for 50%. 100.00

2.14 Percentage of unit capacity (to minimum unit capacity requirement) in transit station area. Enter as a percentage, i.e. "50" for 50%. 100

2.15 Is at least 50% of the district land area comprised of one contiguous geography? Yes

2.16 Are any district geographies smaller than 5 acres included in the land area calculation? No

Section 3: Compliance Model Uploads

Description Area

Please note: the maximum file size for the total of all uploads in this application is 25MB. If files are too large for uploading, please provide links where DHCD can download the files. Further instructions for uploading shapefiles are available in the District Compliance Application Instructions. If you need assistance with this process, contact nathan.carlucci@mass.gov or emma.snellings@mass.gov

3.1 Did this community complete the Compliance Model and achieve numerical zoning standards that satisfy the requirements of Section 3A and the Compliance Guidelines? Yes

3.1a Completed Compliance Model Excel workbook

<https://www.formstack.com/admin/download/file/16231242205>

<https://www.formstack.com/admin/download/file/16231242206>

3.1c Zip folder containing GIS shapefile components for the designated zoning district(s)

<https://www.formstack.com/admin/download/file/16231242207>

3.2 Were any modifications made to the calculations of the Compliance Model workbook, or to the parcel configurations or excluded land classifications provided by DHCD in the land maps? No

Description Area	Communities may find that modifications are necessary for the data contained in the Compliance Model to accurately reflect on-the-ground realities. For example, parcel configurations may have changed, or publicly owned land may have been disposed for private housing development. The Compliance Model workbook component allows users to override some of this data to better reflect those realities. If the community made any adjustments to that data, please submit a list of the adjustments that were made, and, if applicable, provide any evidence justifying the override (e.g., copy of a disposition agreement, a recorded plan of land, a recorded deed, etc).
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Section 4: Zoning Uploads

Description Area	In the following section please provide a copy of the complete municipal zoning ordinance or bylaw and zoning map. Please ensure that all uploads are in PDF format with searchable text and all map imagery is sufficient resolution for a user to zoom in and clearly read all labels and texts. If the community's official zoning map is in color, the upload must be in full color as well. Please note that this application requires certification by the city or town clerk that the uploaded zoning is complete and up to date. Please note: the total capacity for file uploads in this application is 25MB. If your files are too large for uploading, please provide links where DHCD can download the files. If you need assistance with this process, contact nathan.carlucci@mass.gov or emma.snellings@mass.gov
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4.1 Please upload the complete zoning text, including the adopted district(s) designated for compliance	https://www.formstack.com/admin/download/file/16231242209
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4.1a If needed, please provide a link to the bylaw or ordinance	https://www.lincolntown.org/DocumentCenter/View/85252
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4.2 Please upload the zoning map, including the adopted district(s) designated for compliance	https://www.formstack.com/admin/download/file/16231242211
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<https://www.formstack.com/admin/download/file/16231242212>

4.2a If needed, a link to the zoning map, including the adopted district(s)	https://next.axisgis.com/LincolnMA/elbn5JmAltk4
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4.3 Is the municipality a town or a city?	Town
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4.3a Did the Town adopt or amend a zoning by-law at Town Meeting in order to comply with Section 3A?	Yes
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Description Area	Section 9 of the Compliance Guidelines requires towns to submit evidence that a new or amended bylaw was adopted and was submitted to Attorney General's Office by submission of "Form 7" prior to submitting an application for District Compliance.
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4.3bls the by-law awaiting a determination from the Attorney General's Office, Municipal Law Unit?	Yes
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4.3c Please upload the "Form 7" document that was submitted to the Attorney General's Office OR a letter of determination from the Attorney General's Office	https://www.formstack.com/admin/download/file/16231242217
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Section 5: Inclusionary Zoning/Affordability Requirements

5.1 Is multi-family housing development in this district subject to affordability requirements?	Yes
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5.2 Through which mechanism are affordable units required? (check all that apply)	Inclusionary zoning bylaw or ordinance that applies to the whole municipality Inclusionary zoning bylaw or ordinance that is specific to the district designated for compliance with Section 3A, and is NOT connected to any DHCD zoning incentive program such as c. 40R
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Local Inclusionary Zoning

5.3 What is the percentage of units in a project that is required to be restricted as affordable?	15% unless EOHLC determines in writing that is infeasible and then 10%
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5.4 What is the cap on the income of families or individuals to occupy the affordable units, expressed as a percentage of Area Median Income? (For example, 80% of AMI, 60% of AMI, etc)	80% of AMI
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5.5 What is the threshold of units in a project to trigger affordability requirements? Please describe how rounding and fractional units are handled.	6 units threshold. If the calculation results in a fraction of .5 or greater, the number of affordable units shall be rounded up.
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5.6 How does the threshold apply?	To the number of units added to a lot/to a project, and pre-existing units do not count towards the unit threshold
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5.7 Please describe any zoning or developer incentives	N/A
5.8 May a financial payment be provided in lieu of providing on-site affordable units?	Yes
5.8a What is the formula used to calculate the required payment?	The Planning Board will determine in consultation with the Lincoln Affordable Housing Trust. The amount in cash equal to or greater than the value of development and construction of such affordable housing units.
5.9 May offsite affordable units be provided as an alternative form of compliance?	No
5.10 Please provide any other description of inclusionary zoning requirements not captured in the preceding questions.	All affordable units must meet the requirements of EOHLC for approval as LIP dwelling units and for inclusion in the Town's SHI and must remain affordable in perpetuity.
Description Area	If a municipality wants units that are developed as of right in accordance with inclusionary zoning requirements to be listed on its Chapter 40B Subsidized Housing Inventory, then it must submit an application to DHCD to review the units as "Local Action Units" (LAU) for compliance with "Local Initiative Program" (LIP) requirements. Learn more about this at: Local Initiative Program Mass.gov (https://www.mass.gov/service-details/local-initiative-program)
5.11 Has the appropriate municipal staff reviewed the guidelines for the Local Initiative Program/Local Action Unit (LIP/LAU) and do they understand the process for getting Inclusionary Zoning units onto the Subsidized Housing Inventory?	Yes

Economic Feasibility Analysis

Description Area	Section 4.b. of the Compliance Guidelines requires affordability requirements that exceed certain thresholds to be supported by an economic feasibility analysis, prepared for the municipality by a qualified and independent third party. If inclusionary zoning requirements in the designated district triggered the requirement for an economic feasibility analysis, please upload it below.
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5.22 Do the affordability requirements in this MBTA community require submission of an Economic Feasibility Analysis? Yes

Description Area Detailed requirements for submitting an Economic Feasibility Analysis are available on the MBTA Communities website at mass.gov/mbtacomunities. Please read both the Economic Feasibility Analysis Details document and the Economic Feasibility Analysis Instructions document prior to attempting to complete this section.

Description Area Economic Feasibility Analysis Uploads:

Assumptions Checklist Upload <https://www.formstack.com/admin/download/file/16231242231>

Pro forma Upload <https://www.formstack.com/admin/download/file/16231242232>

Economic Feasibility Analysis Narrative Upload <https://www.formstack.com/admin/download/file/16231242233>

Section 6: Zoning Data

6.1 Were changes necessary to comply with Section 3A? Yes

6.2 Please describe the zoning (or non-zoning) changes that were necessary to apply for compliance with Section 3A . Select all that apply

A new zoning district
Amendments to existing district boundaries
Amendments to the applicability of other zoning or non-zoning requirements in the district (e.g. parking, site plan review, inclusionary zoning, mixed use, moratoriums, etc)

6.5 What was the reason to amend district boundaries? Other: Designate District boundaries and subdistrict boundaries as overlay districts.

6.6 What kinds of applicability needed to change? Select all that apply

Mandatory retail/commercial component
Minimum parking requirements
Other: Mandatory retail/commercial requirements are only in the MMU.
Minimum parking requirements are only 1 space per residential unit.

6.7 Were changes passed using a Simple Majority voting threshold under c. 40A Section 5? Yes

6.8 Please describe any other changes that were necessary to comply with Section 3A

Dimensional controls such as height, stories, setbacks were all relaxed. Lot coverage of building and parking area changed to 50% of the lot.

Parking for residences relaxed to 1space per unit. Commercial Parking requirements were removed.

Special Permit compliance with Aquifer Protection and Watershed sections was changed to a permit by the Planning Board.

Section 7: Signatures, Certifications, and Attestations

Description Area

By signing and submitting this application, the person whose signature appears below is making the following attestations and certifications to DHCD:All information provided in this application is true and accurate as of the date of submission.All zoning maps and text provided in support of this application have been validly adopted and are in effect as of the date of submission, except that recently adopted zoning bylaws or zoning amendments may be subject to approval by the Attorney General under section 32 of chapter 40 of the General Laws.No other ordinances, bylaws, or municipal rules or regulations, or real estate transactions or plans known to me, are in effect or have been proposed that would prohibit, limit, or restrict the development of multi-family housing in the district submitted for compliance.Based on the actual knowledge of the municipal officials engaged in the creation or review of the district submitted for compliance, the GIS district map used in the compliance model accurately reflects all existing parcel configurations and material land use restrictions in the district submitted for compliance.

Please attach a statement on municipal letterhead signed by the city or town clerk, certifying that the zoning maps and text submitted in connection with this application by upload, link, or otherwise, is the complete and up to date zoning in the municipality.

<https://www.formstack.com/admin/download/file/16231242240>

I hereby attest that I am duly authorized to submit this application. By entering my name in the space above, I further certify, under the pains and penalties of perjury, that the responses to the questions provided in this application, and the attached documentation, are true, accurate, and complete. I understand that the Department of Housing and Community Development (DHCD) will rely on the information provided in this application to make decisions about compliance with Section 3A of the Zoning Act.

E-Signature for the municipal CEO submitting this form

Timothy Higgins

Description Area

After you submit the form, you will receive a message confirming the submission. If you do not receive this confirmation message then your form was missing a required field and was not submitted. Please look for any fields highlighted in red. Correct, and try to submit again.
