

## Action Plan for MBTA Communities

**Description Area** 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.

### Section 1: Identification

**Description Area** 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.

**1.1 MBTA Community Name** Bedford

**1.2. Community Category** Adjacent community

**1.3. Multifamily Unit Capacity Requirement** 750

**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** Tony Fields

**1.7a. Title** Planning Director

**1.7b. Email Address** afields@bedfordma.gov

**1.7c. Phone Number** (781) 275-1548

**1.8 Please provide the name of the municipal CEO** Sarah Stanton

<b>1.8b Mailing address of municipal CEO</b>	10 Mudge Way Bedford, MA 01730
<b>1.8c Email address of municipal CEO</b>	sstanton@bedfordma.gov
<b>1.9. Please briefly describe other members of the core team developing the multi-family zoning district.</b>	Catherine Perry, Assistant Planner Chris Nelson, GIS Analyst Jeffrey King, Housing & Economic Development Director Steven Hagan, Planning Board Chair Christopher Gittins, Planning Board Member Amy Lloyd, Planning Board Member Jacinda Barbehenn, Planning Board Member Todd Crowley, Planning Board Member

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## Section 2: Housing Overview

<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
<b>2.1a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.</b>	<p>2021 zoning amendment to allow freestanding ADUs by right in all residential districts.</p> <p>2019 Bedford Housing Study - setting goals to diversify Bedford housing stock.</p> <p>2018 adoption of Great Road Zoning Districts, allowing for multifamily housing in mixed use.</p> <p>2013 Comprehensive Plan</p> <p>Bedford is believed to have the highest SHI among "towns" in the Commonwealth.</p> <p>Bedford recently used CPA funds to buy permanent protection for 92 expiring affordable housing units.</p> <p>Bedford continues to create affordable housing units through its mixed-use zoning options and planned residential developments.</p>
<b>2.2. Is this municipality currently working on any other planning for housing?</b>	Yes
<b>2.2a. Please briefly describe the housing work underway.</b>	A proposal to allow two-family dwellings by right in all residential districts will be presented at the 2023 Annual Town Meeting. The Town is actively reviewing a friendly 40B at 330 South Road, and in early discussion for a potential friendly 40B on Carlisle Road.

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## 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)**

- b. An existing zoning district or districts that must be amended to comply with the Section 3A Guidelines
- e. Other zoning strategy

**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.**

Use schedule

**Explanation:**

Multifamily currently permitted in mixed use scenarios, above and/or behind commercial storefront in Great Road Districts by special permit. Compliance would require that multifamily be allowed by right, and without commercial element?

**3.1e. Please briefly explain the strategy. Optional: Attach any supporting documents that show planning work this community has already done for this strategy.**

Town seeking to use technical assistance in exploring various locations throughout town that may be determined to be suitable for multifamily housing.

Also exploring the implications of designated existing multifamily housing developments, whether 40B or mixed use, and whether affordability components would be lost if brought into compliance with zoning.

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

Proximity to bus routes, proximity to activities of daily living and street retail, walkability, water and sewer infrastructure capacity.

A concern is not to displace key retail sites, while being keen to use adjacent housing to strengthen them.

## **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. 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

**Description Area**

Task

**Description Area**

Start

<b>Description Area</b>	Finish
<b>Short Answer</b>	Public Outreach
	Jan 01, 2023
	Mar 31, 2024
<b>Short Answer</b>	Developing Zoning
	Jan 01, 2023
	Aug 31, 2023
<b>Short Answer</b>	Applying compliance model
	Mar 15, 2023
	Sep 30, 2023
<b>Short Answer</b>	Planning Board hearings
	Nov 01, 2023
	Dec 31, 2023
<b>Short Answer</b>	Legislative Sessions to adopt zoning
	Mar 01, 2024
	Mar 31, 2024
<b>Short Answer</b>	Submit application to DHCD
	Apr 01, 2024
	May 31, 2024

**If there is any other feedback you would like to share about the compliance process, please use this space to provide it.**

Initial strategy was to continue infill development of multifamily housing within business districts, as was already occurring. Requiring multifamily to "stand alone" means potential loss of retail/restaurant/services that may change the fabric of the mixed use neighborhoods if we continue that strategy. DHCD should revisit the allowance in the preliminary guidance for multifamily as part of mixed use, when the underlying zoning is a business or industrial district.