

# SALISBURY FACT SHEET

## SECTION 3A “MBTA COMMUNITIES”

### MULTI-FAMILY OVERLAY DISTRICT

## ANNUAL TOWN MEETING ARTICLES 14 & 15

### WHAT IS SECTION 3A?

Section 3A (MBTA Communities) is a new MA law requiring communities with an MBTA transit stop or bordering communities with an MBTA transit stop to adopt a **zoning** bylaw that allows multi-family housing by-right in at least one district of reasonable size.

This is **NOT** a construction mandate.

### WHY IS IT IMPORTANT?

- Massachusetts has among the highest, and fastest growing, home prices and rents of any state in the nation.
- There is an estimated shortage of 200,000 housing units in MA – this law would allow for construction of new housing to help close this gap and stabilize costs.

### WHAT IS REQUIRED FOR SALISBURY?

- Salisbury must approve a district that allows for multi-family residential development “by-right” (without any special permits or waivers) before December 2024.
- Salisbury is classified as an Adjacent Community, which requires an average density of 15 dwelling units per acre and enough land to theoretically accommodate 750 units.

## HOW CAN I FIND OUT MORE INFORMATION?



Scan the QR code to learn more about Salisbury’s MBTA Communities requirements

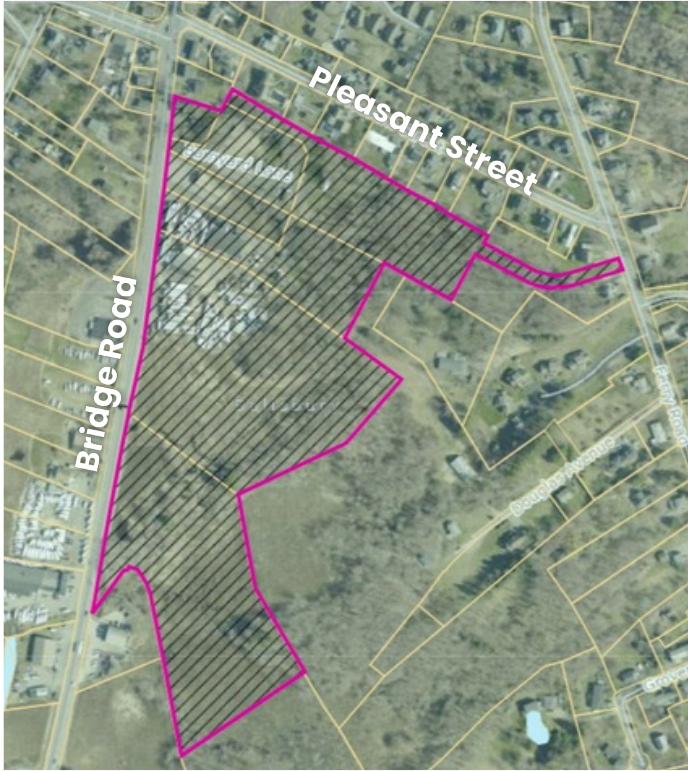


Attend the Salisbury Annual Town Meeting to vote on Articles 14 & 15.

# Salisbury's Proposed MBTA Communities Zoning Districts

## MBTA COMMUNITIES FREQUENTLY ASKED QUESTIONS

### BRIDGE ROAD

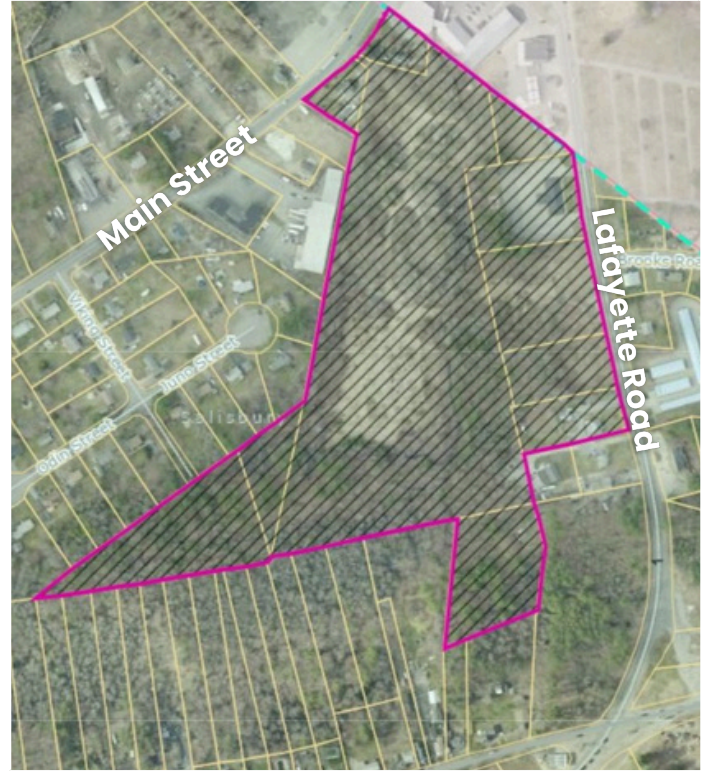


#### Does Salisbury need to build more housing to comply?

The State regulations only require that the Town create a zoning district that could accommodate the unit capacity and density required.

This is not a building mandate.

### UPPER LAFAYETTE ROAD



#### What happens if Town Meeting decides to not adopt zoning?

- The Town would risk losing access to several state grant programs.
- The Attorney General has pursued legal action against non-compliant communities.

#### Will the MBTA districts eliminate or replace existing zoning?

No. The proposed districts would be created as an “overlay” on top of the existing zoning. An overlay zone expands the types of potential development allowed in an area without replacing the existing zoning or allowed uses that are already in place.

#### What about the marshland and wetland in town?

All the pertinent protections to environmentally sensitive areas—including the Wetlands Protection Act and Title 5 Septic Systems regulations—still apply to any development.