

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.
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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.
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1.1 MBTA Community Name	Hull
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1.2. Community Category	Adjacent community
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1.3. Multifamily Unit Capacity Requirement	586
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1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	Yes
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Description Area	Although there is a MBTA rapid transit station within its municipal boundaries, this municipality's community category is Adjacent. This is because the methodology used to determine community category considers not only stations that are located within municipal boundaries, but also whether the transit station area associated with those stations amounts to at least 100 acres of "developable station area" within the boundaries. Section 1 of the Guidelines provides definitions of "transit station area", "developable station area", and "developable land" to explain how this determination was made.
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1.4a. Please list MBTA rapid transit stations that are located within this municipality's boundaries	Pemberton Ferry Terminal
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1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
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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	Christopher Diiorio
1.7a. Title	Community Development and Planning Director
1.7b. Email Address	cdiiorio@town.hull.ma.us
1.7c. Phone Number	(781) 925-3595
1.8 Please provide the name of the municipal CEO	Philip Lemnios
1.8b Mailing address of municipal CEO	253 Atlantic Avenue Hull , MA 02045
1.8c Email address of municipal CEO	plemnios@town.hull.ma.us
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Hull Planning Board: seven elected members from the community Zoning By-law Review Committee: consists of representatives of the Planning Board, Zoning Board, Select Board, Building Commissioner and 3 at-large members. Consultant RKG Associates

Section 2: Housing Overview

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?	Yes
2.1a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	The Town completed a Housing Production Plan within the last year and identified multiple options for developing new Affordable Housing units in Town. The Affordable Housing Committee has been reestablished and is in the process of reviewing the goals and recommendations presented in the plan with the objective of future implementation. Strategies for developing affordable housing included financial rehabilitation assistance, inclusionary zoning, expanded multi-family zoning, and creating an Affordable Housing Trust.

2.2. Is this municipality currently working on any other planning for housing?

Yes

2.2a. Please briefly describe the housing work underway.

The Hull Redevelopment Authority is developing a new urban renewal plan which proposes to develop an urban renewal property under their control with 150 units of multi-family housing that includes a retail component, new open space, affordable units and a major overhaul of the roadway network in the downtown area.

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

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.

District boundaries
Dimensional regulations
Other: units per acre

Explanation:

It is probable that a combination of several zoning changes will be necessary to meet the requirements of the Section 3A Guidelines while allowing for a development form that is acceptable to the community.

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

Walkability, bike lanes, bus connections, accessibility, municipal services, climate change and sea level rise, storm water, water supply, traffic, senior and workforce housing. lighting.

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

Description Area	Finish
Short Answer	Develop Zoning
	Jan 18, 2023
	Jun 30, 2023
Short Answer	Applying DHCD's compliance model to test for density and unit capacity
	Jan 18, 2023
	Jun 30, 2023
Short Answer	Public outreach/Planning Board Discussions
	Jul 01, 2023
	Oct 31, 2023
Short Answer	Holding planning board hearings
	Nov 01, 2023
	Jan 31, 2024
Short Answer	Finalize Draft/Check DHCD Compliance Model/Advisory Board/Insert Warrant Language
	Jan 01, 2024
	Feb 29, 2024
Short Answer	Holding legislative sessions and adopt compliant zoning /Town Meeting
	May 01, 2024
	May 31, 2024
Short Answer	Submit District Compliance application to DHCD
	Jun 01, 2024
	Jun 30, 2024
If there is any other feedback you would like to share about the compliance process, please use this space to provide it.	Hull was chosen as a 3A Early Adopter Community and received technical assistance from the Mass Housing Partnership to review initial proposals the town had to comply with the 3A guidelines. The resulting technical memo outlined areas where the Town should focus its efforts. The Town received additional technical assistance to continue working with RKG associates to develop a proposal that will meet the guidelines by the end of 2024.