

Action Plan for MBTA Communities

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

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 *

Norwood

1.2. Community Category *

Rapid transit community

Commuter rail community

Adjacent community

Adjacent small town

Community categories are listed in Appendix I of the Guidelines. For more information about the methodology that was used to determine community categories, please refer to the Definitions of each category in Section 2 of the Guidelines.

1.3. Multifamily Unit Capacity Requirement *

2045

Multifamily unit capacity requirements are listed in Appendix I of the Guidelines. For more information about the methodology that was used to determine capacity requirement, please see Section 5 of the Guidelines. The capacity requirement represents the number of multifamily housing units that a compliant district's zoning must accommodate. It does not represent a production requirement or expectation.

1.4. Does this municipality have any MBTA rapid transit stations within its boundaries? *

Yes

No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries? *

Yes

No

1.5a. Please list MBTA commuter rail stations that are located within the municipal boundaries *

Norwood Depot, Norwood Central, Windsor Gardens

Please enter all station names separated by commas

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? *

Yes

No

Generally, stations located within 0.5 miles outside of municipal boundaries can cause developable station area to be inside of the municipal boundaries.

Stations that are located outside of municipal boundaries but that have "developable station area" within the boundaries might affect district location criteria, as further described in Section 8 of the Guidelines. Please refer to Section 1 of the Guidelines for definitions of "transit station area", "developable station area", and "developable land".

1.6a. Please list the MBTA transit stations that are located outside of the municipal boundaries but might have developable station area within them. *

Islington

Please enter all station names separated by commas. If unsure, consider that generally, stations located within 0.5 miles outside of municipal boundaries can cause developable station area to be inside of municipal boundaries.

1.7. Please provide the name of the person filling out this form *

Sarah

First Name

Dixon Bouchard

Last Name

1.7a. Title *

Assistant Director of Community Development

1.7b. Email Address *

sbouchard@norwoodma.gov

1.7c. Phone Number *

(781) 762-1240

1.8 Please provide the name of the municipal CEO *

Tony

First Name

Mazzucco

Last Name

1.8b Mailing address of municipal CEO *

566 Washington Street

Address Line 1

Address Line 2

Norwood

City

Massachusetts

State

02062

ZIP Code

1.8c Email address of municipal CEO *

tmazzucco@norwoodma.gov

1.9. Please briefly describe other members of the core team developing the multi-family zoning district. *

An MBTA Task Force has been created by the Planning and includes: Michael Rosen, Assistant Town Manager, Matt Lane, Selectman, Shannon Greenwell, ZBA member, Rachel Churchill, resident at large, Patrick Ronin, resident at large, Ernie Paciorkowski, Planning Board Chair, and Sarah Dixon Bouchard, Planning Department

(Municipal staff, planning board members, regional planning agency, private consultants, etc)

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

No

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

Yes

No

2.2a. Please briefly describe the housing work underway. *

Master Plan to commence in 2023

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) *

- a. An existing zoning district or districts that might already comply with the Section 3A Guidelines
- b. An existing zoning district or districts that must be amended to comply with the Section 3A Guidelines
- c. A new 40R or other overlay zoning district
- d. A new base zoning district or districts
- 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. *

- District boundaries
- Use schedule
- Dimensional regulations
- Parking requirements
- Other:

Select all that apply

Explanation: *

One zoning district, the Multifamily District, allows multifamily housing use by Special Permit. It complies with geographic area and proximity to transit but would require changes to density, dimensional requirements, the use schedule, parking would need to be made.

A second zoning district, the Central Business Mixed Use Overlay District, allows multifamily housing by right. It complies with density but would require changes to geographic area, dimensional requirements, use schedule, and parking to be made.

Both are potential options for compliance to be researched and discussed with the Task Force, Planning Board, and the community.

File

Choose File Remove File No File Chosen

File uploads may not work on some mobile devices.

3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).*

At least one potential zoning overlay district could be created in the catchment area around Norwood Central train station. The properties along Lenox Street abutting the rail line are currently zoned as Manufacturing and contain a variety of manufacturing and industrial uses. Several of these properties have already been developed as multifamily housing using such vehicles 40R and 40B Comprehensive Permit.

File

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File uploads may not work on some mobile devices.

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

Norwood values creation of transit oriented development in areas with high levels of walkability to the small businesses located in town, as well as bus connectivity to the 34E line. Three recent mixed use overlay districts approved by Town Meeting placed an emphasis on placemaking and streetscape improvements.

(For example: walkability, bike lanes, street retail, bus connections, accessibility, street tree canopy, municipal services, etc)

Section 4: Action Plan Timeline

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

Task

Start

Finish

Short Answer *

Public Outreach

*

Jan

01

2023



*

May

31

2023



Short Answer *

Developing Zoning

*

Jun

01

2023



*

Aug

31

2023



Short Answer *

Compliance Model Testing

*

Jul

01

2023



*

Sep

30

2023



Short Answer *

Planning Board Hearings

*

Oct

01

2023



*

Nov

30

2023



Short Answer *

Pre Approval by DHCD

*

Dec

01

2023



*

Dec

31

2023



Short Answer *

Public Outreach

*

Feb 01 2024 

*

Mar 01 2024 

Short Answer

Town Meeting

Mar 01 2024 

Mar 31 2024 

Short Answer

Submit to DHCD

Jul 01 2024 



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

[Save and Resume Later](#)

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