

## 2025 Action Plan for MBTA Communities

<b>Description Area</b>	Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLIC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;
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### Section 1: Identification

<b>Description Area</b>	The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &nbsp;and developable land. &nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&nbsp;
<b>1.1 MBTA Community Name</b>	Holden
<b>1.2. Community Category</b>	Adjacent community
<b>1.3. Multifamily Unit Capacity Requirement</b>	750
<b>1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?</b>	No

<b>1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?</b>	No
<b>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?</b>	No
<b>1.7. Please provide the name of the person filling out this form</b>	Peter Lukes
<b>1.7a. Title</b>	Town Manager
<b>1.7b. Email Address</b>	PLukes@holdenma.gov
<b>1.7c. Phone Number</b>	(508) 210-5501
<b>1.8 Please provide the name of the municipal CEO</b>	Peter Lukes
<b>1.8b Mailing address of municipal CEO</b>	1204 Main St Holden, MA 01520
<b>1.8c Email address of municipal CEO</b>	PLukes@holdenma.gov
<b>1.9. Please briefly describe other members of the core team developing the multi-family zoning district.</b>	Assistant Town Manager Kelly Dolan, Director Planning and Development David George, Central Mass Regional Planning Council.

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## Section 2: Housing Overview

<b>2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?</b>	No
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**2.2. 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?**

No

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

No

**2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?**

No

**2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?**

No

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### **Section 3: Preliminary Zoning Strategies**

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**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
- d. A new base zoning district or districts

**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  
Dimensional regulations

**Explanation:**

Height and setback restrictions could impact the plan and any newly created multi-unit zone would obviously change the use schedule.

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

There are several potential districts but the Town will be working with CMRPC starting shortly to determine if any are viable. Due to Holden's vast waterway and wetlands, along with huge tracts of conservation land, it is likely that any district will have to be overlaid on existing development.

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

Impact to student school population(s), traffic, sewerage capacity.

## 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. EOHLC will review proposed timelines for feasibility before approving an Action Plan. Public outreach  
Developing zoning  
Applying EOHLC'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 EOHLC

### Description Area

Task

### Description Area

Start

### Description Area

Finish

### Short Answer

Public Outreach with CMRPC and MHP assistant

Mar 24, 2025

May 19, 2025

### Short Answer

Developing zoning w/ CMRPC and Town Staff

Feb 24, 2025

Apr 04, 2025

### Short Answer

Applying EOHLC model

Feb 24, 2025

Apr 04, 2025

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**Short Answer**

Planning Board Hearings

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Feb 24, 2025

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Apr 04, 2025

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**Short Answer**

Legislative session is Annual Town Meeting

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May 19, 2025

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May 19, 2025

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**Short Answer**

Submit District Compliance model to EOHLC

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Jun 02, 2025

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Jul 15, 2025

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**Section 5: Signatures, Certifications, and Attestations**

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**Description Area**

Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;

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**File**

<https://massgov.formstack.com/admin/download/file/17579624394>

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