

## 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** Winthrop

**1.2. Community Category** Adjacent community

**1.3. Multifamily Unit Capacity Requirement** 882

**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** Rachel Kelly

**1.7a. Title** Town Planner

**1.7b. Email Address** rkelly@town.winthrop.ma.us

**1.7c. Phone Number** (617) 846-1852

**1.8 Please provide the name of the municipal CEO** Anthony Marino

**1.8b Mailing address of municipal CEO** 1 Metcalf Square  
Winthrop, MA 02152

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**1.8c Email address of municipal CEO** amarino@town.winthrop.ma.us

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

The core team will consist of the Winthrop Town Manager, Anthony Marino and Town Planner, Rachel Kelly. The Planner and Town Manager will be the primary contacts and project managers for the zoning district development process. There will also be consistent involvement and assistance from the Winthrop Planning Board. The Planning Board currently has 7 members with a diverse knowledge of planning, construction, and law. When needed, the Winthrop Building Department Commissioner, Al Legee, and Public Works Director, Steve Calla may provide feedback and community specific information. Currently Winthrop has received technical assistance from the MA Housing Partnership. Winthrop has been assigned a consultant, Utile Design, to assist with getting Winthrop started in the zoning process. Winthrop is planning to apply for additional technical assistance support grants throughout the 2023 calendar year.

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## **Section 2: Housing Overview**

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**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 "Winthrop 5-Year Strategic Plan for Economic Development" contains several major housing specific goals and priorities. The goals include creating housing opportunities that support economic growth and provide safe and affordable housing for existing and new residents; increase housing opportunities for young professionals and mid-market families; establish a standard condition approval for multi-unit housing permits that requires that secure on-site bicycle parking be provided; and reduce residential parking requirements. Currently the zoning code section 17.50.070 and 17.50.080 encourage proper bike storage and bike sharing when possible. The Planning Board and site plan review committee encourage bike parking and affordable units when possible. Winthrop was awarded a technical assistance grant in 2022 from Metropolitan Area Planning Council to complete a zoning diagnostic to identify areas within the zoning code that need updating and/or additional language. The zoning diagnostic will also prioritize areas of concern to focus on first. This project is about 60% completed.

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

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)

- c. A new 40R or other overlay zoning district
- d. A new base zoning district or districts

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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).

It is difficult to determine where the best area for the new district location will be at this point in time. Estimated areas of town that may be the best location for the new district include (but are not limited or committed to) the Center Business District, the Waterfront District, and an overlay district in Business District A. These areas, can be found on the attached zoning map. The Center Business District zoning allows for more stories than other residential areas and is desirable for residents. It also promotes economic development and benefits local businesses. The waterfront districts can accommodate more density than other zoning districts, and one section of the waterfront district is in closer proximity to Orient Heights Blue Line Train Station.

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File

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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.

It is difficult to determine where the best area for the new district location will be at this point in time. Estimated areas of town that may be the best location for the new district include (but are not limited or committed to) the Center Business District, the Waterfront District, and an overlay district in Business District A. These areas, can be found on the attached zoning map. The Center Business District zoning allows for more stories than other residential areas and is desirable for residents. It also promotes economic development and benefits local businesses. The waterfront districts can accommodate more density than other zoning districts, and one section of the waterfront district is in closer proximity to Orient Heights Blue Line Train Station.

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

Winthrop is a peninsula, prone to coastal flooding. Much of the Town is a floodplain. Flooding and future sea level rise need to be taken into consideration when choosing an area for a future district and future development. Impervious cover should be considered, as well as safety. Winthrop recently updated zoning Section 17 to include flood resilience language and construction practices. This will help new construction to prevent flooding issues with abutters and be more aware of sea level rise and coastal inundation. Proximity to the Center Business District, and other areas of Town with commercial businesses should be considered for economic benefit. The new MBTA bus route will need to be considered if any development districts will be down along Shirley Street as bus service to that area may be reduced in the future. Lastly, Winthrop currently has a Mass Trails grant for a feasibility and 10% design for the Winthrop Greenway Extension. This grant and project focus on connecting the Mary Ellen Welch Greenway in East Boston to the Winthrop Ecology Park on Morton Street. This connection will include a pedestrian bridge. The greenway will be important for bikers and walkers and provide another route in and out of Winthrop. This potential new greenway is important to consider for future development.

**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**

Public Outreach

Jan 01, 2023

Dec 01, 2023

**Short Answer**

Developing Zoning

Mar 01, 2023

Sep 30, 2023

**Short Answer**

Applying DHCD's compliance model to test for density and unit capacity

Oct 01, 2023

Jan 31, 2024

**Short Answer**

Holding planning board hearings

Feb 01, 2024

Apr 30, 2024

**Short Answer**

Holding legislative sessions and adopt compliant zoning

May 01, 2024

Jul 31, 2024

**Short Answer**

Submit District Compliance application to DHCD

Sep 01, 2024

Oct 31, 2024