

**SELECT BOARD MEETING MINUTES**  
**April 20, 2022 AT 6:00 PM**  
**TOWN HALL, SELECT BOARD CONFERENCE ROOM**

**CALL TO ORDER/OPENING**

Chair Antanavica called the meeting to order at 6:08 pm. Chair Rick Antanavica, Vice-Chair John Shocik, Second Vice-Chair Herb Duggan Jr., Selectman Dianna Provencher, Selectman Allen Phillips, Town Administrator David Genereux, DIS Director Alaa Abusalah, and Planning Board members Jim Reinke and Sharon Nist were in attendance. The Planning Board did not have a quorum.

**MBTA Communities Information Session**

Ms. Abusalah introduced Emily Glaubitz, Associate Planner at CMRPC, to discuss the Section 3A of Chapter 40A. Ms. Glaubitz explained the intent of the law, which was filed as House 5250, An Act Enabling Partnerships for Growth, which passed the Massachusetts Legislature in December of 2020, and was signed by Governor Baker in January of 2021. The act was passed to address the estimated shortage of up to 200,000 housing units across the state. Massachusetts has some of the highest and fastest growing housing prices in the nation. This act was passed to encourage the growth of multifamily housing across the state. Leicester is one of 175 communities subject to this new law. Ms. Glaubitz explained that lack of compliance with the law would result in the Town being ineligible to apply for funding through the Housing Choice Initiative, the Local Capital Projects Fund, and the MassWorks Infrastructure Program.

She then discussed the compliance required under section 3A of Chapter 40A. Draft guidelines are not related to 40B or a mandate to build new units. It allows multi family zoning as a right, defines reasonable size at 50 acres of land, with 25 contiguous acres, and no area of less than 5 acres will count towards the Town's acreage requirements under the new law. As the Town is adjacent community, the district must have a multi-family capacity of 10% of all housing units, which would be 437 multi-family units. The minimum gross density would be 15 units per acre, with a floor of 750 units in the district.

District must satisfy both unit capacity and gross density requirement. The district cannot age restrict, control size of units, number of bedroom or occupants. Location should be in a non-MBTA community a space near a village center, near a WRTA bus stop, or in an area where existing under-utilized facilities could be redeveloped.

Discussion centered on whether this was a mandate, or if there were any zoning controls that could be put in place. The number of houses that would be required as the floor was concerning. Ms. Glaubitz explained that the first step to stay in compliance and maintain eligibility for grant funding was to have this meeting, which would keep the Town in compliance until December of 2022. The next step would be for the Town to draft an action plan, stating that it is studying the law and considering sites for the zoning.

Board members inquired whether there was any available funding for this undertaking, and if there was consideration for strains on infrastructure and public services. Ms. Glaubitz explained that the legislation is so new, there is no telling what the final requirements of the law will be. But overall, if the Town is to participate, everything needs to be in place by December of 2024.

**Motion:** A motion to adjourn was made by Mr. Duggan and seconded by Mr. Shosik at 7:10 pm. **Motion carries 5:0:0.**