



# TOWN OF SWAMPSCOTT

## PLANNING BOARD

ELIHU THOMSON ADMINISTRATION BUILDING  
22 MONUMENT AVENUE, SWAMPSCOTT, MA 01907

**MEMBERS**  
ANGELA IPPOLITO, CHAIR  
GEORGE POTTS, VICE CHAIR  
MIKE PROSCIA  
BILL QUINN  
DAVID ZUCKER

**STAFF**  
MARZIE GALAZKA, DIR. OF COMM. DEV.  
MOLLY O'CONNELL, SENIOR PLANNER

# APRIL 11, 2022 MEETING MINUTES

**Time:** 7:00PM – 10:34PM  
**Location:** VIRTUAL MEETING  
**Members Present:** A. Ippolito, T. Dooley, M. Proscia, D. Zucker, B. Quinn  
**Members Absent:**  
**Others Present:** Marissa Meaney (Land Use Coordinator)

The meeting was video recorded.

## 1. INTRODUCTION TO MBTA COMMUNITIES

Presentation: Multifamily Zoning Requirements for MBTA Communities conducted by Joshua McCabe, PhD of Harborlight Community Partners.

Major aspect of the new legislation is the established requirement that all “MBTA Communities” should have a zoning district of “reasonable size” that allows for the construction of multi-family housing by right:

- Minimum gross density of 15 units per acre
- Not more than ½ miles from commuter rail station, subway station, ferry terminal or bus station, if applicable
- No age restrictions
- Suitable for families with children

Common misconceptions of the legislation

- Does **not** require municipalities to build anything – only zone for possibility to build
- Does **not** require municipalities to conform to one-size-fits-all set of zoning bylaws
- Does **not** mandate any affordability requirements but does allow them if they do not unduly impede construction of new housing