

Thursday, April 23, 2026

8:00-9:30 am

Via Zoom

Attendees

Ashland: Melissa Adams
Framingham: Yvonne Johnson
Holliston: Tina Hein, Barbara Peatie
Marlborough: Katie Robey
Natick:
Sherborn: Heidi Doyle
Southborough: Sam Stivers, Meme Luttrell
Wayland: Mary Antes, Robert Hummel
Wellesley: Colette Aufranc, Brad Downey
Weston: Imai Aiu
Associate Members: Susan Nicholl and Joe Russo (Senate President Spilka's Office); Jason Palitsch (495/MW Partnership)
MAPC Coordinators: Travis Pollack, Camille Jonlin
MAPC Staff: Apple Gould-Shultz, Gwendolyn Hellen-Sands
Boston MPO/CTPS: Ethan LaPointe and Eric Maguire
Others:

Welcome & Call to Order

- Camille called meeting to order, called the roll and quorum reached at 8:05 AM. Heidi Doyle arrived after meeting called to order.
- Because both the Chair and Vice-Chair were not present, there will not be any items for vote today.

Work Planning Discussion

- Camille presented the draft FY27 MWRC Work Plan. Format is similar as previous work plans.
- Proposed Meeting Topics for FY27 in draft Work Plan
 - Creative Crunchtime topic – Travis noted CC is a place for anyone to present for 5 minutes, and get feedback on challenge/topic area for 15-20 minutes from all others. MAPC has done these for the last couple of years and they have been fruitful discussions for staff. Imai: would be great to do this in person.
- Tina Hein – tourism topic is timely. Holliston Trail is designated as US Bike Route 1 and East Coast Greenway, that will draw people to Holliston from outside the region.
- Members were assigned into Breakout Rooms with this prompt: *what regional, multi-municipal projects would you be interested in pursuing, particularly with MWRC Collaborative funds?*
 - Room 1/Tina: Future municipal building needs like schools, fire, police, on the horizon to relate or replace; planning needed to strategically plan for construction costs, locating the land (when there are other needs like housing), other elements. Colette in chat: Wellesley working on this last year, happy to help. Link <https://wellesleyma.gov/DocumentCenter/View/50092/Town-Wide-Capital-Planning-Committee-approved-22426>

- Room 2/Colette: Munis facing financial pressures, including overrides and capital. Interested in tourism through the lens of arts & culture; for each muni that has an arts and culture plan, what can be done in the MW subregion together? Separate idea: working with larger state agencies, how to get attention of state agencies, etc. Need to resolve with MassDOT for example.
- Room 3/Robert H: Transportation, including trails such as Mass Central Rail Trail, connect from Sudbury to Waltham and beyond. Once built, how can it help spur development.
- Room 4/Imai: Route 9 issues/challenges. Municipal sewers with state mandated housing. Also, Landline/rail trails: could we focus on one section, to get a critical segment done such as MCT over I-95 (just an example). Another idea: have schools/colleges that are disposing of land, how to use the land moving forward; this might be similar topic to Room 1 topic.
- Camille: we'll use this for ideas for work plan, topic areas, etc. Travis –transportation topics will also be helpful as MAPC and MPO staff work to better integrate the subregions into the MPO planning process.

Housing Policy Updates: New State ADU and Housing Resources

- Camille introduced Gwendolyn Hellen-Sands, Housing/Land Use staff at MAPC. She is also a coordinator for the TRIC subregion.
- See slides attached.
- MAPC Housing Team recent efforts include:
 - Housing Production Plans in Gloucester, Rockland, Essex, and regional housing production plans; Policy Development and Education, including ADUs (model zoning, municipal advocacy), municipal affordable housing trusts (MAGIC subregion, pilot hoping to expand), and Local Action Units (see MAPC's [municipal guidance for LAUs](#))
 - HUD PRO Housing – modular housing program grant. Trying to get modular housing construction in region to help alleviate the housing crisis.
- Current/Upcoming Housing Policies:
 - 40Y Starter Home Program and 40R Smart Growth Zoning - MAPC developing guidance, stay tuned for more information from the state.
 - ADU Incentive details forthcoming from state
 - ADU Bylaw Case Studies – Marblehead, Danvers, Littleton.
 - [ADU Model Zoning](#) – MAPC developed for use by municipalities
- Q&A
 - Katie/Marlborough: Condo with ADUs is interesting. Did not think that was possible. Isn't it no longer an ADU once sold (it's not an accessory)? Gwendolyn: This is a new territory, have not yet seen this occur. It would still be an accessory to the primary house, but owned separately from the primary homeowner. There is case law that we'll share on this.
 - Imai/Weston: Not directly related, but seeing that there is Federal pressure to not include equity, diversity, etc. language in presentations, guidelines on housing. Yet, these are needed to help ensure housing for all. Gwendolyn: MAPC continues to lead with these values in our work. Could contact and talk with State agency (Whitney). Let us know if we can be helpful in continuing to promote this.
 - Imai/Weston (chat): Have several questions so will follow up later.
 - Contact Gwendolyn: ghellensands@mapc.org

Community Share Prompt: What is on your Spring Town Meeting agenda, or upcoming City Council agenda?

- Melissa/Ashland: Design review committee bylaw amendment: revising to get new rotation of committee members
- Yvonne/Framingham: Zoning changes to meet SHI (subsidized housing inventory) at two locations.
- Barbara/Holliston: DPW water facility is back on warrant, several ADU updates in bylaws, and CPC for bike park near rail trail.
- Katie/Marlborough: Mayor will be presenting budget in May. Zoning for overlays for mixed use housing, one recent, one coming up, Voting on special permit for housing.
- Heidi/Sherborn: Town meeting next week. Storm water update, creating new categories of review townwide (not just MS4 area). Administrative zoning changes. Updating by-right ADUs guidelines, to remove conflicting laws and regulations and to meet state requirements.
- Meme/Southborough. Town meeting done. Everything passed, was one day. Road/sidewalk improvements and new school roof. Updated ADU bylaw for ADUs up to 1200 SF and other changes to streamline. Updated uses for the Industrial District. Added special permit for data centers.
- Robert/Wayland: Two articles related to housing, including increased height for ADUs.
- Colette & Brad/Wellesley: Completed three-night Town Meeting, 36 articles. Previously had omnibus operating budget. Now separated school budget. 50-60% of town budget was schools. Also discussed capital needs, projections. Current projections would increase taxes by a third, so not sustainable. Funding for feasibility study for new public works campus, trying to break \$100M cost into smaller pieces. Residential overlay for multifamily development zoning revisions - "Residential Incentive Overlay - RIO" bylaw had citizen's petition to repeal it from all areas, and it passed, so Wellesley doesn't have that tool anymore. Special Town meeting for May 11 for MassBay Community College land; significant portions are forested though 5 acres is parking lot/car park. Proposal for new housing for this as surplus land will be released by Commonwealth in June. Regulations just being developed by State; Town asked several questions that were not addressed. Want more resident feedback, so holding the Special Town Meeting.
- Imai/Weston: Not as much happening zoning-wise in Town meeting this Spring. Disposition of town-owned land for housing, had hearings already and this should be last step. Fall meeting will have more planning topics.

MPO Updates

- Erin Maguire and Ethan LaPointe:
 - Public comment on TIP and UPWP will be May 9-29.
 - Looking for in-person engagement for TIP and UPWP, any local events where MPO staff can table, please let Erin or Ethan know.
 - Next round of Safe Streets Grant funding from FHWA is open; contact MPO if interested in possible regional work
- Travis: will try to send out MWRC specific materials for TIP and UPWP for review.

Other Business Not Known at Time of Posting

- Jason P: Tuesday 4/28 is the annual 495 Partnership Statehouse Day! Event is free but requires registration. Also for TIP comment period, 495/MW submits comments. This year, opening up to stakeholders to Transportation Committee Meeting on 5/27 to review draft on letter, etc. All are welcome to join and provide comments. See Transportation Committee on 495/MW Partnership website.

- 134 • Joe Russo/ Sen Pres. Office: no updates, happy to welcome everyone to 495/MW Partnership
135 Statehouse Day next week.
- 136 • Meme: Not running for PB re-election. Appreciate the help from the Collaborative, especially on
137 collaborating and commiserating on the MBTA Communities work. Could not have done it without
138 help from this group.
- 139 • Travis: Introduced Apple Gould-Shultz, new Transportation Planner I at MAPC who is listening in.
- 140 • Travis: May meeting will be about the regional Vision Zero/Safe Streets and Roads for All Plan.
141 We are planning to hold it in person in Marlborough, with a presentation and a walking tour of a
142 portion of Bolton Street, which was identified as a High Injury Corridor.
- 143 ○ Are members ok with us starting at 9 or 9:30 if in-person? Yes
- 144 ○ More information will be sent out soon.
- 145 • Travis: was promoted to Assistant Director of Transportation Planning in October, and will be
146 stepping down as MWRC co-coordinator in the coming months. Really enjoyed working with the
147 Collaborative, and will join meetings when there are transportation topics. Camille will stay on as
148 a Coordinator, and Samikshya Dhami on the MAPC Clean Energy Team will be the new Co-
149 Coordinator.
- 150 • Camille: Historic Preservation training: Weston and Holliston, need to get names for training.
151 Scheduling polls will be sent soon to schedule the training sessions.
- 152 • Any other comments from members of the public: none.
- 153
- 154 Motion was made to adjourn the meeting by Katie, seconded by Imai. Meeting adjourned at 9:27am.
- 155
- 156 **Attachments:**
- 157 • MAPC Housing Policy and ADUs Presentation
- 158
- 159 *Minutes compiled by Travis Pollack, MAPC*
- 160 *Minutes approved 06.25.2026*
- 161



MAPC's Housing Team: Current Work and Upcoming Initiatives

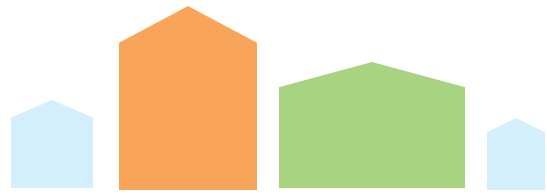
Gwendolyn Hellen-Sands, MAPC

April 23rd, 2026





Housing Team Projects



Housing Production Plans



Gloucester

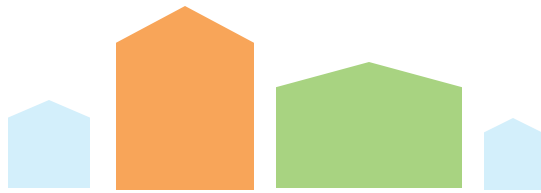


Rockland



Essex

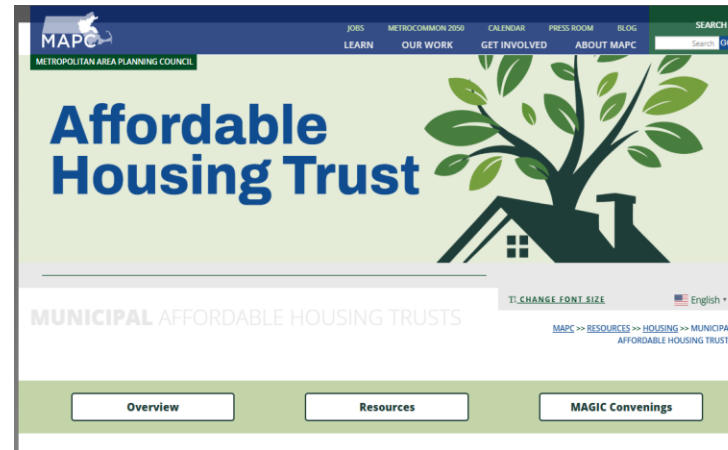
And Regional Housing Production Plans!



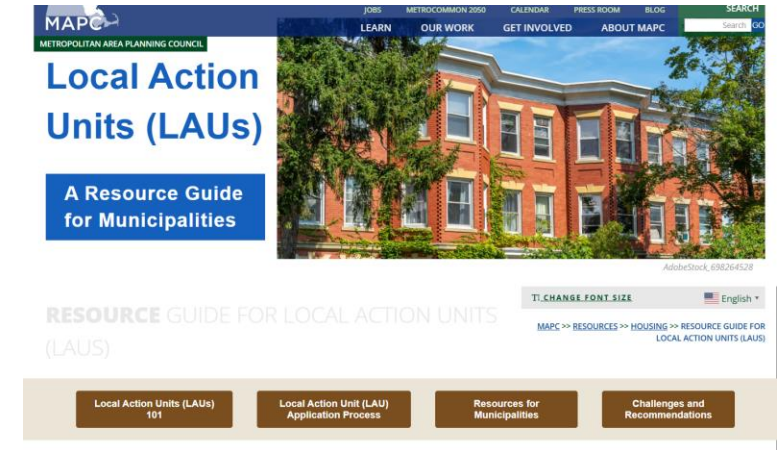
Policy Development and Education



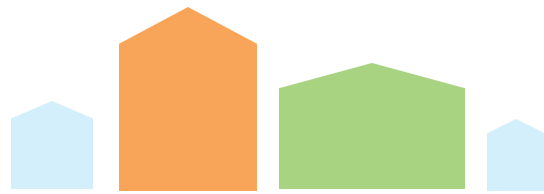
ADUs



Municipal Affordable Housing
Trusts



Local Action Units



HUD PRO Housing



[T1 CHANGE FONT SIZE](#)

English ▾

HUD PRO HOUSING GRANT OFFSITE CONSTRUCTION STRATEGY

[MAPC](#) >> [RESOURCES](#) >> [HOUSING](#) >> HUD PRO HOUSING
GRANT OFFSITE CONSTRUCTION STRATEGY

About



Working Groups ▾

Resources ▲

[Resources](#)

Get Involved ▾

About

MAPC was awarded a \$3M Housing and Urban Development (HUD) grant to develop a regional strategy for expanding offsite construction to accelerate housing production while creating good jobs in the region. Working with partner municipalities, state housing partners,

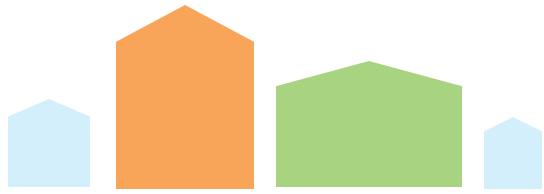
Project Updates

[Offsite Construction Level Setting white paper](#)



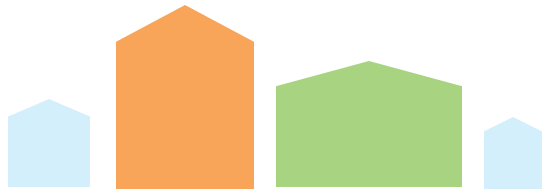


Upcoming Housing Policy Work



40Y – Starter Homes Program

- Chapter 40Y Enacted in 2023
- Helps cities and towns voluntarily create zoning districts that support homes that are designed for someone buying their first home, downsizing, or for smaller households.
- Once a 40Y district is approved by EOHLC, a municipality is eligible for financial incentives

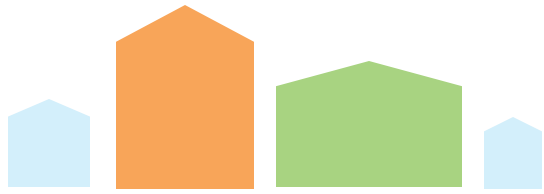


40R – Smart Growth Zoning

- Chapter 40R Enacted in 2004
- Helps cities and towns voluntarily create zoning districts that support housing choice, mixed-use development, and walkable, vibrant neighborhoods.
- Once a 40R district is approved by EOHLC, a municipality is eligible for financial incentives



ADU Case Studies

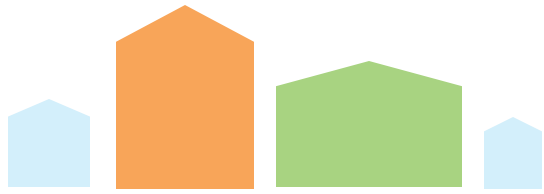


ADU Overview

- [Affordable Homes Act](#) passed Signed into law by Governor Healey in August of 2024
- The law provided for ADUs by right across Massachusetts (except for the city of Boston)
- The ADU Law went into effect on February 2nd 2025



Source: Mass.gov



MAPC Drafted Bylaw Examples

Marblehead

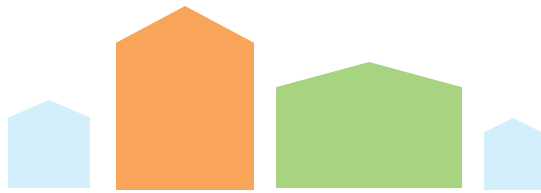
- Passed updated ADU Zoning at May Town Meeting
- Looking into limiting short term rentals in ADUs and beyond

Danvers

- Allowing same dimensional standards as proposed by the state
- Allowing a local type of accessory family unit in addition to ADUs

Littleton

- Allowing up to 1200sf ADUs
- Only one ADU per lot
- Preventing condominium creation



Checklist for Municipal Planners

ZONING FOR ACCESSORY DWELLING UNITS CHECKLIST FOR MUNICIPAL PLANNERS

This checklist is to help municipal staff and board members updating or creating new zoning for Accessory Dwelling Units ensure that the zoning is enforceable in accordance with Section 3 of the Zoning Act (M.G.L. c. 40A), as amended by Section 8 of Chapter 150 of the Acts of 2024, and 760 CMR 71.00: Protected Use Accessory Dwelling Units.

Purpose

- ☐ No purpose contradicts the intent of the enabling legislation and its accompanying regulations: "...increasing the production of housing to address statewide, local, and individual housing needs for households of all income levels and at all stages of life"
- ☐ No purpose indicates some form of local preference
- ☐ No purpose refers to a prohibited regulation on property owners, such as requiring the inclusion of Affordable Housing units

Definitions

- ☐ Zoning includes relevant definitions from 760 CMR 71.02 and makes clear the difference between Protected Use ADUs and other ADUs that the municipality may choose to regulate
- ☐ No terms that exist in 760 CMR 71.02 or elsewhere in the municipal zoning by-law have different or contradictory meanings

Regulations

- ☐ Protected Use ADUs are allowed by-right within or on lots with a Principal Dwelling in Single-Family Residential Zoning Districts
- ☐ No Special Permit requirement for Protected Use ADUs within or on lots with a Principal Dwelling, except within a Floodplain or Aquifer Protection Overlay District
- ☐ No Special Permit required for Protected Use ADUs within or on existing nonconforming lots, or lots with an existing nonconforming primary dwelling.
- ☐ Any Special Permit requirement for Protected Use ADUs within a Floodplain or Aquifer Protection Overlay District is based on clear, objective, and non-discretionary criteria
- ☐ A Special Permit is required if additional ADUs are allowed on the same lot as a Protected Use ADU
- ☐ No enforcement of a Prohibited or Unreasonable Regulation imposed as a condition for the approval of a Protected Use ADU prior to the effective date of 760 CMR 71.00
- ☐ Zoning for Protected Use ADUs includes no Prohibited or Unreasonable Regulations (see below)

Prohibited Regulations

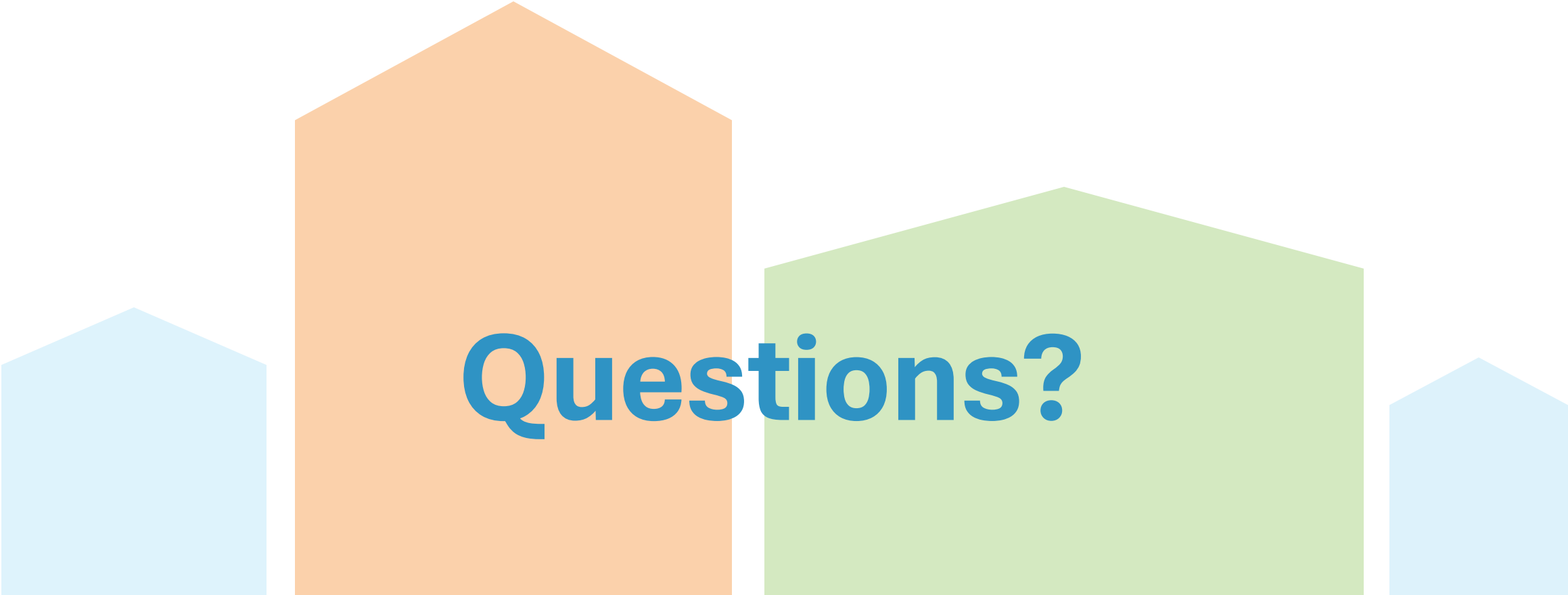
- ☐ Owner-Occupancy Requirements: No requirement for owner-occupancy of the Protected Use ADU or Principal Dwelling
- ☐ Minimum Parking Requirements:
 - ☐ No requirement for off-street parking for Protected Use ADUs within a half-mile radius of a Transit Station
 - ☐ No requirement for more than one parking space for Protected Use ADUs outside the half-mile radius

Prohibited Regulations Continued

- ☐ Use and Occupancy Restrictions: No requirement that a Protected Use ADU to be subject to a Use and Occupancy Restriction, such as a requirement that the ADU be occupied by a family member
- ☐ Unit Caps and Density:
 - ☐ No limit to the number of Protected Use ADUs that may be permitted, constructed, or leased in the Municipality or a particular zoning district
 - ☐ Protected Use ADUs not counted in density calculations
- ☐ Relationship to Principal Dwelling: All types of Protected Use ADUs are allowed (attached, detached, and internal)

Unreasonable Regulations

- ☐ Design Standards:
 - ☐ Any Design Standard applied to Protected Use ADUs is the same or more lenient than the design standard applied to Single-Family Residential Dwellings within the same zoning district
 - ☐ No Design Standard prohibits, renders infeasible, or unreasonably increases the costs of the use or construction of a Protected Use ADU
 - ☐ All design standards applied to ADUs are clear and measurable
- ☐ Dimensional Standards:
 - ☐ Protected Use ADUs have a maximum Gross Floor Area requirement of 900 square feet or ½ the Gross Floor Area of the Principal Dwelling, whichever is smaller
 - ☐ Any Dimensional Standard for Protected Use ADUs is the same or more permissive than what is required for the Principal Dwelling, a Single-Family Residential Dwelling, or accessory structure in the same zoning district
 - ☐ No minimum lot size requirement for Protected Use ADUs
- ☐ Utilities, Safety, and Emergency Access:
 - ☐ No requirements concerning utilities, safety, and emergency access are more restrictive than state requirements
 - ☐ No requirement for a separate utility connection for Protected Use ADUs
- ☐ Environmental Protection: Any regulation pursuant to 310 CMR 15.000 (Title V) applied to Protected Use ADUs is not more restrictive than those for Single-Family Residential Dwellings in the same zoning district
- ☐ Site Plan Review: If there is a requirement for Site Plan Review approval of Protected Use ADUs, the review guidelines are clear, objective, and consistent with an as-of-right process as defined in M.G.L. c. 40A ss. 1A and 3
- ☐ Impact Analysis, Studies, and Fees: An impact analysis, study report, or impact fee is only required for a Protected Use ADU if the requirement is already in place for Single-Family Residential Dwellings in the same zoning district.
- ☐ Modular Dwelling Units: No requirements more restrictive than the Massachusetts Building Code for prohibiting, regulating, or restricting a Modular Dwelling Unit from being used as a Protected Use ADU
- ☐ Historic Districts:
 - ☐ Design Standards and Dimensional Standards for Protected Use ADUs in Historic Districts are not unreasonable pursuant to 760 CMR 71.03(3)(a)
 - ☐ Design standards applied to Protected Use ADUs in Historic Districts must be clear and measurable standards
- ☐ Pre-Existing Nonconforming Structures: Protected Use ADUs allowed by-right within or on lots with a Pre-Existing Nonconforming Structure



Questions?

Ghellensands@mapc.org