Marblehead's 3A Zoning Fact Sheet



We are voting for a zoning change only, not a development proposal.

Marblehead's plan allows a modest increase in zoning for multi-family housing, which could provide more choices for seniors looking to downsize, young families just starting out, and people who work in Marblehead. The town's plan:

- Was crafted by Marblehead's Planning Board with extensive local input.
- Covers three districts (Tioga Way, Pleasant St., Broughton Rd.) that already contain multifamily housing.
- Does not include the Historic District or Conservation areas.
- Retains our existing control over the location, design and pace of development, including a 35' height restriction, open space requirements, property line setback requirements, and off-street parking requirements of two parking spaces per unit.

The 3A Act does not require building 897 homes. It simply requires that we zone for multi-family housing in an area that would fit 897 homes if it were empty. With the existing density in all three districts, development would be slow, controlled, and incremental over many years due to:

- The lack of available land in the three districts.
- The high price of existing properties in those districts.
- The restrictive nature of Marblehead's regulations.

Our streets will not suddenly be flooded with cars.

Our schools will not be over-enrolled.

Our infrastructure will be more than adequate.

Our plan will preserve the character of the community.

“No” Means No Grants and No Local Control

Voting “No” means the tax burden on Marblehead residents will increase.

- Two grants, for which we have just been approved, $130,000 for our required Community Master Plan and $135,000 for the Five Corners redesign, are contingent upon 3A compliance in July.
- For future competitive grants, Marblehead could lose against other communities that are compliant. Grants such as Housing Choice Initiative, Local Capital Projects Fund, MA Infrastructure Funds, and MBTA Communities Catalyst Funds will be at risk. The taxes we pay to the state will not benefit us!
- Pursuing any legal strategies not to comply would result in extensive legal fees. Milton spent $275,000 on its failed challenge of the MBTA Law.
- The time spent developing a new required plan would result in yet more lost grant funding.

Voting “No” invites the State to develop a plan for Marblehead without us.

- The recent State Supreme Court ruling gives the court the authority to appoint a special master to impose zoning on Marblehead with little or no community input or local control.
- It also gives the state the authority to impose financial penalties.

“Yes” is the right option for Marblehead.

MHC
MARBLEHEAD HOUSING COALITION

Prepared by the Marblehead Housing Coalition