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**Sent:** Monday, July 31, 2023 8:23 PM

**To:** Betsy Ware <wareb@manchester.ma.us>

**Cc:** Gail Hunter <HunterG@manchester.ma.us>; Christopher Olney <olneyc@manchester.ma.us>; Ann Harrison <harrisona@manchester.ma.us>

**Subject:** [EXTERNAL] - CRIB SHEET OF QUICK FACTS: DHCD FINAL GUIDELINES/August 17 MBTA Zoning Task Force Meeting

Hello Betsy (Gail, please distribute this additional email to all MBTA TF Members)

I reviewed the "Final Guidelines" from DHCD to implement Ch 40A, Sec 3A zoning.

1. Has anyone verified under Appendix 1, Data for MBTS...data points for unit capacity and developable parcels? Did we provide this data or did DHCD draw from public records and sources, like GIS? They reference public docs.
2. A Crib Sheet for Quick Reference would be useful for both the Task Force and Residents, starting with some basic data...number of housing units in MBTS, population of MBTS, Town owned parcels, number of multi family within .5 of train station, developable land within .5 miles of the train station, average density within .5 miles of train station, parcels within .5 miles with 15 units per acre, # acres of wetlands within .5 miles of the train station and location, sewer capacity and any other data points that the TF feels are pertinent for an efficient meeting, including calculations established by DHCD in Appendix 1, if accurate.

The Final Guidelines do provide some relief as they acknowledge each community is different and reassert both wetlands and environmental limits on the zoning locus, including areas that flood. The math calculations and subjective conditions are quite challenging to interpret without having all data points at hand, myself not being an expert in this area.

A Crib Sheet would be great for quick reference for all folks and to ensure the mandated calculations in DHCD's Appendix 1 are indeed accurate for MBTS. (They did recognize that the data was subject to change, which I thought interesting, probably based on future responses by the Towns.)

Regards,

Lorraine