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Needham Achieves Interim Compliance under MBTA Communities Act

NEEDHAM, MA – The Town of Needham received confirmation from the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) that Needham has achieved Interim Compliance with the MBTA Communities Act. This ensures that Needham applications for State grants and other discretionary funds that are taking compliance status into consideration, are not currently at risk. This status is valid until July 14, 2025, the due date for Needham to adopt compliant zoning.

On January 14, 2025, Needham voters repealed the Multi-family Overlay District zoning adopted at the October 21, 2024 Special Town Meeting. The same day, the Executive Office of Housing and Livable Communities issued emergency regulations on multi-family zoning requirements for MBTA communities, which extended the deadlines for compliance. Under the new regulations, Needham can achieve interim compliance by filing an action plan by February 13th and can achieve district compliance by submitting a complete application with approved multi-family zoning by July 14, 2025.

On January 21, both the Planning Board and Select Board voted to support the submission of an action plan, consisting of advancing the Base Compliance Plan to the 2025 Annual Town Meeting in May. The Town of Needham submitted this action plan on January 24 and received approval from EOHLC on February 7, 2025.

“We appreciate the quick turnaround from EOHLC on the Town’s interim compliance status. We have committed to supporting the base compliance plan at the Annual Town Meeting in May, and all necessary steps have been taken to ensure full compliance in July.” Said Kevin Keane, chair of the Needham Select Board.

The Planning Board will hold a public hearing on Article 1: Amend Zoning By-law – Multi-Family Overlay District (Base Plan) and Article 2: Amend Zoning By-law – Map Change For Multi-Family

Overlay District (Base Plan) on Thursday, February 13, 2025 at 7:00 pm at the Broadmeadow School and remotely via Zoom. Meeting details can be found at:

<https://needhamma.gov/Calendar.aspx?EID=26025&month=2&year=2025&day=13&calType=0>

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