



Town of Wrentham
Select Board

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October 10, 2024

The Honorable Diana DiZoglio, Auditor of the Commonwealth
State House, Room 230
Boston, MA 02133

RE: Request for Determination on MBTA Communities Act

Auditor DiZoglio,

On behalf of the residents and taxpayers of the Town of Wrentham, we the Select Board, request that the State Auditor through the Division of Local Mandates (DLM) provide a determination under the provisions of G.L. c. 29, s. 27c, of whether the fiscal impact of the Massachusetts General Law Chapter 40A Section 3A known as the “MBTA Communities Act” represents a potential unfunded mandate. It is further requested that the DLM determine the total annual financial impact for a period of no less than 3 years.

The MBTA Communities Act is a mandate by the Commonwealth requiring high density “family friendly” housing zoning in municipalities designated by the Act to increase housing stock in the State. The Town of Wrentham is currently one of 177 communities identified under the MBTA Communities Act. More specifically, Wrentham is designated as an adjacent community, with a zoning compliance mandate of December 31, 2024.

The Town of Wrentham is holding a Special Town Meeting on December 16, 2024, putting the MBTA Communities zoning change before the legislative body. The State Auditor’s fiscal impact determination will provide the voters critical information to explain how all extraordinary costs resulting from the Act will be paid for by the Commonwealth.

An initial projection with respect to the Town of Wrentham and the MBTA Communities Act shows a potential budgetary expense increase of \$11.54 million (See Addendum).

Your determination of the fiscal impacts of the MBTA Zoning requirements under the provisions of G.L. c. 29, s. 27c will be paramount in providing the voters at Town Meeting the information necessary to make an educated decision.

Sincerely,

Wrentham Select Board

cc: Kevin Sweet, Wrentham Town Manager
Mike King, Wrentham Finance Director/Treasurer-Collector
Senator Rebecca Rausch
Representative Marcus Vaughn
Wrentham Planning Board

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Addendum
Budget Expense Calculation

Assuming 3.5 persons per unit, the potential budgetary impact could be up to \$11,540,000.

This figure was determined as follows: 3.5 persons x 750 units = 2,625 population increase

FY25 General Fund Budget is \$53,536,213 / 12,178 (Wrentham 2020 census population) =
\$4,396.14 per capita budget cost

$\$4,396.14 \times 2,625 = \mathbf{\$11,539,871.83}$

(Note: The Town of Wrentham will work cooperatively with the Division of Local Mandates to provide additional calculations and financial data to facilitate the determination process)