

Table 1

Title	Date	Author	Points
Smart Step on Affordable Housing	12-13-17	GDT Editorial	Carrot on a stick approach by Governor Baker, Focus on increasing housing by putting more control in hands of local planners and officials
Baker offers housing proposal	12-26-17	GDT Statehouse Reporter	Deliver more housing while respecting home rule, MMA executive director It will take away local control over what gets built
Chandler shows vision on tough issues	3-14-18	GDT Editorial	Organizations of all sizes are looking at Central Massachusetts not as some sort of alternative but as a primary place to to locate operations
The Problem with Gloucester	6-28-21	GDT opinion Dennis McGurk	This is our city and we have to protect it. Regrettably, most of our incumbent officials are not going to help us
Zoning changes would create housing of all types	12-31-21	GDT opinion Shawn Henry	While most of these changes are likely to produce deed restricted affordable housing, they will greatly assist in creating housing in Gloucester that is, in fact, more affordable
Solving the housing problem together	1-5-22	GDT opinion Robert Gillis	We have an obligation to make decent affordable housing for our lifelong residents as well as newcomers and that is what our volunteer boards are trying to do.
City learns more about MBTA Zoning	3-10-22	GDT Article Ethan Forman Staff writer	Joint meeting of CC and PB. No public comment taken, Just to be clear...this is from on high...This is not a city generated plan Mayor Verga. I have no intention of locking the city into anything until the state has finalized the rules and raga for the MBTA concept.
Facing our housing challenge	3-10-22	GDT Opinion Sunny Robinson	I urge my neighbors to support these measures , and then help create the mechanisms that will make them affordable to the full range of average income earners in Gloucester.
Zoning changes, MBTA communities process collide	3-4-22	GDT Article Ethan Forman Staff writer	Changing maximum heights. CC O'Neil. ...one of my fears is we go to 45 feet in the R-5 district and then the MBTA comes in and says OK now we can go to 60 feet. I don't want to be another Salem, or another Beverly, or another Revere...that's what I'm foreseeing
Much at stake in zoning proposal	4-11-22	GDT Opinion Dianne Eason	For all the promises of "affordable" housing I don't know anyone who can afford to live in MA. Rents of \$1,200-\$1,400 for a new studio, without utilities, is not "affordable. Two and three bedrooms deemed affordable average \$1,800 - \$2,500. Hogwash. This zoning proposal is a trojan horse that will bring thousand of all stripe into our city, putting the burden of the expense of that on us, and that will benefit none of us who currently live here
The Argument Boston Globe...Is the state's multi Family zoning requirement in MBTA communities good policy	7-17-22	Yes -Adam Chapdelaine former Arlington Town Manager president MAPC	No municipality would be forced to build units, Any changes would occur over many years. Housing policy is climate policy. Building housing in reasonable proximity to transit will provide residents lower-carbon transportation options and help the region meet its climate goals
		No - Randall Block President Right Size Newton	The current administration has misdiagnosed the problem. The "housing crisis" is really a "housing cost crisis which will not be remedied by building more market rate housing that happens to be near an MBTA station. We need more housing in communities where land is available and affordable. The only sensible course is to throw out the states mandatory zoning scheme and start over.
Well, now that you bring it up	4-10-23	Fishtown Local GDT Gordon Baird	Massachusetts Law Reform Institute Report. \$90 million in tax credits and local tax breaks have been mostly for market rate, above market and luxury housing. Only 80 of 4,085 housing units approved for tax credits are considered affordable under the states own guidelines...and Healy wants to expand the program. Developers to get \$200 million in tax credits for expensive housing
Housing affordability critical for city	10-25-23	GDT Opinion Jason Grow	Critique of Gordon Baird. Gordon implores voters not to vote for the very people who understand that housing affordability is one of the most critical issues facing Gloucester yet offers no suggestions of how to cope or resolve the crisis.
Addressing housing needs in Gloucester	12-15-23	GDT Opinion Deborah Frontiero, Deanna Fay, Sunny Robinson	We are surely fortunate to have two train stations. How to achieve the transit oriented development zoning in such a way that we don't just meet the mandatory requirement but meet the genuine needs of the community

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Rockport Considering MBTA Plan in 2024 - Water and Sewer Capacity also weighed	1-1-24	GDT Article Stephen Hagan	Quotes Planning Board Chair Jason Shaw. “That would be very satisfying to have it adopted...It would be smart on the behalf of the voters to adopt it. The consequences for not adopting it would be significant and not in a good way.”
Who Represents the Citizens of Rockport	1 -12-24	LTE Manchester Cricket John Kolockovsky	We live in a Constitutional Republic. We elect representatives to represent us and act in our behalf. Rockport Selectboard and Planning Board do not fight or object to state efforts to overrule legal home rule rights and ultimately control our towns zoning.
Rockport leaders should stand up to state	1-12-24	GDT Opinion. John Kolackovsky	Are Rockport Planning Board standing with residents or the state
Rockport to hold MBTA zoning listening session	1-15-24	GDT Article Stephen Hagan	Town Administrator Mitchell Vieira is expected to discuss the potential loss of hundreds of thousands of dollars in state funding each year if the MBTA multifamily zoning plan is not adopted this year by Town Meeting. Rockport required to adopt zoning that allows for a minimum of 657 multi-family units.
Housing density infringes on rights?	1-22-24	GDT Opinion Peter Goodwin	Says....”Insofar as I know, we have only those fundamental rights guaranteed us by the U.S.Constitution. Nowhere can I find any threat to these rights by the actions taken by the Commonwealth in addressing allowable building density in MBTA-access neighborhoods.
MIMBY is alive and well in Manchester by the Sea	1-26-24	LTE Manchester Cricket Susan Wadia-Ells	None of town’s MBTA Zoning Task force members addresses are in the 39 acres of MBTA zone that would allow “by right” building.
Rockport action plan proposes housing trust	1-27-25	GDT Article Stephen Hagan	In Rockport’s case, the foot dragging by (former) Attorney General Maura Healy in approving the TOVOD zoning changes adopted in May, hurts any future efforts at additional change. Funding is the stick.
TOD, The Plan and Gloucester Transparency	1-29-24	Fishtown Local GDT Gordon Baird	“Back then, Mr Grow spoke up against a variance for new construction at 29-34 Marble Road in his neighborhood. The point is that Jason Grow and the others got their chance to speak against that building project. They weren’t blindsided with “by right” rules.
Not a mandate to build	2-2-24	GDT Article unknown staff writer	Planning board hears from consulting firm. Eric Halvorsen of RKG. “It’s all about zoning”
This is a big year for the seaport	2-9-24	GDT Opinion Jack Clarke, Paul Lundberg	Like it or not the character of the city is changing. Gloucester can start to manage that change by using zoning as one of its best and most creative tools.
Healy pushed Milton housing - Town votes against her efforts anyway	2-16-24	Boston Globe Article. Mass Stout	Mary Anne Marsh, principal of Dewey Square Group.....”Did she win in Milton? No. But in the end I think she’ll win the war. It shows people affordable housing is something she’s going to fight for.
In Milton, back to the drawing board	2-16-24	Boston Globe Article Andrew Brinker	Despite the threats and intimidation and the strong-arm from the State, I guess its still true. The citizens have rights and last night they took them back, “Don’t Boston My Cape Ann, an anti-MBTA Communities group wrote on Facebook, Thursday. “Please take a moment today to reflect n the hard work the people of Milton did to resist compliance and to vote down a one-size fits all unfunded mandate from the state that would forever change their town”
No winners here in Milton	2-16-24	Boston Globe Opinion. Shirley Leung	“To those neighbors who voted no, please don’t think of this as your Boston Tea Party. The state is not our colonial overlord. This is about working together to solve a housing crisis that threatens the state’s economic future. It’s about kids.
Does city have a deep state	2-22-24	GDT Opinion Robin Hubbard	Lastly, an opportunity to something meaningful? While the city might not be “actually” constructing the housing a few independent developers will, and they, along with their syndicated investors, will make bank.
Don’t let Gloucester be Milton: “No” is not an option	2-22-24	GDT My View. Carl Gustin	“In the case of the required zoning changes, it’s important to get to “yes” because the message is clear: non-compliance is not an option. Just ask Milton

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Rockport details plans for MBTA district	2-28-24	GDT Article Stephen Hagan	Town Administrator Mitchell Vieira has said the town stands to lose hundreds of thousands of dollars in state funding each year if the plan is not adopted. “We, as the Planning Board, have done a superb job of presenting this to the public,” Shaw said. “Now it’s up to the voters. They have to decide whether they’ll approve this or they can vote no and face the wrath of the Healy administration.”
State makes good on its threat to Milton	2-28-24	Boston Globe Article Andrew Brinker	“Despite Massachusetts’ long tradition of municipalities writing their own zoning rules, such power ultimately resides with the state, said Gregory Sampson, a real estate and land-use attorney with the Boston-Based firm Sullivan and Worcester. The best Milton could probably hope for is some flexibility with the schedule, said Sampson, who is also the chair of the Melrose Planning Board. Its a great disappointment for the citizens of Milton that the attorney general has led with all sticks, and no carrots...said Denny Swenson, one of the leaders of the campaign against the zoning plan. “I hope we can work with Milton and see a new plan” Healey said on GBH’s “Boston Public Radio” on Tuesday. “But the message should be clear to every community out there that we meant what we said in terms of compliance and enforcement”
AG sues town for rejecting MBTA zoning plan	2-28-24	GDT Article. Christian Wade	Campbell said she isn’t trying to make an example out of Milton. She said her office wants to work with local governments and solve the housing crisis. “We’re not framing this as a fight”, she said Tuesday. It’s about the future of our commonwealth, our workforce, and the next generation having an opportunity to live hear and call Massachusetts home”.
The myth of home rule	2-29-24	GDT Opinion Jack Clarke, Paul Lundberg	Cities and towns can organize and govern themselves, but they have no real authority to act other than in ways provided for by the Constitution and state Legislature. If we don’t like how the home rule game is played here in the Bay State, there is always the option to further amend the state constitution and grant cities and towns more authority to manage their own affairs.
Campbell’s beef puts Milton in the soup	3-1-24	Boston Globe Editorial	“ People have to live somewhere”. The MBTA law attempts to spread that burden equitably, requiring towns in Eastern Massachusetts to zone for different amounts of housing depending on their size and MBTA service levels.
Your help needed with MBTA zoning	3-7-24	GDT Mayors Desk Greg Verga	Ensuring compliance remains our top priority as it has been made clear by the state leadership that this is a mandate and we must comply.
By right zoning - what is it	3-8-24	GDT Opinion Jack Clarke, Paul Lundberg	Change is coming to Gloucester. We will either be in the driver’s seat directing that change, or we will be at the effect of it with no influence. Saying no to the future should not be an option.
Let’s create housing	3-13-24	GDT opinion Hannah Kimberly, Sunny Robinson	By allowing multifamily housing near transit, we can create new housing in walkable neighborhood closer to transit. This is not just good housing policy, it is good climate and transportation policy too. The result of transit-oriented development can be: Reduced reliance on single-occupancy vehicles which helps in our larger effort to confront the climate crisis.
No help here for MBTA Zoning	3-15-24	GDT Opinion Amanda St. John	Dear Mr. Mayor: Prior to your adventuring further into pacifying the state, has there been an audit of the infrastructure, sewer, water and electricity. Has there been a traffic study?
MBTA zoning and citizen involvement	3-21-24	GDT Opinion Jack Clarke, Paul Lundberg	“ Neighborhood identity and city heritage balanced through citizen involvement and professional guidance. The key phrase is citizen involvement
It’s just about zoning	3-27-24	GDT Article Ethan Forman Staff writer	From 1927 to 1968, Gloucester allowed multifamily housing by right with certain requirements. Since then, restrictions in zoning have contributed to a housing crisis, which is not unique to Gloucester, and Cademartori said the law was the state’s mandate to try and alleviated that.
Don't Milton my Cape Ann	4-4-24	GDT My View Jack Clarke	With the MBTA Communities Zoning Act, the municipalities of Cape Ann that are required to zone for multi-family housing under the statute, can write their own unique zoning rules that recognize local conditions while still conforming with the law. In that way, the state and courts will leave them alone - unlike Milton.
Some MBTA zoning facts	4-11-24	GDT My View Shawn Henry	The state has always retained the authority to review and approve all local zoning to ensure that it’s compliant with state law and the constitution. 3A does not change that. To date, the discussion has been driven only by those committed to sowing misunderstanding, confusion, anger and fear. It’s up to those who are responsible for answering the law- the administration, the planning board, and the City Council - to counter that now
The Zoning Con	4-12-24	GDT Opinion Fred Young	And, as far as tugging at the heartstrings of those who are rightfully concerned that many of our young people and elderly can’t afford to live in Gloucester, there is no requirement that even one of the 2,270 new units be “affordable housing’. So the big con here is.... It’s just about zoning

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Gloucester should reject MBTA Zoning	4-26-24	GDT Opinion Cape Ann Political Action Committee Clayton Sova, Cynthia Bjorlie	Logic of trying to legislate human migration is misguided.
Citizens Committee seeks to intervene	5-3-24	The Salem News Michael McHugh Staff Writer	The state has “supreme power” in zoning matters, according to Article 60 of the Massachusetts Constitution
State uses praise, not punishment, in new MBTA zoning pitch	5-13-24	GDT Article Colin a Young Statehouse News Service	In a short video posted last week, Campbell addressed young people in particular about the MBTA Communities Act “which I don’t think the getting the attention and narrative it deserves, which should be a positive one.” The governor’s office said Healey applauds “the communities that have complied or are on the path to complying with the MBTA Communities Law.”
MBTA zoning will make a difference	5-15-24	GDT opinion Robert Gillis	“The communities that chose to defy the law are subject to potentially devastating consequences”
Residents, officials spar over 3A	5-17-24	GDT Article Ethan Forman Staff writer	One man asked Grow if the city had accepted “this mandate,” with the the officials saying the Mayor and the city have done so. “So we don’t get a vote on it” the man said. “No”, Grow said. “OK, thank you,”said the man who got up and walked out of the community center.
No solutions without listening	5-17-24	GDT opinion Joan Quinlan	It was a microcosm of everything wrong with the country right now - divided and polarized and no one able to listen to each other. I won’t attend one of these meetings again
Gloucester needs creative zoning	5-27-24	GDT Opinion Ronald Wilson	The Sunday Boston Globe of May 19 provides multiple descriptions of communities who are focusing on complying with the letter of the law while limiting the impact. “The law lets towns draw districts in place they know will never be developed. And towns are taking full advantage.
Revisit reimaging Railroad Avenue	5-30-24	GDT Opinion Jack Clarke, Paul Lundberg	Complying with the MBTA Communities Zoning Act presents an opportunity for the city to engage in thoughtful and responsible rezoning in the the Railroad Avenue neighborhood that leads to growth and revitalization of the entire city.
MBTA communities stepping up for housing — mostly	5-30-24	GDT Editorial	One by one, cities and town across the state with a few exceptions, are approving affordable housing districts that comply with the state’s so-called MBTA zoning law
Minimizing MBTA zoning	6-3-24	Fishtown Local Gordon Baird	As towns around Greater Boston vote on their plans a Boston Globe review of dozens of preliminary and already-passed zoning strategies found that towns are deliberately designing plans that cleverly en-run the new state mandate. Enabling tons more second homes does nothing for affordability
Time for zoning specifics: neighborhoods and conditions	7-12-24	GDT Opinion Jack Clarke, Paul Lundberg	We have a planning board that “will seek to first comply with the requirements of the MBTA Act; and second, create a foundation from which the housing situation in the city can be improved
Can city afford MBTA zoning	8-14-24	GDT Opinion William Taylor	Will the new residents ride the train to work in Boston at a cost of \$3,000 per year? Will there even be jobs in Boston or will they head down Route 128 suffering more already impossible traffic?
Homeowner opportunity within MBTA zoning districts	8-15-24	GDT Opinion Jack Clarke, Paul Lundberg	Rather than just a top-down mandate, the Zoning Act can be seen as a modest expansion of property rights, giving homeowners a bit more flexibility to do what they want with their own land.
Public input for Gloucester’s proposed 3A	9-19-24	GDT Opinion Jack Clarke, Paul Lundberg	As to further answering the question: “Do we want the state to tell us what our city will look like?” The answer remains no - the city is in the drivers seat “
Public Hearing on 3A carries on	2-25-24	GDT Article Ethan Forman Staff writer	The proposal has already drawn concerns about there being too much of a burden of housing focused n the downtown, lack of information about the effect on city infrastructure and the loss of local control, while other have expressed concern the proposed zoning does not go fare enough toward creating more housing or affordable housing in a city facing a housing crunch.
Council should support 3A plan	9-26-24	GDT Opinion Carolyn Stewart	Creating new housing possibilities near shopping at Gloucester Crossing makes enormous sense and I support it.

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MBTA 3A zoning: Thoughtful, measured, tailored	9-26-24	GDT My View. Carl Gustin	Public input and thoughtful consideration by decision-makers to develop a state-mandated, transit oriented zoning ordinance.
3A Inducing a tempest in a teapot	9-30-24	GDT Opinion Ellyn Baltz	The MBTA corridor edict to expand residency in already dense neighborhoods is receiving plaudits from those who live beyond the target area, citing their fervent desire to see more people flock to town....just not in their neighborhood.
In support of 3A proposal	9-30-24	GDT Opinion Judy Steiner	While the opposition insists councilors do due diligence on this issue, I ask them to do the same learning about the mandate.
All should say no to 3A	9-30-24	GDT Opinion Jennifer Brinton	MBTA amendment would exacerbate problems city already has with power outage, ancient sewer system, homeless population
Does city government really represent constituent	9-30-24	GDT Opinion John Kolackovsky	Our country is a republic and in a republic, we vote for representatives that should stand and fight for the wishes of their constituents.
Council to vote on 3A Zoning	9-30-24	GDT Article Stephen Hagan	“Our leadership is not representing its constituency” said resident Pamela Kaminski. “Last night City Hall was full of an overwhelming show of discontent with our city leadership to accept the state’s mandate of the MBTA 3A proposal. Democracy has died in Gloucester.”
Council approves 3A zoning changes	10-3-24	GDT Article Ethan Forman Staff writer	“If we don’t find a way to create more housing that is more affordable to younger families, seniors aging in place and people who otherwise would not be able to afford million-dollar homes, this community as we know it will gradually die” said Jason Grow. Council vice president Sean Nolan said if it were 10 years ago, he would be back of the auditorium holding a sign against the 3A zoning proposal, but after almost nine years on the council and dealing with constituents needs, he said councilors have a responsibility to follow state law.
Takeaways from council OK of 3A zoning	10-9-24	GDT Opinion Stephen Voltz	“And Tracy O’Neil, the opposition’s official leader, summed up the “no’ group’s position by warning that a vote in favor would be nothing short of a “stepping stone to a dictatorship or authoritarianism”. The truth is that nothing in the opposition’s parade of horrors had any basis in reality.
3A compliance in Gloucester’s interest	10-9-24	GDT Opinion Judy Steiner	Non-compliance is breaking the way and not in the best interest of the city.
Petition demands 3A vote	10-10-24	GDT Article Ethan Forman Staff writer	Tracy O’Neil “Let the people decide,. If you are for it, vote for it. If you are against it, vote against it. Mayor Greg Verga “This could put the city at risk of non-compliance with state law and lead to serious consequences including becoming ineligible for several grant funding opportunities.” City Council President Tony Gross “if the referendum passes, the grants we would lose would be in the tens of millions of dollars over the next decade.” “The people should have the right to decide,” John Kolackovsky said.
Group awaits MBTA decision	10-10-24	GDT Article Stephen Hagan	The suit contends “the town was unconstitutionally compelled to comply with the MBTA zoning law because it desperately needed grant funding for it’s (Department of Public Works) barn.
Call for Gloucester referendum on 3a	10-10-24	GDT Opinion John Kolackovsky	If enacted , 3A would potentially and irreversibly alter Gloucester’s character and its unique personality. Since the residents would have to live with these changes I believe that the residents themselves should make that decision and not simply seven city councilors
Before signing, understand consequences	10-11-24	GDT opinion Robert Gillis	Please be careful before you sign this petition. There are potentially devastating financial consequences to our city and its residents if we choose to defy this law.
Zoning avoids big changes	10-14-24	GDT Opinion Sunny Robinson	City Planning Board has created a plan that steadfastly avoids herculean changes to our community while preserving our community’s access to very critical state grant money
Leaders: Petition put \$900K at risk	10-15-24	GDT Article Ethan Forman Staff writer	Hundreds of thousands if not millions of dollars in recent state grand awards for water and sewer could be flushed away if a petition drive forces a referendum vote. That’s the warning from the mayor, city officials and some housing proponents as a group seeks signatures from at least 10% of Gloucester voters by next weeks deadline.
Consequences of 3A petition could be costly	10-16-24	GDT Editorial	“Signing the petition is a bad idea and, if approved, may cost local taxpayers.” “We agree with the mayor, who put it succinctly: “The risks of non-compliance are too great, especially when these critical funding sources are at stake, as it would have significant implications for the city’s ability to meet its goals and fulfill regulatory requirements.”

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Signing petition is vote for city sovereignty	10-16-24	GDT Opinion Beverly Johnson	3A is not about ownership of condos and homes. It is about the creation of multi family apartments, with multiple bedrooms, to be allowed by state right, not Gloucester right. I have asked to see the studies councilors have done to determine the costs of additional police, fire, teachers, medical workers, water availability in drought, etc as a consequence of the addition of conceivably thousands of new residents. The answer? Crickets.
3A would let locals stay local	10-16-24	GDT Opinion Former Mayor Bruce Tobey	I urge the voters of Gloucester to disregard a petition protesting the overlay district and and seeking to force a referendum on its continued existence.
Petition not in city's best interests	10-17-24	GDT Opinion Carl Gustin Judy Gustin	We encourage reader to please not sign the petition to undermine adoption of the 3A ordnance. It is a carefully tailored and thoughtful ordinance required by state law and approved 7-0 by the City Council. If you do sign, you will be working against the interests of 30,000 Gloucester residents.
3A not going away	10-18-24	GDT Opinion Judy Steiner	Although 3A does not directly address affordable, senior or veteran housing, it does not restrict them either. I urge people to watch the interview on Good Morning Gloucester with Jason Grow and Shawn Henry.
Do not sign the 3A petition	10-18-24	GDT Opinion Deborah Frontier	If you have already signed, contact the city clerk to have your name removed.
Tallying 3A's scorecard	10-18-24	GDT Opinion John Kolackovsky	Tally of towns and cities delaying deciding on 3A and those accepting 3A
Petition could cost city more than \$13.5M	10-18-24	GDT Opinion Carolyn Stewart	If you have already signed the petition and would like your name removed contact the city clerks office.
Residents deserve vote on 3A	10-18-24	GDT Opinion Beverly Johnson	"It is concerning that several city leaders, former and current , have challenged Gloucester residents to not partake in signing a petition to bring 3A to a voter before the people.
Ramifications of petition success are severe	10-18-24	GDT Opinion Shawn Henry Planning Board	"The proponents of the petition focus on their flawed interpretations of 40A/3A and the guidelines, not the actual zoning that Gloucester adopted or the dire consequences of the success of the petition." "Please don't allow yourself to be swayed by the proponents exaggerated claims—instead please focus on the actual language in the ordnance approved by the council. It's a minor change to our existing zoning that will have a minor impact on our community.
Legislative Competitiveness? Massachusetts dead last, report says	10-23-24	GDT Article. Christian Wade	"The 2024 State Legislative Competitiveness report by Ballotpedia, a nonprofit website that bills itself as an “encyclopedia “ of American politics ranked the Bay State 44th out of 44 states with legislative elections in November. The state has been the least competitive nationwide in six of the last eight even-year elections, according to the report.”
Petition nets more than enough signers	10-23-24	GDT Article Ethan Forman Staff writer	When asked about what it may mean for the city to be out of compliance with 3A O'Neil said simply, “Compliance with a gun to your head is coercion.”
3A petition not in Gloucester's best interest	10-24-24	GDT My View. Carl Gustin	Voters are entitled to have their voices heard. It's done primarily through elections. In a republic, the people hold power and elect representatives to exercise that power. Gloucester is a political entity that derives its power from the Massachusetts Constitution.
3A would allow senior to afford home	10-25-24	Paul McGeary, Trumbull, Connecticut former president of CC	The so-called 3A zoning (MBTA communities Act) would afford seniors like ourselves and young families starting out an opportunity to enjoy Gloucester's many blessings. In carefully and narrowly defined areas within the city, adjacent to mass transportation , seniors and young people could stake a claim in Gloucester and contribute to its growth and vibrancy.
Communities Act opposers noisy, but no majority	10-28-24	GDT Editorial	“Once again, it is the loudest people - not the most reasonable people - who are garnering the most attention in the fight over affordable housing in Massachusetts.” “The caterwauling would have one think the MBTA Communities Act is universally opposed. Nothing could be further from the truth. Most sane citizens recognize the need for more housing, and the wisdom of placing it near public transportation.
When is a referendum petition needed?	10-28-24	GDT Opinion John Kolackovsky	City of Gloucester should generate projected costs to city with or without 3A approval for next 5 to 10 years, and contain best and worst case scenarios so public gets to decide city's future with information they rightfully need.
The good, the bad about 3A	10-28-24	GDT Opinion Rich Carlson	Studies show that over a ten-year period, “upzoning’ exercises like 3A yield less than 1% of additional housing. “Home rule specifically states that towns can rule ONLY IF THE STATE HAS NOT DONE SO. So if the state has a standard, like 3A, we must follow that. That's how Home Rule works.

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Tuesday deadline to object to petition	10-28-24	GDT Article Ethan Forman Staff writer	“The loss of grants due to non-compliance will severely hinder our ability to tackle projects.” Mayor Greg Verga
Kudos to Tracy O’Neil	10-30-24	GDT Opinion Joe Burns	“Thank you, Tracy O’Neil. You’re still a champion of Ward 2. You have been the solitary public leader of the opposition to the horrendous Healey/Campbell MBTA zoning mandate.”
Taxpayer wants citywide 3A vote	11-4-24	GDT Opinion Paul Halloran	Response to 10-24 Gustin letter. Too important to be decided by just seven officials.
We need responsible public officials	11-4-24	GDT Opinion Carl Gustin	Gloucester officials did what they should have done
How 3A preserves neighborhood character	11-7-24	GDT Opinion Jack Clarke Paul Lundbergh	The recent controversy about 3Ahas, at its core, the erroneous notion the somehow the rights of cities and towns have been disregarded by the state, and that local control is lost. But as we have described, nothing could be further from the truth-and in fact, the Planning Board and the City Council have gone out of their way to protect the city’s rights and preserve neighborhood character all while still complying with 3A
Residents have skin in 3A game	11-13-24	GDT Opinion Judy Steiner	“Mr Kolackovsky is not a resident of Gloucester. He is raising hysteria with misinformation and nonsense. Mr Kolackovsky has no skin in the game. Gloucester residents do. He needs to stop meddling in Gloucester’s political and policy affairs.
Ignoring laws costly, counterproductive	11-22-24	GDT My View Carl Gustin	While the law (3A) is being challenged in court, it remains the law today.
Accuracy needed on 3A details	11-29-24	GDT Opinion The Rev Rona Tyndall, Stephen Ludwick, Sunny Robinson	Let us hope everyone is accurately informed of the specific details of what the suggested plan actually makes possible but in no way requires, as well as accurately inform about what it DOES NOT DO rather than the innuendo and misrepresentation that surrounded the recent petition process
Council to take up 3A’s fate	12-2-24	GDT Article Ethan Forman Staff writer	“Nothing about Tuesday’s vote, nor the referendum, are about rejecting 3A as a law. That’s a settled issue - it’s not an option to opt out. It is only about whether to accept or reject the proposal that was approved by both the Planning Board and the City Council” Jason Grow wrote in his post.
City out of 3A compliance	12-5-24	GDT Article Ethan Forman Staff writer	“With O’Neil sitting in the auditorium, some councilors unloaded on what some saw as misrepresentation on what residents were signing. “People did not know what they were signing,” Grow said. “That’s the truth. And the fact of the matter is if they realized how much harm they were doing to the community , they never would have signed it.” “There was no misrepresentation”, O’Neil said after the meeting. That’s false...We never misrepresented ourselves. You signed a petition that said, “I want a chance to vote on 3A, that’s all it was.”
City to keep title, lose grant eligibility	12-19-24	GDT Article Ethan Forman Staff writer	“The city will maintain our Housing Choice designation, the mayors office said in a statement, “which reflects our commitment to implementing best practices around housing production.
Thank you petition signers	12-18-24	GDT Opinion Tracy O’Neil	“Our republic will not last if we don’t participate and question those in power.”
True meaning of Gloucester in its people	12-20-24	GDT Opinion Peter Dolan	“Tracy, you and the petition signers have been affected by the fears of a fearful age. You cry that your rights are threatened, when all that really happened was that your democratically elected representatives didn’t vote the way you wanted on a modest change to our zoning law - a unanimous vote I should add
Forced 3A vote will only be on zoning	12-23-24	GDT Opinion Deanna Fay	Non-compliance and opting out of state law is not an option left up to voters.
Taxpayers lose if city doesn’t follow 3A	12-27-24	GDT Opinion Carolyn Stewart	People need to understand the reality of 3A, what it is and what it isn’t, and what will be the cost to the city and the taxpayers if we do not comply with this state law. We will lose millions of dollars in state aid and taxpayers will pay through the nose. That’s the truth that the 3A deniers don’t want you to hear. Listen up.
3a law is not going away	12-31-24	GDT Opinion Judy A. Steiner	Tracy’s letter conflates the outcome of a vote with the right to vote itself. I question the faith of one encouraging non-compliance with the laws - especially to the detriment of Gloucester’s welfare.
New Year’s resolution: Approve 3A zoning	1-6-25	GDT Opinion Sunny Robinson	Let’s get on with it -get this plan affirmed throughout the city so we regain access to all those crucial state grants as well as secure full funding for the Housing Authority so it can sustain its vital work.
AG can sue town over 3A	1-9-25	GDT Article. Christian Wade	Campbell praised the ruling as a “resounding victory” and “a major step forward in our work to address the unacceptably high cost of housing in the state.

Title	Date	Author	Points
3A ruling to have little impact some say	1-10-25	GDT Article Ethan Forman Staff writer	The ruling makes tow things clear: that the MBTA communities act is constitutional, and the AG has a right to enforce it, former Planning Board Chair Jack Clarke said. “One way or another” he said, “Gloucester will have to comply”
SJC Upholds MBTA Zoning Law, but Strikes Regs	1-10-25	STATE HOUSE NEWS Chris Lisinski	In a decision with massive implications for the state’s efforts to build more housing, th Supreme Judicial Court ruled that the zoning reform law does not run afoul of the state constitution and that Attorney General Andrea Campbell is allowed to sue cities and towns that fail to comply.
3A is not carte blanche to build	1-16-25	GDT Opinion Rich Carlson	If the MBTA Communities Act /3A multifamily overlay district generates more than 10 units in a year, that will be a miracle.
Healey touts record, highlights agenda	1-17-25	GDT Article. Christian Wade	Fix the beleaguered MBTA and build more housing
City wrestles with 3A vote, ruling	1-17-25	GDT Article Ethan Forman Staff writer	On Jan. 8, the SJC confirmed the MBTA law as constitutional, valid and enforceable by the state attorney general. Yes for Gloucester committee launches. On Wednesday evening a group of nearly 40 residents gathered as part of a newly formed ballot committee to urge a “yes” vote on the zoning ordinance. At the gathering were Verga, At-Large Councilors Jason Grow, Val Gilman and Jeff Worthley, and several Planning Board members. Yes for Gloucester Chairman Jack Clark said people are saying they need to vote against 3A and this is overreach by the state. However, he said he has read all of the opinions supplied by the state attorney general and other to the SJC. What stood out for him was one remedy the AG proposed and the court accepted: if a community does not participate in the 3A zoning, “the state will come in and do the zoning for them.” Verga told those gathered they were up against those afraid of change plus the need to supply real information.
Governor has crossed the line	1-20-25	GDT Opinion John Kolackovsky	Governor is withholding Fire Department Grants. If the Legislature doesn’t step in, it will be complicit in this irresponsible, life-threatening ,one by our dictatorial governor
The right to vote is precious	1-20-25	GDT My View Carl Gustin	A petition circulated last year asking if Gloucester voters wanted to vote on “3A” was an abuse of the right to vote. The issue is not 3A, which the Massachusetts Supreme Court early this month ruled to be constitutional. The opponents were neither forthright about the topic nor provided context about what voters were being asked to sign.
Don’t Needham my Cape Ann	1-23-25	GDT My View Jack Clarke	On Jan 8, the Commonwealths’ Supreme Judicial Court, in a case brought by the town of Milton, said 3A is constitutional and the AG can enforce it.
Healey unveils \$62B budget proposal	1-23-25	GDT Article. Christian Wade	The budget plan would direct \$687 million in direct support for the MBTA which Healey said will help the cash-strapped transit agency to pay down its debt and make “transformational investments” to improve service and reliablilty. Healey plans to file a separate bill to borrow \$8 billion for the MBTA’s operations.
Opposing 3A is perilous	1-24-25	GDT Opinion Judy Steiner	In response to John Kolackovsky’s letter. Avoid non-sensical rants. It is true that Governor Maura Healey has tied fire department issues to 3A. However, opposing 3A is perilous. Requiring adherence to the law is not extortion but a matter of legal responsibility.
Healey’s vows of transparency are empty words	1-25-25	GDT Editorial	The Massachusetts governor’s office remains the most secretive government in the country. Massachusetts is one of the few states in the country where the governor’s office, the Legislature, and the judiciary all claim blanket exemption from the public records law, so there’s little appetite to change the statutes. We are ranked worst in the nation in terms of transparency and sunshine.
Tab for 3A election: \$36,200	1-30-25	GDT Article Ethan Forman Staff writer	A ruling by the SJC earlier this month found 3A both constitutional and enforceable, but also found its guidelines were unenforceable. As the state goes about developing new guidelines, the compliance deadlines have changed. The special election in April was important because the city needs to comply with the law before the fiscal year ends June 30, or lose those state grants, Counselor at large Val Gilman said. If the measure fails to pass April 24 there would still be time to modify and approve new zoning rules and send them to the state by a new deadline of July 14, she said.
Why we support city’s 3A zoning	2-3-25	GDT Opinion Rosemary & Matt Lundberg	Urge you to consider long-term advantages of responsible housing development
The cost of housing leaves some in despair	2-10-25	GDT Editorial	The MBTA Communities Act.... It’s a smart measure that has unfortunately been met with backlash in some communities, including Gloucester, where NIMBYs have force a referendum vote on the measure. Such opposition is selfish and shortsighted and only serves to hurt people like Craigen , who are struggling to find an affordable place to live”
Don’t statehouse my Cape Ann	2-13-25	GDT My View Jack Clarke	Unfortunately, a citizen petition to overturn the local ordinance is forcing the city into a wicked expensive and totally unnecessary special election. Voting “yes” is like a getting out of jail card, freeing us of the pains and penalties of irresponsibly saying no to the law.

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Our Laws and Incompetent State Government	2-14-25	GDT Opinion John Kolackovsky	Just a short time ago our state had approximately \$1 billion surplus and now we have a shortfall of approximately \$1.5 billion that they admit to and that doesn't even count the \$2.1 billion owed the Federal Government for past unemployment benefit mistakes.
Why MBTA Communities Act should be tossed	2-20-25	GDT My View Zenas Seppala	The Supreme Judicial Court ignored the the plain constitutional intent of Amendment 60, which first gave rise to state constitutional authority in municipal zoning.
Reasons to say 'yes' to 3A	3-5-25	GDT Opinion Judy Steiner	There's no need to worry about developers taking over. Development requires property sales and it's unlikely that long-time residents will sell their homes to developers.
Don't take grants for granted in Gloucester	3-13-25	GDT My View Jack Clarke	In drafting the MBTA Communities Zoning Act (3A) four years ago, Beacon Hill lawmakers provided a costly penalty for communities who fail to obey 3A with their own zoning for housing...the loss of state grants.
How to vote yes in Gloucester's special election	3-27-25	GDT My View Jack Clarke	A citizen petition produced enough signatures to place the matter before the voters for repeal. An expensive and rather unnecessary special vote is therefore scheduled for this spring.
Do better vote 'yes' on 3A	3-27-25	GDT Opinion Pixie Harrington	Why should any homeowner have to go through a long, cumbersome, expensive process to get a special permit to add a third unit when we have three-family homes all over town?
Vote no on 3a, an unfunded mandate	3-27-25	GDT Opinion Beverly Johnson	If you build it they will come. Many unfunded expenses coming with them.
3A empowers mortgage payers	3-27-25	GDT Opinion Sarah Jane Stewart	We are to accept 3A at some point. Because, in order to live in and benefit from life in Gloucester and in Massachusetts, e have to function as part of Massachusetts. It's the democratic process, the system of representation, the delegation of responsibility to elected officials.
Setting the record straight on 3A	3-31-25	GDT Opinion Rich Carlson	The MFOD is an extremely mild up zone which will lead to 10 to 20 new housing units above and beyond those that will be created without it.
Concerning the MBTA Communities Act	4-2-25	GDT Opinion Mary-Louise Giuliano	Market priced units in the multi-family overlay districts will not serve to ease the burden of 40 homeless residents. It will not provide for the elderly, , veterans or people paying exorbitant rent.
Voting yes for 3A zoning	4-2-25	GDT Opinion Jeanne Gallo	We need to get this measure passed so Gloucester can get on with pursuing the many other potential state grants that could help us secure other projects we need
Why I'll vote yes for more housing	4-3-25	GDT Opinion John McElhenny	In April, the city will vote on whether to allow more housing in Gloucester for regular people like teachers and police officers and restaurant workers
Ex-mayor backing 3A zoning	4-3-25	GDT Opinion Bruce Tobey	These are the families who can reap the greatest benefit from the MBTA zoning that the council so sagely adopted. It meets the need for more housing in the same Ward 2 and 3 neighborhoods from which pleas so often came and which this ordnance affirmatively impacts. Now that the political will has finally been mustered please don't let those people down - vote 'yes' on April 24.
Vote 'yes' to keep control	4-4-25	GDT Opinion Carolyn Stewart	If 'no' succeeds Gloucester will almost certainly lost control of the 3A zoning process. Vote 'yes' to retain local control
Library trustees urge 'yes' vote on 3A	4-9-25	GDT Opinion Board of Trustees Sawyer Free Library. Mean Sibley, Joe Grella, John Day, Geoff Bradford, Peter Brau, Jason Brisbois, Jen Holmgren, Stephen Lewis, Simon Paddock, Dawn Sarrouf	Sawyer Free Library's historic renovation and expansion will enrich Gloucester for generations to come. Yet critical state grant awards for this transformative project stand at risk unless the city complies with the MBTA communities act. Many other communities have successfully navigated these guidelines, demonstrating that the requirements are neither insurmountable nor burdensome. Please stand with the Sawyer Free Library - and with all of Gloucester - and vote yesstrengthening Gloucester's path forward.

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Why Verga is voting 'yes' on 3A	4-9-25	GDT Opinion Greg Verga Mayor of Gloucester	Gloucester is one of 177 MBTA communities required to comply with Section 3A, as mandated by the state and affirmed by the Supreme Judicial Court as constitutional. The Commonwealth's SJC has confirmed the constitutionality of the 3A law as well as the attorney general's authority to enforce it. The SJC ruling has made it clear that opting out is not an option. We either comply now or we lose funding until we comply later. There is no such thing as sustained non-compliance with 3A.
Some petition signers support 3A zoning	4-9-25	GDT Opinion Ann Lafferty, Chad Konecky, George Benson, Arwen Severance, Claire Norton, Marian Linden, Angela Parisi, Adrienne Ricci-Munn, Barbara Koen, Stephen Ludwick, Suzanne London, Susan Waters	Dozens of people asked that there names be removed from the petition. The Election Board chose not to do so.

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Baker offers housing proposal	
Chandler shows vision on tough issues	
The Problem with Gloucester	
Zoning changes would create housing of all types	
Solving the housing problem together	
City learns more about MBTA Zoning	
Facing our housing challenge	
Zoning changes, MBTA communities process collide	
Much at stake in zoning proposal	
The Argument Boston Globe...Is the state's multi Family zoning requirement in MBTA communities good policy	
Well, now that you bring it up	
Housing affordability critical for city	
Addressing housing needs in Gloucester	

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Rockport Considering MBTA Plan in 2024 - Water and Sewer Capacity also weighed	
Who Represents the Citizens of Rockport	
Rockport leaders should stand up to state	
Rockport to hold MBTA zoning listening session	
Housing density infringes on rights?	
MIMBY is alive and well in Manchester by the Sea	
Rockport action plan proposes housing trust	
TOD, The Plan and Gloucester Transparency	
Not a mandate to build	
This is a big year for the seaport	
Healy pushed Milton housing - Town votes against her efforts anyway	
In Milton, back to the drawing board	
No winners here in Milton	
Does city have a deep state	
Don't let Gloucester be Milton: "No" is not an option	

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Rockport details plans for MBTA district	
State makes good on its threat to Milton	
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The myth of home rule	
Campbell's beef puts Milton in the soup	
Your help needed with MBTA zoning	
By right zoning - what is it	
Let's create housing	
No help here for MBTA Zoning	
MBTA zoning and citizen involvement	
It's just about zoning	
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Some MBTA zoning facts	
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Gloucester should reject MBTA Zoning	
Citizens Committee seeks to intervene	
State uses praise, not punishment, in new MBTA zoning pitch	
MBTA zoning will make a difference	
Residents, officials spar over 3A	
No solutions without listening	
Gloucester needs creative zoning	
Revisit reimagining Railroad Avenue	
MBTA communities stepping up for housing — mostly	
Minimizing MBTA zoning	
Time for zoning specifics: neighborhoods and conditions	
Can city afford MBTA zoning	
Homeowner opportunity within MBTA zoning districts	
Public input for Gloucester's proposed 3A	
Public Hearing on 3A carries on	
Council should support 3A plan	

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MBTA 3A zoning: Thoughtful, measured, tailored	
3A Inducing a tempest in a teapot	
In support of 3A proposal	
All should say no to 3A	
Does city government really represent constituent	
Council to vote on 3A Zoning	
Council approves 3A zoning changes	
Takeaways from council OK of 3A zoning	
3A compliance in Gloucester's interest	
Petition demands 3A vote	
Group awaits MBTA decision	
Call for Gloucester referendum on 3a	
Before signing, understand consequences	
Zoning avoids big changes	
Leaders: Petition put \$900K at risk	
Consequences of 3A petition could be costly	

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Signing petition is vote for city sovereignty	
3A would let locals stay local	
Petition not in city's best interests	
3A not going away	
Do not sign the 3A petition	
Tallying 3A's scorecard	
Petition could cost city more than \$13.5M	
Residents deserve vote on 3A	
Ramifications of petition success are severe	
Legislative Competitiveness? Massachusetts dead last, report says	
Petition nets more than enough signers	
3A petition not in Gloucester's best interest	
3A would allow senior to afford home	
Communities Act opposers noisy, but no majority	
When is a referendum petition needed?	
The good, the bad about 3A	

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Tuesday deadline to object to petition	
Kudos to Tracy O’Neil	
Taxpayer wants citywide 3A vote	
We need responsible public officials	
How 3A preserves neighborhood character	
Residents have skin in 3A game	
Ignoring laws costly, counterproductive	
Accuracy needed on 3A details	
Council to take up 3A’s fate	
City out of 3A compliance	
City to keep title, lose grant eligibility	
Thank you petition signers	
True meaning of Gloucester in its people	
Forced 3A vote will only be on zoning	
Taxpayers lose if city doesn’t follow 3A	
3a law is not going away	
New Year’s resolution: Approve 3A zoning	
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