



Warrant Article #36
Planned Residential Development
Diversity of Dwelling Units
Zoning Bylaw Amendment

Ms. Whiting Cash moves:

that the Town take affirmative action on Article #36 as printed in the Warrant.

Warrant Article #36
Planned Residential Development
Diversity of Dwelling Units Zoning Bylaw Amendment

This amendment seeks to:

- Prohibit a developer from using changes to the square footage of a unit as an element of diversity.
- Require there be a mix of single family, two-family and multi-family dwellings.
- Require half of any affordable units granted as part of a density bonus be offered at the low income level (80% Area Median Income) so they count on the State's Subsidized Housing Inventory (SHI) (aka Chapter 40B 10% requirement).

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Why is this amendment being proposed?

- The Planning Board believes that the element of diversity of housing in a PRD should be mandatory, not optional.
- A mixture in the number of bedrooms in the units and variety in single-family, two-family and multi-family dwellings accommodates a broader range of incomes and residents.
- If a density bonus in the number of units is granted, then the Town should get the benefit of some of those units counting on the SHI.



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