



**Amendments to Special Town Meeting Warrant and Appendices based on
June 17, 2025 Planning Board Discussion**

- 1.) Amended Section 9.7.3 (Appendix A) and 9.8.7.1 (Appendix B) removing language prohibiting the denial of site plans for multi-family housing based on Planning Board comments and updated guidance from EOHLC.
- 2.) Amended Section 9.8.4 Town Center District *Dimensional Standards* to correct Table 2: Table of Town Center District Building Dimensional Standards.
- 3.) Amended Section 9.7 3A *Multi-Family Overlay District* (Appendix A) Table of Dimensional Standards to reduce the maximum building footprint size to 4,000 square-feet, to add a Minimum Open Space requirement of 70% and a Maximum Impervious Surface coverage requirement of 60%. Utile Associates ran simulations in the EOHLC compliance model and believes these requirements are compatible with the minimum density requirements under the MBTA Communities/Section 3A requirements.
- 4.) Amended Section 9.8.1.4 *Nonconformities* (Appendix B) to incorporate Attorney Stein's comments and recommended edits based on Planning Board discussion.
- 5.) Incorporated various minor and non-substantive formatting tweaks.
- 6.) Added a Draft Explanation for the arrangement of the Articles I and II on the warrant, clarifying that while the proposed zoning language was broken into two articles to comply with state law, the zoning was designed to be comprehensive and synergistic, and passage of only one of the articles would result in an unfavorable outcome.

