

Article 42

2025 Annual Town Meeting

Citizen Petition to Amend
The **Residential Incentive Overlay (RIO)** Bylaw

Planning Board Perspective

Executive Summary

The RIO bylaw should be reviewed and changed

Article 42 is NOT that change

1. Article 42 Takes Town Meeting Out of the Equation

- **Town Meeting has shown every ability to discern the nuances and to say NO**
- **What's broken such that we need to eliminate TM from the equation?**

Town Meeting is EXACTLY where zoning decisions should be made

2. Wait for the Strategic Housing Plan Recommendations

Single loudest concern at Special Town Meeting:

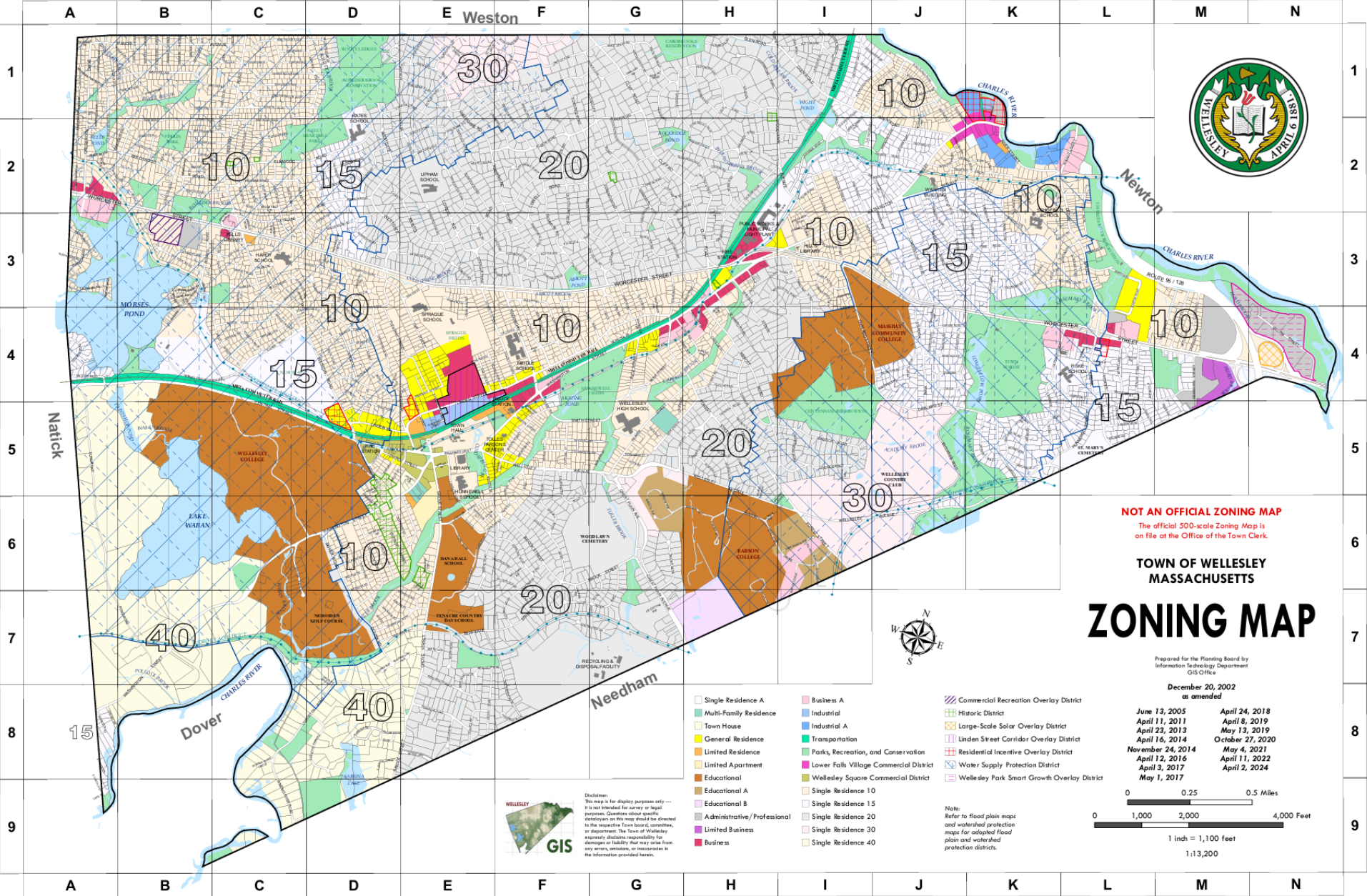
- “Weeks away from <housing survey> final report. We need to listen to our taxpayers ... needs to be pushed off <to wait for the results>”
- “Pump the brakes”

Strategic Housing Plan results are still not here.

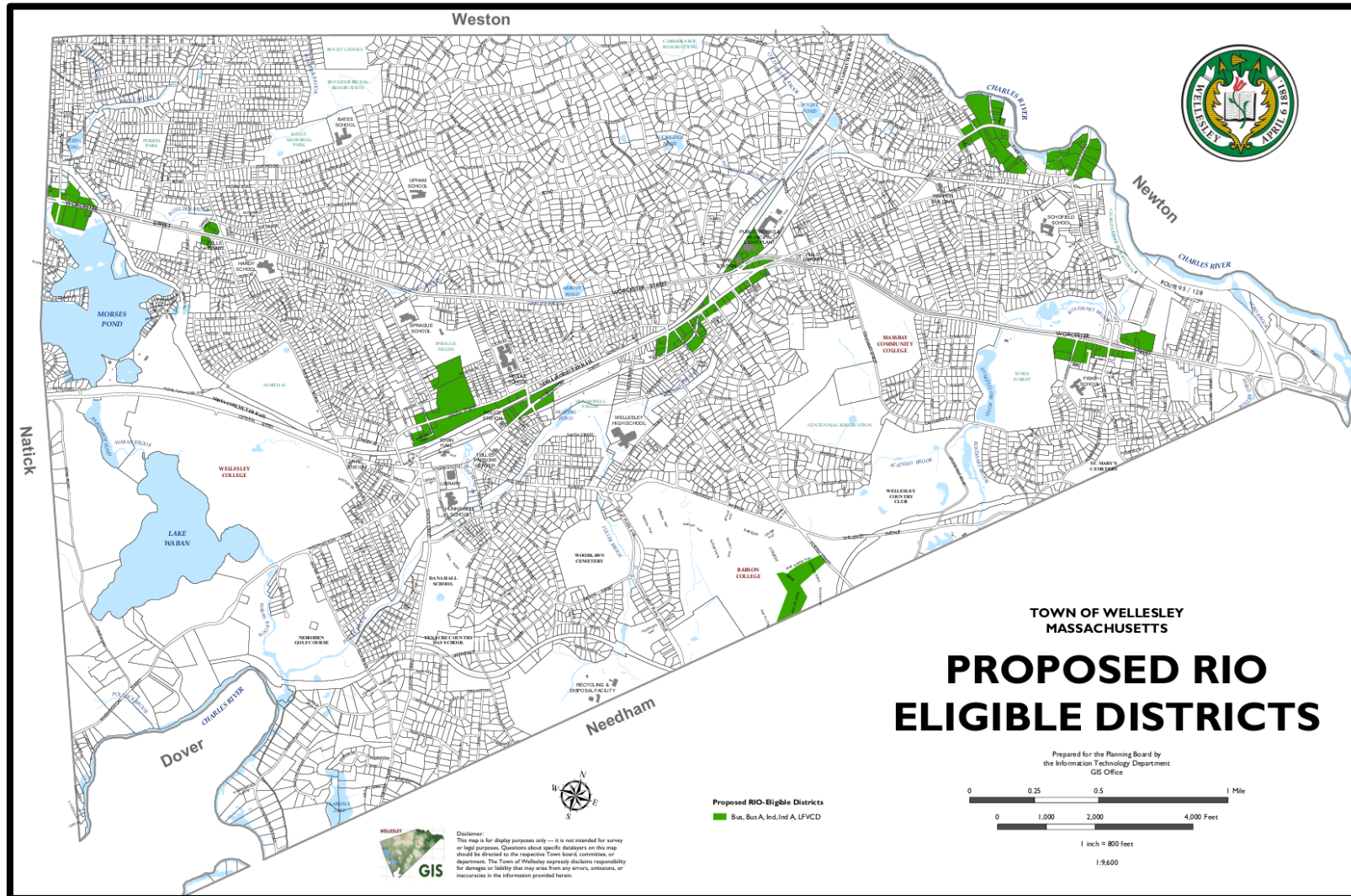
- 2 months after STM – Article 42 put on the warrant
- 6 months after STM – Tonight’s discussion

Why should this proposal have a different standard?

3. Article 42 Restricts RIO Too Much



3. Article 42 Restricts RIO Too Much (continued)

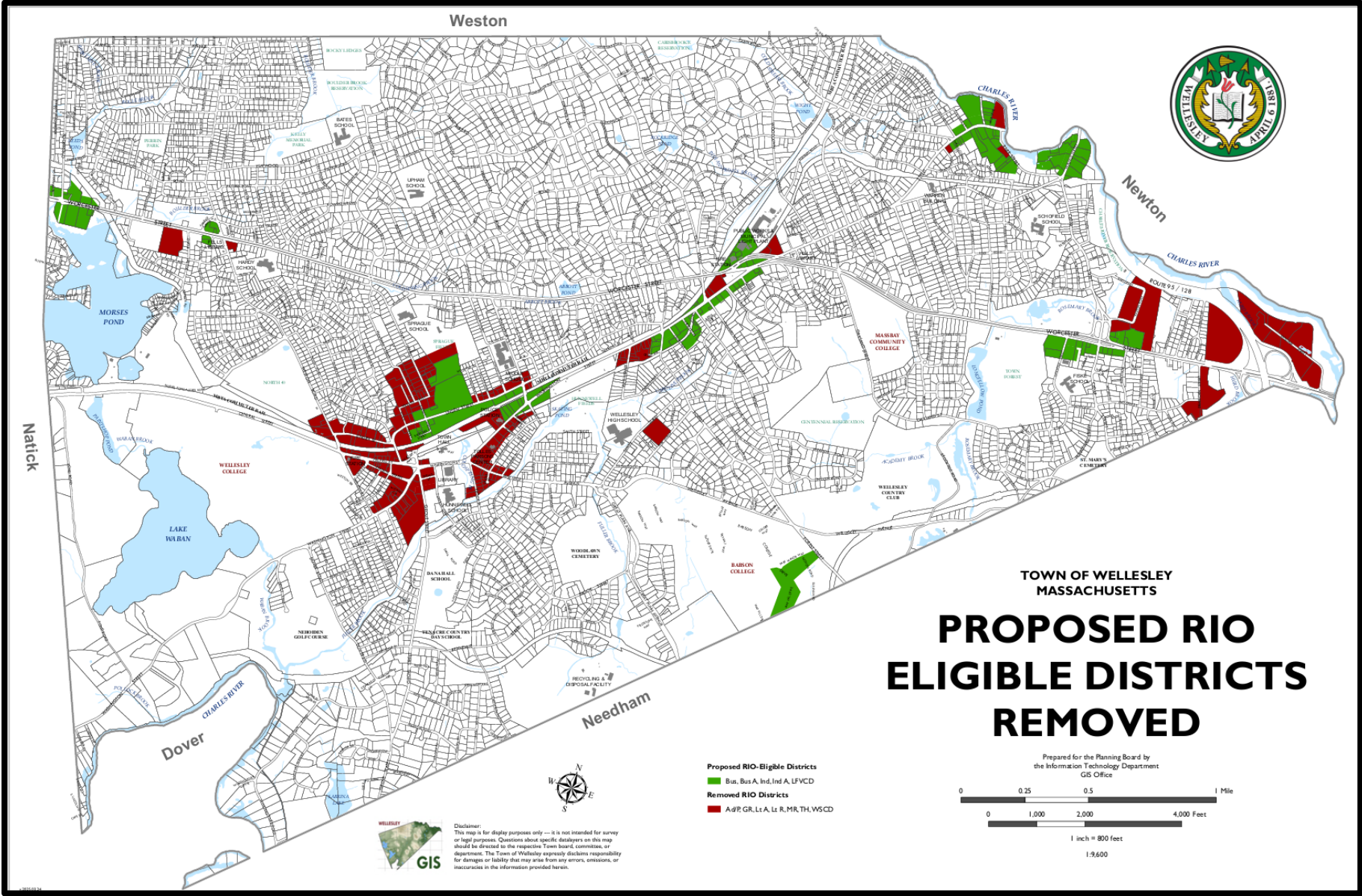


Leaves a tiny RIO scope, in a small subsection of Town

3. Article 42 Restricts RIO Too Much (continued)

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- **Eliminates numerous districts where RIO might be a crucial tool**
 - Barton Road? (General Residence)
 - Morton Circle? (Limited Residence)
 - 888 Worcester Street? (Administrative / Professional)

3. Article 42 Restricts RIO Too Much (continued)



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- Eliminates numerous districts where RIO might be a crucial tool
 - Barton Road? (General Residence)
 - Morton Circle? (Limited Residence)
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- **Doesn't address other aspects of the RIO bylaw**

4. The Planning Board Has Initiated a RIO Task Force

- **Start with the results of the Strategic Housing Plan**
- **Public meetings, open meeting rules**
- **Citizen-heavy, every precinct**
- **Thorough look at all aspects of RIO**
 - **Zoning districts**
 - **Allowed density**
 - **“... Close proximity to commercial and transportation.”**
 - **Other complexities and inconsistencies in the text**

5. The Argument Conflates Correlation and Causality



SUMMARY

- 1) Just like 6 months ago: why are we rushing when a Strategic Housing Plan isn't available?
- 2) Town Meeting is exactly where decisions should be made
 - YOU have the power to decide, if you decide to keep it
- 3) If we are going to change RIO, we ought consider it ...
 - deliberately
 - analytically
 - publicly

Please VOTE NO

Let's adjust RIO thoughtfully and collaboratively