

RIO Task Force Meeting #5

“Homework”

Please complete and email to Planning Department Staff by the next meeting, Tuesday, September 9, 2025

Instructions on following pages

General Information:

This note is to help you prepare for our fifth Task Force meeting on Tuesday, September 9.

1. For this meeting, we have created a slideshow on Wellesley's multifamily zoning "tools" aside from the RIO. Other data and maps have also been developed and posted on the RIO Task Force Website.
2. At this meeting, we will include an opportunity for residents to address the Task Force. Since this is the first meeting where we will start to talk more about the *TO BE* bylaw (not just discuss the *AS IS*), it is appropriate to now allow the public to provide input.
3. The rest of the meeting will most likely focus on the first paragraph of the bylaw: **The Purpose.**

Instructions:

To facilitate discussion, a simple bit of homework is requested:

- Bring to the meeting your idea for what ought to be stated in the Purpose section of the RIO Bylaw. The Purpose is kind of the “mission statement” for the bylaw and what its objectives are. It isn’t the detailed parameters or limits to administer permitting, but an articulation of the ‘why’.
- Attached is a 4-box template (and an example) to facilitate your thinking and articulation.
- Open Meeting Law prevents us from sharing and synthesizing our thoughts prior to the meeting, so the bulk of the meeting will be to hear from each Task Force member to briefly discuss their thoughts and ideas.
- Be ready to succinctly explain what key elements/goals you think should be in the Purpose Statement for a RIO bylaw.
- Before, during, or after the meeting, please email your completed grid to Planning Staff. (Please insert your initials into the document title or otherwise identify for tracking purposes). These will become part of the public record and will be collated for discussions in future meetings.
- Feel free to review the Purpose of other Wellesley zoning bylaws, or look at zoning bylaws from other municipalities for sources of inspiration.

RIO Purpose Statement & Rationale – Template

Purpose Statement

- Bullet #1
- Bullet #2
- Bullet #3

Summary statement

Supporting Ideas

- Bullet #1
- Bullet #2
- Bullet #3

Summary statement

Risks/Opportunities

- Bullet #1
- Bullet #2
- Bullet #3

Summary statement

Risk Mitigation Strategies

- Bullet #1
- Bullet #2
- Bullet #3

Summary statement

RIO Purpose Statement & Rationale – Example

Purpose Statement

- Encourage development of multi-family units in proximity to commercial areas, where many destinations can be reached by foot rather than by car.

Encourage walkable neighborhoods.

Supporting Ideas

- Studies have shown that Americans prefer to live in walkable neighborhoods close to amenities and would be willing to pay extra to live in such neighborhoods.

Increased walkability will increase property values and attract a higher tax base.

Risks/Opportunities

- Risk: Pushback from residents concerned about traffic, environment, and neighborhood character.
- Opportunity: Increased opportunities for residents to walk to commercial districts will benefit the Town's economy.

Neighborhood pushback is a risk, and a stronger local economy is an opportunity.

Risk Mitigation Strategies

- Community education. Town staff or resident volunteers can provide resources to residents to highlight the benefits of denser housing near transit and/or commercial areas.

Residents who are educated will be better advocates for appropriate housing locations.