

Discussion Questions

Statement #1: (continuation of Statement #3 from prior meeting)

Wellesley should simply eliminate RIO eligibility in the Single Residence Districts.

Discussion Questions

Statement #1 - CONTEXT:

- To date, the perceived sense of the task force is that max density (24) in Single Residential Districts is inappropriate. But we have yet to deliberate if a 100% prohibition in those districts is the preferred answer
 - Hence the definition of an alternative to compare/contrast costs and benefits
- Eliminating RIO from Single Family Districts is not a comprehensive solution across all districts
 - Other districts with a max density less than our Commercial Districts would still be eligible for 24 units/acre under RIO
- Regardless of our recommendation, the clearest and easiest way to codify the rules is to create a permissible density table by zoning district.

Discussion Questions

Statement #2:

Wellesley should define a way, if any, to “lock in” the scope of a proposed RIO development before a zoning map change is voted on by Town Meeting, not after.

Discussion Questions

Statement #2 - CONTEXT:

Potential Ideas:

1. Expect a **Development Agreement** prior to the zoning map decision by Town Meeting – defining the specific number of units and perhaps other parameters in advance of TM
2. Expect a **Traffic Study** to be first done to provide important data for the zoning change discussion at Town Meeting.
3. Encourage the Planning Board to not have to “take sides” and sponsor a zoning article at Town Meeting. It’s OK for the Planning Board to stay out of picking sides NOT sponsor and and potentially being in an adversarial position, even if the members of the Board are supportive of a project.

None of these Process/Procedure recommendations can be codified into a zoning bylaw. These are procedural matters to be considered by the Planning Board (and the Select Board).

Discussion Questions

Statement #3:

Wellesley should better codify and expect more Town amenities from a RIO “in return” for the opportunity for the density bonus.

Discussion Questions

Statement #3 - CONTEXT:

Current bylaw language in Section O. Project Approval / Special Permits:

1. <N/A – defines involvement of DRB>
2. The proposed project shall provide and/or contribute toward pedestrian and bicycle amenities and shall, as applicable, accommodate pedestrian and bicycle circulation and safety in accordance with nationally recognized and accepted standards.
3. The proposed project shall **provide and/or contribute toward the improvement of pedestrian or public transit, and access to a river, open space, public trails or other public amenities.**
4. The proposed project shall **provide and/or contribute toward the creation of a village center, town green, or mini-park within or adjacent to the RIO.**