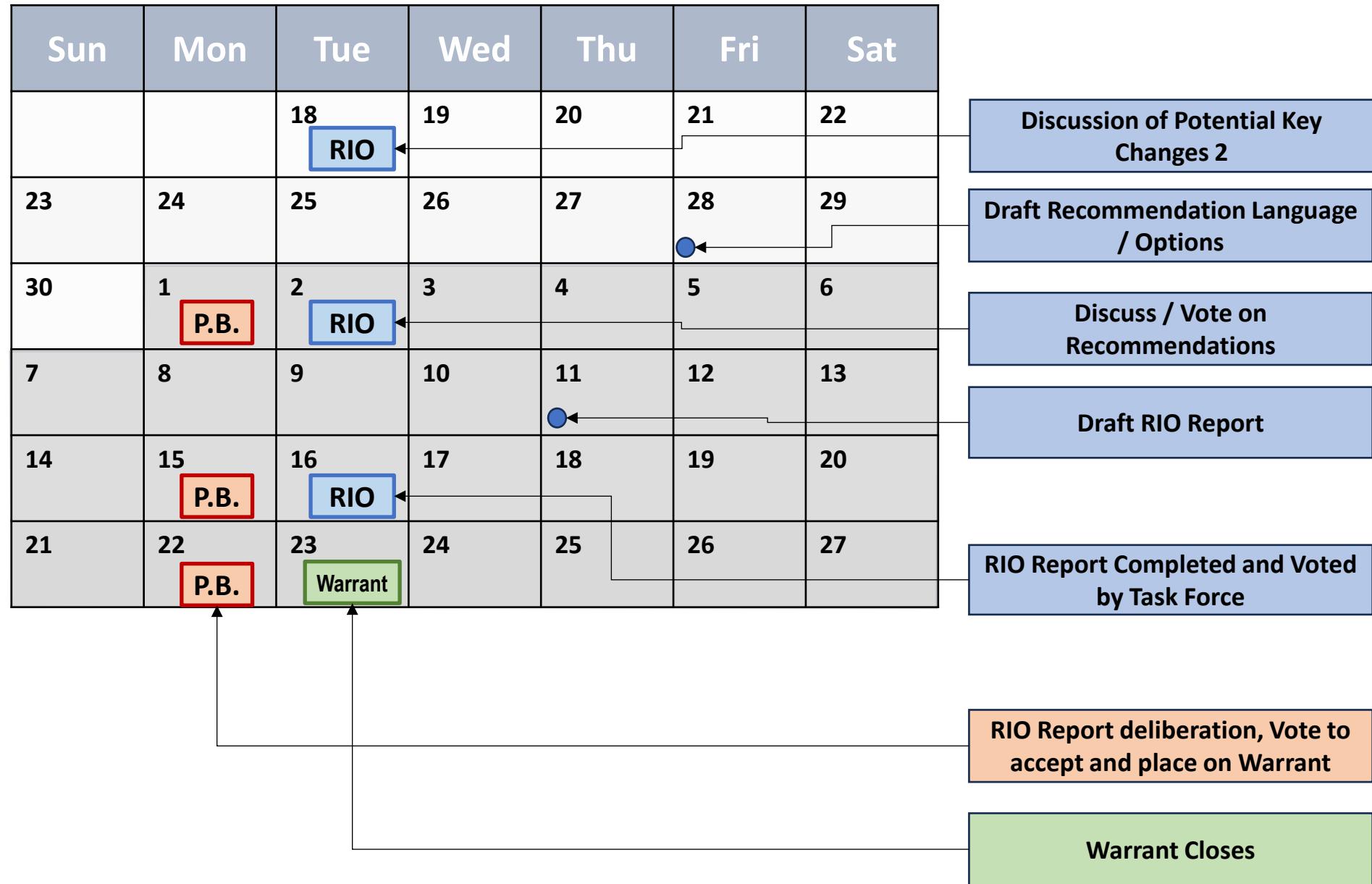


Calendar

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		18 P.B.	19 RIO	20	21	22
23	24	25	26	27	28	29
30	1 P.B.	2 RIO	3	4	5	6
7	8	9	10	11	12	13
14	15 P.B.	16 RIO	17	18	19	20
21	22 P.B.	23 Warrant	24	25	26	27

Working Backwards ...



Task Force Options to Proceed

1. DO NOTHING for ATM-2026

- Do not attempt to create a recommendations Report to the Planning Board until the new year (when ideas could be considerably more vetted / deliberated by the Task Force).

2. Put forward KEY RECOMMENDATIONS for ATM-2026 and stop there

- Focus on major/core recommendations only.

3. Put forward KEY RECOMMENDATIONS for ATM-2026 and then develop PHASE 2 RECOMMENDATIONS in Q1/Q2

- After Dec. 23 Warrant Closure, continue discussing and make recommendations on the “less core” topics in a follow-up report.

Potential Scope of a Phased Approach

Phase 1 (ATM 2026)	
Major Recommendations	<ul style="list-style-type: none">• Re-write the P-1 Purpose Statement - define OBJECTIVES in a way that public and Town can understand why this bylaw exists.• Restrict RIOs in Single Family Districts – Regardless of approach chosen, prevent high-density development in low density areas <i>via RIO</i>.• What else?
Minor Recommendations	<ul style="list-style-type: none">• Eliminate “near” Public Transport. requirement<ul style="list-style-type: none">• Bus routes too variable to use as a req’t. Train is already covered by MBTA.• Process changes to expect at TM zoning change:<ul style="list-style-type: none">• Development Agreement - lock in # of units, etc.• Traffic Study - Objective data on impact• School Impact – Schools input on impact• Consider policy for Planning Board as Sponsor
Technical Adjustments	<ul style="list-style-type: none">• Fix Terms, including:<ul style="list-style-type: none">• “Conventional Multi-Unit Dwelling Units” usage and definition ignore the subsequent Inclusionary Zoning addition of RIO• RIO includes Assisted Elderly Living, while Assisted Elderly Housing is defined in Section 1.3• Define Commercial Districts in Section 1.3, not buried in 5.18 Signs

Potential Scope of a Phased Approach

	Phase 1 (ATM 2026)	Phase 2
Major Recommendations	<ul style="list-style-type: none">• Re-write the P-1 Purpose Statement - define OBJECTIVES in a way that public and Town can understand why this bylaw exists.• Restrict RIOs in Single Family Districts – Regardless of approach chosen, prevent high-density development in low density areas <i>via RIO</i>.• What else?	<ul style="list-style-type: none">• Adjust/Update/Replace bylaw for Senior Housing? – Take the time to listen to 888 Worcester needs and to discuss Senior Housing needs further. 888 Worcester is going to need new zoning, and we probably do not need two bylaws to govern.
Minor Recommendations	<ul style="list-style-type: none">• Eliminate “near” Public Transport. requirement<ul style="list-style-type: none">• Bus routes too variable to use as a req’t. Train is already covered by MBTA.• Process changes to expect at TM zoning change:<ul style="list-style-type: none">• Development Agreement - lock in # of units, etc.• Traffic Study - Objective data on impact• School Impact – Schools input on impact• Consider policy for Planning Board as Sponsor	<ul style="list-style-type: none">• Clarify Setback and Height restrictions for mixed parcels• Town amenities Expected from a RIO• Other?
Technical Adjustments	<ul style="list-style-type: none">• Fix Terms, including:<ul style="list-style-type: none">• “Conventional Multi-Unit Dwelling Units” usage and definition ignore the subsequent Inclusionary Zoning addition of RIO• RIO includes Assisted Elderly Living, while Assisted Elderly Housing is defined in Section 1.3• Define Commercial Districts in Section 1.3, not buried in 5.18 Signs	<ul style="list-style-type: none">• Other adjustments needed

How to Make Recommendations for Next Meeting

Repeat the approach taken at meetings 5 and 6:

- Create RECOMMENDATION starting points for Task Force to react to and adjust wording as appropriate

Example: Purpose Statement

Vote 1:

- Keep existing Purpose Statement:
 - **To provide a residential reuse incentive for a parcel or parcels greater than one acre located in close proximity to the Town's Commercial Districts and public transportation.**
- OR -
- Replace Purpose Statement FIRST SENTENCE with something like:
 - **To create an overlay district that enables the redevelopment of appropriate parcels with incentives housing at a scale, density and aesthetic that are compatible with existing surrounding uses, to contribute to housing diversity of the Town.**

Votes 2-n: Add additional Objective/Goal Statements to the Purpose Statement

- *Adds amenities for public access or enjoyment*
- *Accessible to town amenities and Open Space*
- *Near Commercial Centers to generate customer base for businesses*
- *Near Transportation to incent more walking/biking and fewer cars*