FLOW DIAGRAM REGARDING CONSEQUENCES OF VOTES ON WARRANT ARTICLES I AND II

ARTICLE I (3A) Majority Vote Required - Appendix A

NO

ARTICLE II (Form-based Code) 2/3 Vote Required
Appendix B

NO
(If the Town votes NO on both Articles I and II)

- The Town will be deemed out of compliance with the MBTA Communities zoning requirement and is at risk of enforcement action by the Attorney General including potential fines. The Town will lose access to eligible discretionary grants.
- No further action can be taken for 2 years on articles in absence of favorable Planning Board recommendation.

YES
(If the Town votes NO on Article I, but YES on Article II)

- Planning Board would strongly recommend Town refer Article II back to the Planning Board for further study if Article I fails.

  (PENDING 6/24 VOTE)
- Article II relies on regulatory frameworks and definitions established under Article I.
- Town would be deemed out of compliance with MBTA Communities zoning requirement.

YES

ARTICLE II (Form-based Code) 2/3 Vote Required
Appendix B

NO
(If the Town votes YES on Article I, but NO on Article II)

- The Town Center zoning would be woefully incomplete.
- Multi-family housing would be only use permitted in newly created zoning districts.
- Core commercial and mixed-use areas of Town Center would lack form-based controls.
- Town would comply with MBTA Communities requirements but without benefits of important controls.

YES
(If the Town votes YES on both Articles I and II)

- Full compliance with MBTA Communities requirements with Form-based code protections for all of Town Center.
- Yes vote on both Article I and Article II is only option supported by both Planning Board and Select Board **(PENDING 6/24 VOTE)**