WARRANT ARTICLES 1 AND 2

DECISION PROCESS AND RESULTS

ARTICLE 1 - MBTA ZONING
Majority Vote Required

YES

RESULT:

- A **YES** decision will be deemed as compliant with MBTA Zoning.
- A **YES** decision allows access to 4 funding sources in the MBTA Zoning Statute and 13 discretionary funding sources in the Regulations.

  (Recommended by Select Board, Planning Board, and the Finance & Advisory Committee)

NO

RESULT:

- Without Article 1 the Town will be deemed **out of compliance** with MBTA Zoning.
- The Town will **lose access** to funding sources.
- A Town Official will **move to refer** Article 2 back to the Planning Board for further review of the Town Center Zoning.

ARTICLE 2 – TOWN CENTER ZONING
2/3 Vote Required

YES

RESULT:

- **Full compliance** with MBTA Zoning requirements and **full** Town Center Zoning protections.
- Town Center Zoning may be **modified** at will to provide further protection (provided amendments do not violate 3A metrics).

  (Recommended by Select Board, Planning Board, and Finance Advisory Committee)

NO

RESULT:

- Town Center Zoning is **incomplete.**
- New zoning districts only permit **multi-family** housing.
- Existing commercial and mixed-use areas **lose** Town Center Zoning **protection**.
- Town is compliant with MBTA Zoning requirements but **without** benefits of important **controls**.

ARTICLE 2 – TOWN CENTER ZONING
2/3 Vote Required

YES

RESULT:

- Article 2 creates two new Town Center Sub-Districts with **incomplete** zoning protections.
- Article 2 requires regulatory frameworks and definitions now **absent** due to the NO vote on Article 1.

NO

RESULT:

- The existing Business District remains in place **without** Town Center protections afforded in Article 1 and Article 2.
- The Town is at risk of enforcement action by the Attorney General that may include having **no controls** in any eventual MBTA Zoning presence.