

Article 42

2025 Annual Town Meeting

**Citizen Petition to Amend
The Residential Incentive Overlay (RIO) Bylaw**

Planning Board Perspective

Executive Summary

The RIO bylaw should be reviewed and changed

Article 42 is NOT that change

1. Article 42 Takes Town Meeting Out of the Equation

- Town Meeting has shown every ability to discern the nuances and to say NO
- What's broken such that we need to eliminate TM from the equation?

Town Meeting is EXACTLY where zoning decisions should be made

2. Wait for the Strategic Housing Plan Recommendations

Single loudest concern at Special Town Meeting:

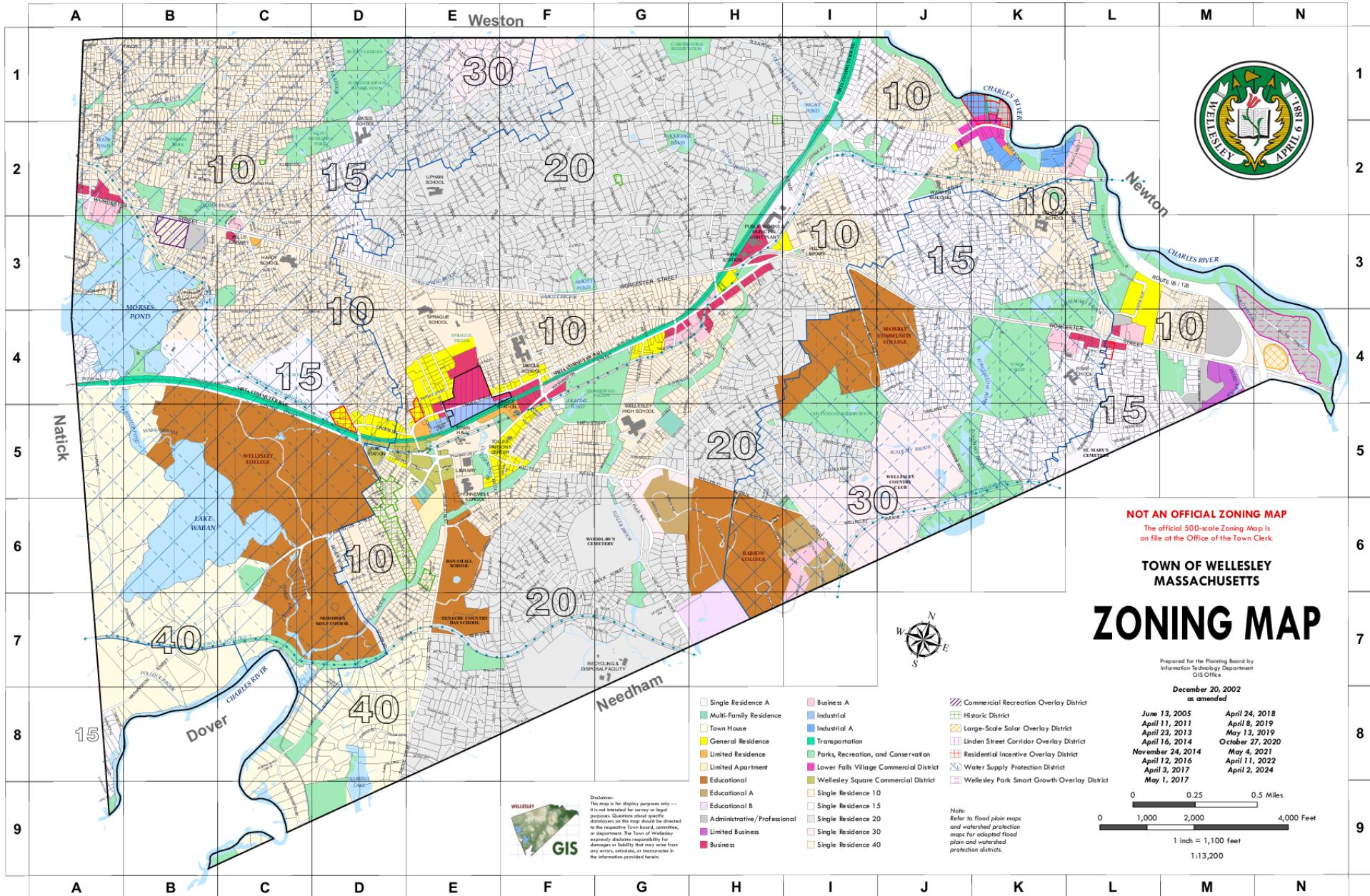
- “Weeks away from <housing survey> final report. We need to listen to our taxpayers ... needs to be pushed off <to wait for the results>”
- “Pump the brakes”

Strategic Housing Plan results are still not here.

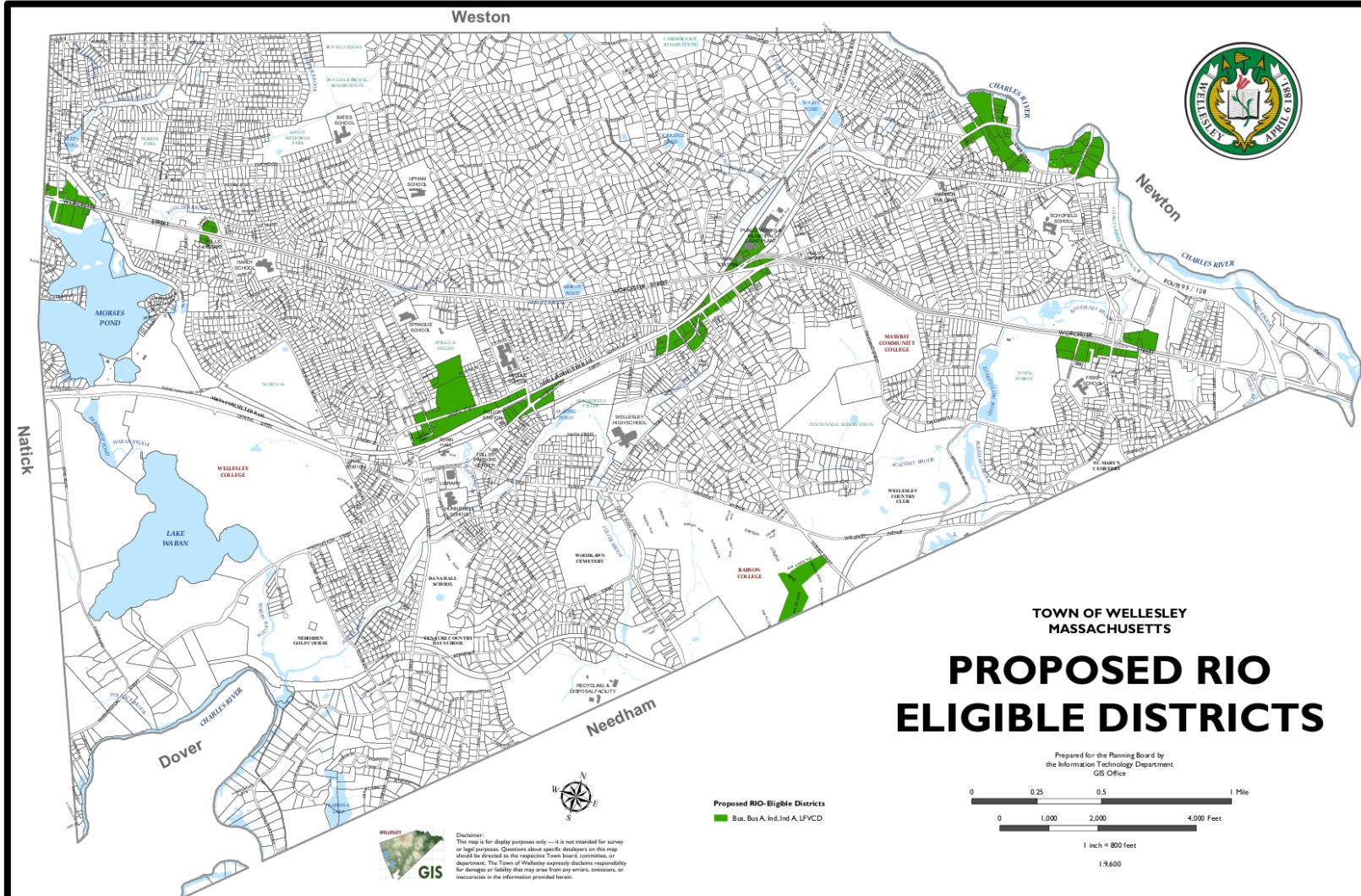
- 2 months after STM – Article 42 put on the warrant
- 6 months after STM – Tonight’s discussion

Why should this proposal have a different standard?

3. Article 42 Restricts RIO Too Much



3. Article 42 Restricts RIO Too Much (continued)

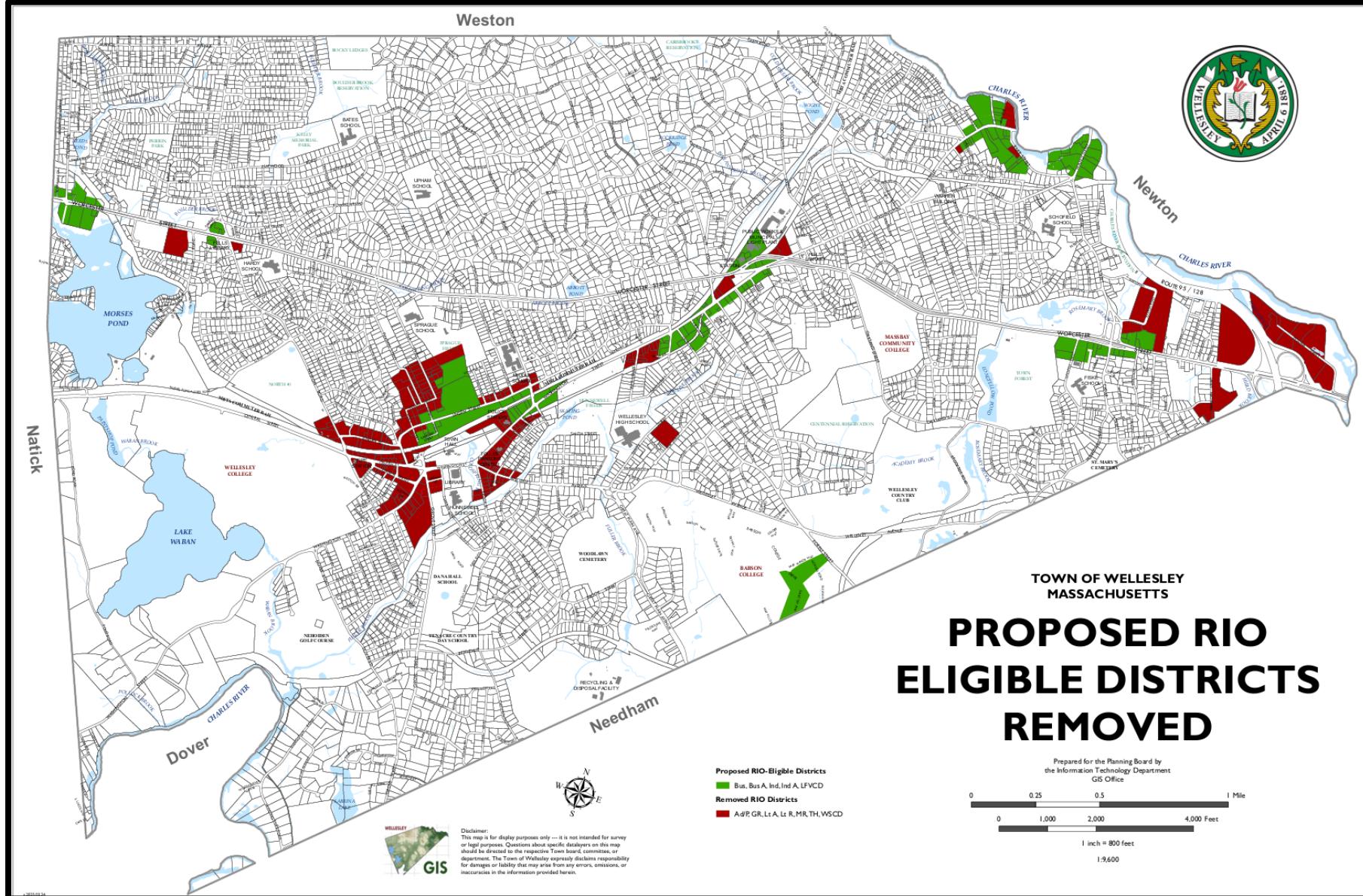


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- Eliminates numerous districts where RIO might be a crucial tool
 - Barton Road? (General Residence)
 - Morton Circle? (Limited Residence)
 - 888 Worcester Street? (Administrative / Professional)

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- Leaves a tiny RIO scope, in a small subsection of Town
- Eliminates numerous districts where RIO might be a crucial tool
 - Barton Road? (General Residence)
 - Morton Circle? (Limited Residence)
 - 888 Worcester Street? (Administrative / Professional)
- Doesn't address other aspects of the RIO bylaw

4. The Planning Board Has Initiated a RIO Task Force

- **Start with the results of the Strategic Housing Plan**
- Public meetings, open meeting rules
- Citizen-heavy, every precinct
- Thorough look at all aspects of RIO
 - Zoning districts
 - Allowed density
 - "... Close proximity to commercial and transportation."
 - Other complexities and inconsistencies in the text

5. The Argument Conflates Correlation and Causality



SUMMARY

- 1) Just like 6 months ago: why are we rushing when a Strategic Housing Plan isn't available?
- 2) Town Meeting is exactly where decisions should be made
 - YOU have the power to decide, if you decide to keep it
- 3) If we are going to change RIO, we ought consider it ...
 - deliberatively
 - analytically
 - publicly

Please VOTE NO

Let's adjust RIO thoughtfully and collaboratively