Summary of Article 1:
Proposed revision of "Elderly-Affordable" (EA) Zoning Bylaw 5.6

What are the proposed changes?

Permitted locations

Revised bylaw: EA housing projects may be located on any Town-approved site.

Current bylaw: EA zoned properties must be within 1 mile of Town Center.

Types of EA projects allowed

Revised bylaw: adds the category of
- "affordable age-restricted" (over-55, at least 10% affordable units required)

Current bylaw: EA housing projects allowed are
- "affordable" (25% affordable units) or
- "age-restricted" (over-55, no affordable units required)

Utilities: Location of water and septic infrastructure

Revised bylaw: Provides flexibility by allowing public water sources and wastewater treatment plants for EA projects to be located off site, for example on an adjacent property, provided it is a permitted use on that property.

Current bylaw: "Adequate methods" for water and septic utilities shall be provided on the site.

What is not changed?

- All EA projects require re-zoning of the project property as EA, and approval of the specific project proposed, by a 2/3 vote at Town Meeting.
- EA projects require a "Special Permit" and undergo review by the Planning Board.
- All other provisions of the Zoning bylaws apply, including:
  - Size: Property must be at least 6 acres;
  - Density: No more that 4 units per acre allowed;
  - Open Space conservation: 25% of the property must be preserved as Open Space;
  - Setbacks: Larger (60 ft.) setback from adjacent properties.
- EA projects are subject to all the environmental and health regulations of the Town, and review and approval by the Board of Health, Conservation Commission and other Town Boards, as required for any building project.