

DRAFT ~~5/3/18~~ 5/17/2018 PB input
Special Permit Residential Development (SPRD) Zoning Bylaw Amendment Ad hoc Committee

Members: TBD

~~If possible, members~~The seven Committee members should be designated such that the Committee's membership will be representative of the broad range of stakeholder interests. Members should include residents or individuals working in Lexington who have background or experience in:

- Smart growth residential policy:
- Residential development or construction;
- Residential real estate marketing or sales;
- Affordable housing policy, development or construction;
- Land use planning or engineering;
- Interested residents ~~as determined by the Board of Selectmen~~

The Committee will also include:

- A member of the Board of Selectmen
- A member of the Planning Board

While not part of the Committee, the following committees are invited to recommend a non-voting liaison:

- Capital Expenditures Committee
- Appropriation Committee

Appointed by: Board of Selectmen and Planning Board. The Board of Selectmen will designate the Committee Chair, in consultation with the Chair of the Planning Board.

Length of Term: ~~As determined by the Board of Selectmen based on draft reports/bylaw amendments~~The length of term will be from formation through the end of the Town Meeting session at which a proposed Bylaw is considered.

Staff Support: Technical consultant, committee facilitator, Planning Director (limited)

Meeting Times: As determined by the Committee.

Committee Goal: To articulate a statement of values regarding housing development and to provide stakeholder input and develop appropriate housing data so that a zoning consultant under direction of the Committee, Elected Boards, and

~~staff, can develop~~ a draft zoning bylaw amendment and warrant article to either revise or replace Section 135-6.9 of the Zoning Bylaw, Special Permit Residential Development, to provide for the creation of more affordable and diverse residential dwelling units.

Committee Role: This committee will:

- 1) Undertake a comprehensive listening strategy to garner community and stakeholder input on a SPRD Bylaw, with the first event occurring before _____. Over the life of the committee a minimum of three ~~evening~~ meetings s at times designated to allow a broad diversity of citizen participation to solicit public comment and input the subject is recommended. Input sought should include community housing values, goals of Special Permit residential developments, and associated costs and benefits. Summarize and contextualize community input in a written report
- 2) Work with ~~Planning Board representatives~~ Elected board representatives, staff, the public, and any appropriate a-zoning consultant to review the current bylaw, the work from the Residential Policy Committee, and the 2017 and 2018 Annual Town Meetings on the same _subject, and draft a revised SPRD zoning bylaw. This effort should include input and documentation from the development community to ensure ~~the~~ that hard and soft costs and benefits of any SPRD project taken under a new or revised bylaw are of equal or better feasibility of the proposal value to all stakeholders compared to the alternate by-right conventional development.
- 3) Seek input from the Disabilities Commission and the Council on Aging ~~if universal access or age-restricted units are included in the proposed bylaw~~ and other relevant stakeholders.

Deliverables: Draft zoning bylaw amendment warrant article by _____ the Fall 2018 or Annual 2019 Town Meeting.

Prior to serving as a member of this committee, members are required to:

- 1) Acknowledge receipt of the Summary of the Conflict of Interest Statute. Further, to continue to serve on the Committee the member must acknowledge annually receipt of the Summary of the Conflict of Interest Statute. Said summary will be provided by and acknowledged to the Town Clerk.
- 2) Provide evidence to the Town Clerk that the appointee has completed the on-line training requirement required by the Conflict of Interest statute. Further, to continue to serve on the Committee, the member must acknowledge every two years completion of the on-line training requirement.