

MEMORANDUM

Thursday, April 8, 2021

Re: Review of Proposed
Inclusionary Zoning
Bylaw - 2

Michael Antonellis, MRP
MA Planning, LLC

REVIEW

The IZ Bylaw Working Group has requested my review of the proposed Inclusionary Zoning Bylaw Language.

It appears there have been minor modifications to the language since originally presented as well as minor organizational and formatting changes. I see no issues with the current iteration of the bylaw. It appears Town Counsel has reviewed the language under section C regarding applicability of ANR lots. If Counsel has reviewed and approved that for review by the Attorney General's office then that will be sufficient.

I suggest moving C(5) into the position of C(3) and reformatting accordingly. That is only because Both C(5) makes reference to C(2) and it would make sense to keep those grouped together. Beyond that, I see no issue as it is.

Section E added a new category regulating projects with 75 units and over at 17.5%. I see no issue regarding this change for approval from the AG's office.

Another notable change was the additional of section F(4) which appears to restate DHCD LIP guidelines. Again, as these are state guidelines, I see no approval issues with this change. However, I would defer to Town counsel comments regarding that section.

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Regards,

Michael Antonellis