TOWN OF AMHERST, MASSACHUSETTS

RECEIVED FEB 05 2018

WARRANT ARTICLE PETITION FORM*

Filed _____ **200**__, 10:58 **o'clock** a **.m.**
Month *Day*

The undersigned registered voters of the Town of Amherst submit the following article and request that it be placed on the Warrant for the Special/Annual Town Meeting of April 30, 2018.

(Article wording must appear, in its entirety, on every petition form submitted to Select Board)

***To be filed with the SELECT BOARD before NOON on** February 5, **20**18.

✓	SIGNATURE to be made in person with name substantially as registered**	NOW REGISTERED AT street, number and apt. or room number MUST APPEAR	Residence on January 1, 20 Street, number and apt. or room number
1.	Gerald Weiss	277 Middle St	277 Middle St
2.	IAN M. CAMERON	190 Middle St	190 Middle St
3.	SAMANTHA CAMERON	190 MIDDLE ST.	190 MIDDLE ST.

Place additional signatures on back of this page

**Any voter who is prevented by physical disability from writing may authorize some person to write his name and residence in his presence. (M.G.L. Chapter 53, §7)

✓	SIGNATURE to be made in person with name substantially as registered**	NOW REGISTERED AT street, number and apt. or room number MUST APPEAR	Residence on January 1, 20 Street, number and apt. or room number
4.	J McKenna	277 Middle	same
5.	Patricia Bianchi	270 Alpine drive	Same.
6.	Ruth Daniels RUTH SMITH	323 Main	Same
7.	Seren Dern	22 Alyssum Dr.	Same
8.	Julia Rueschemeyer	165 N. Whitney St.	same
9.	Margaret of Joye	208 Montague Rd	same
10.	Diane B Stein	140 Red Gate Lane	same
11.	Marianne Adams	14 Boston St	same
12.	John O. Fox	90 Fearing St	same
13.	Nan Langer	474 Market Hill Rd.	same
14.	[SARAH MCKEE]	9 Chadwick CT	SAME
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THE COMMONWEALTH OF MASSACHUSETTS

Amherst Feb. 5 20 18

We certify that 14 of the above signatures checked are names of qualified voters in the Town of Amherst.

Susan A. Langstein

Jaime Wagner

Robert Pam

Amherst Registrars of Voters

Filed by Gerald Weiss

Organization

Residence

Phone

E-Mail Address

To see if the Town will amend Section 15.10 of the Zoning Bylaw by adding the language in ***bold italics***, and deleting the ~~lined out~~ language:

15.00 Ensuring that new residential development generates affordable housing as defined in ~~Section 12.20~~ ***Article 12***.

Section 15.10

All residential developments requiring a Special Permit ***for the use itself or for modification of one or more certain dimensions as described below*** and resulting in ~~additional new~~ ***a net increase in*** dwelling units ***above the number already existing on the site,*** shall provide affordable housing units at the following minimum rates:

Total Development Unit Count	Required Affordable Unit Provision
1-9 units	None*
10-14 units	Minimum one (1) dwelling unit
15-20 units	Minimum two (2) dwelling units
21 units	Minimum 12% of total unit count

Special Permit-modified dimensions triggering this bylaw
Building Coverage greater than standard maximum; or
Lot Coverage greater than standard maximum; or
Additional Floor(s) beyond standard maximum; or
Height more than 2 feet greater than standard maximum

~~Where two or more units are required to be provided under this section, a minimum of forty-nine percent (49%) of affordable units shall be eligible and countable for the purpose of the Commonwealth's 40B Subsidized Housing Inventory (SHI) or its successor~~. Calculation of the number of total affordable units ~~or the number of SHI-eligible units~~ shall, if the required percent of the total results in a fraction, be rounded up to the next whole number where the fractional portion is equal to 0.5 or greater, and shall be rounded down to the next whole number where the fractional portion is less than 0.5.

15.12 The applicant shall establish such housing restrictions, conditions, and/or limitations as are necessary to ensure that the affordable housing units provided under this section will be ~~permanently~~ available for purchase ***or rental*** by eligible ~~low-and moderate-income~~ buyers ***and tenants***, ~~and available for a minimum of twenty years in the case of rental housing.~~ ***in perpetuity or to the extent allowable under law.***

15.14 In any residential development, affordable housing units provided shall be dispersed throughout the development, and shall be comparable to market rate units in terms of ***size, bedroom count,*** the quality of their design, materials, and general appearance of their architecture and landscape.