

ARTICLE 16: TEMPORARY MORATORIUM FOR 180 DAYS ON BUILDING PERMITS FOR CONSTRUCTION OF RESIDENTIAL BUILDINGS WITH THREE OR MORE DWELLING UNITS

The Town is in the process of updating and amending its zoning bylaws, conducting outreach and analysis and preparing recommendations to the Planning Board and Town Council. Planning Department staff have proposed engaging a consultant to help develop design guidelines and potential zoning changes that adhere to a plan for future development and include streetscape, side-walks, set-backs and green-space for downtown areas and village centers. To allow time for this planning process to proceed and be effective, there is an urgent need for a temporary moratorium on building permits for residential construction with three or more units in downtown and adjacent districts to allow time for this planning process to proceed.

The 180 day (6-month) moratorium would provide that:

No new building permits shall be issued for the proposed construction of any residential building including three or more dwelling units in the Business General (BG), Business Limited (BL) or General Residence (RG) zoning districts in the town for a period of 180 days. A 180 day delay will provide time for town staff and a consultant to provide outreach to residents, to assist in drafting design standards and to amend the zoning requirements regarding:

- Streetscape, side-walk widths, and green space for new multi-unit developments
- building heights and setbacks required in the zoning bylaw dimensional table
- inclusionary zoning requirements
- the definition of mixed-use buildings
- municipal parking overlay in the B-G District that allows for no parking spaces for new residential buildings and allows removal of existing parking spaces without contribution to a public parking fund, yet allows tenants to secure town parking permits for town parking spaces, irrespective of the number of residential units
- climate action/resilience criteria for new construction recommended in the town Climate Action, Adaptation and Resilience Plan

If the Town is not able to implement amended zoning bylaws addressing all of the areas listed in this section before 180 days, then there shall be a 90-day extension of the temporary moratorium.