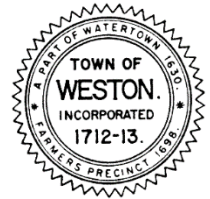

WARRANT FOR SPECIAL TOWN MEETING April 6, 2020



Commonwealth of Massachusetts
Middlesex, ss.

To any Constable in the Town of Weston, Greetings:

In the name of The Commonwealth you are hereby required to notify and warn the voters of said Town, qualified to vote in elections and Town affairs, to meet in the **Auditorium of TOWN HALL at 11 Town House Road in said Town on Monday, the sixth day of April, 2020, at 7:00 o'clock p.m.**, to act upon the following articles:

ARTICLE 1 – ACTIVE ADULT RESIDENTIAL CLUSTER DEVELOPMENT ZONING BY-LAW

To amend the Zoning By-law, Section V., “Use Regulations,” Subsection K. “Active Adult Residential Development (AARD)” to incorporate provisions allowing for the creation of small-scale Active Adult Residential Cluster (AARC) developments on qualifying land, consistent with the design guidelines and standards set forth therein and subject to Town Meeting approval of a Concept Plan and site plan approval by the Planning Board, the text of which is on file with the Town Clerk, or take any other action relative thereto.

Article 1 Explanation: This article seeks to amend the current “Active Adult Residential Development (AARD)” Zoning By-law to allow for the creation of small-scale Active Adult Residential Cluster (“AARC”) developments of single-family dwellings on lots between two and one half (2 ½) and four (4) acres in size, in close proximity to public transportation, and designed to be integrated into a neighborhood setting. Within an AARC, each of the dwelling units shall be owned and permanently occupied by at least one person aged 55 or older, and at least 12.5% of the dwelling units shall be affordable for purchase by persons of low or moderate income. Consistent with the current AARD Zoning By-law, all AARC developments must meet applicable General Design Guidelines and Standards set forth in the By-Law, and applicants must submit a Concept Plan to Town Meeting and receive a 2/3 vote approving said plan prior to obtaining Planning Board Site Plan Approval.

The purpose of these amendments is to provide alternative housing for a maturing population; provide a type of housing which reduces residents’ burdens of property maintenance and which reduces demands on municipal services; encourage the development of affordable housing for active adults with low and moderate income, as defined in 760 CMR 56.02; promote flexibility in site planning while protecting natural features; and encourage the use of mass transit by providing an option for age-restricted higher residential density close to the MBTA commuter rail stops.

A two-thirds vote is required to approve this amendment.

ARTICLE 2 – ACTIVE ADULT RESIDENTIAL CLUSTER DEVELOPMENT CONCEPT PLAN FOR 255 MERRIAM STREET AND 11 HALLET HILL ROAD.

To approve a Concept Plan for an Active Adult Residential Cluster (AARC) on the combined properties located at 255 Merriam Street and 11 Hallett Hill Road in Weston, further defined on Assessor’s Map 7, Lots 70 and 129, both within the Residence C Zoning District, consistent with the amendments to the Active Adult Residential Development (AARD) and Active Adult Residential Cluster (AARC) Zoning By-law, Section V, Subsection K, or take any other action relative thereto.

Article 2 Explanation: This article seeks to have the Town approve an Active Adult Residential Cluster (AARC) Concept Plan consistent with the General Design Guidelines and Standards as set for in the Active Adult Residential Development and Active Adult Residential Cluster By-law at the combined properties located at 255 Merriam Street and 11 Hallett Hill Road in Weston.

A two-thirds vote is required to approve this Concept Plan.

And you are to serve the warrant by posting attested copies thereof at the Town Hall, the Police Station, the Public Library, the Transfer Station, and on the kiosk at the front of the Weston High School on Wellesley Street by the gymnasium, fourteen days at least before the time appointed for said meeting.

Hereof fail not to make due return of this warrant with your doings thereon to the Select Board at the time and place of said meeting.

Given under our hands February 27, 2020.

Christopher E. Houston
Laurie A. Bent
Harvey R. Boshart

Select Board of the Town of Weston

**NOTE THE LOCATION FOR THIS SPECIAL TOWN MEETING IS
THE TOWN HALL AUDITORIUM**

PLEASE BRING THIS WITH YOU TO TOWN MEETING

**SELECT BOARD
Town Hall
Weston, MA 02493**

**Presort Standard
U.S. POSTAGE
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Weston, Mass.
Permit No. 55193**

**Carrier Route Presort
POSTAL PATRON
WESTON, MA 02493**

**SPECIAL TOWN MEETING
Monday, April 6, 2020
7:00 p.m.
Town Hall Auditorium
11 Town House Road**

