

ARTICLE TWELVE: To see if the Town will vote to amend the Dedham Zoning By-laws, Article VII, Special Residential Regulations, by deleting in its entirety §280-7.4(f), Moratorium, which text is shown below in ~~striketrough~~:

~~F. Moratorium.~~

~~{Added 5-20-2019 ATM by Art. 19}~~

~~(1) Purpose.~~

~~(a)The Town amended the Zoning Bylaw in 2004 to include regulation of mixed use developments. Since that time, multiple mixed-use projects buildings have been approved and built with residential apartments over commercial spaces.~~

~~(b)The continuing high demand for mixed-use developments, including development of commercial space and apartments and condominiums, raises novel legal, planning, economic, and public safety issues and creates a need to review the current regulation of this use. The Town needs time to consider and study the future implications and impact of mixed use developments upon the Town as a whole, as well as the consistency of the already completed mixed use developments with the Town's current and future development and housing goals. Imposition of a temporary moratorium on mixed use developments will allow sufficient time to simultaneously assess the challenges and successes of existing mixed use projects, determine consistency of additional mixed-use development with the Town's overall development and housing goals, and, further, determine whether refinements or modifications of the mixed use zoning bylaw could better align the Bylaw with the Town's future economic and housing goals.~~

~~(2) Temporary moratorium. For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a Temporary Moratorium on issuance of special permits for the use of land or structures for mixed use developments. The moratorium shall be in effect through November 30, 2019 or the date on which the Town adopts amendments to the Zoning Bylaw concerning Mixed Use Development, whichever occurs earlier. During the moratorium period, the Town shall undertake a planning process to study, review, analyze and address whether any revisions the Zoning Bylaw relative to Mixed Use Development are needed or desirable to provide for mixed use development consistent with the Town's future general planning goals for economic development and housing.~~

or take any other action relative thereto.

VOTED: That it be so voted.

AS DECLARED BY A 2/3RD MAJORITY

