



**TOWN OF WAYLAND**  
RECORD OF ACTION AND CERTIFICATION OF  
ANNUAL TOWN MEETING  
MONDAY, APRIL 7, 2025 & TUESDAY, APRIL 8, 2025  
Wayland High School – Field House

**ARTICLE 19. Amend Zoning Bylaws - Accessory Dwelling Units by Right – Motion 1**

*Proposed by: Planning Board*

To determine whether the Town will vote to amend the Town's Zoning Bylaw, Chapter 198 of the Town Code to conform to newly enacted provisions of MGL c. 40A, Sections 1A and 3 (the Massachusetts zoning law and Massachusetts Affordable Homes Act):

**1<sup>ST</sup> Motion – Simple Majority Vote**

1) Allow Accessory Dwelling Units by-right by amending §198-104.2. Definitions, revising §198- 805.1.1.10. the list of residential accessory uses, replacing existing Section 198-901.1.3. with new text, modifying 198 Attachment 3 - Town of Wayland Table of Permitted Principal Uses by Districts, and modifying 198 Attachment 5 - Town of Wayland Table of Permitted Accessory Uses by Districts. Deleted text is shown below as ~~strikethrough~~ and new text is **underlined and bolded** (text that is not being changed is shown for informational purposes only).

**ARTICLE I GENERAL PROVISIONS**

§198-104. Definitions

§104.2. As used in this Zoning Bylaw, the following terms shall have the meanings indicated:

**ACCESSORY DWELLING UNIT (ADU) – ~~A dwelling unit located in a single-family dwelling, or a building accessory thereto, and occupying no more than 35% of the combined gross floor area of the accessory dwelling unit and the principal single-family dwelling.~~ A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same Lot as a Principal Dwelling, as defined by 760 CMR 71.02, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry shared with the Principal Dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in Gross Floor Area than 1/2 the Gross Floor Area of the Principal Dwelling or 900 square feet, whichever is smaller; and (iii) is subject to such additional restrictions as may be imposed by this Bylaw. For purposes of the Accessory Dwelling Unit bylaw, Gross Floor Area shall be as defined by 760 CMR 71.02.**

**ARTICLE 8 DIMENSION AND USE TABLES**

§198-805. Classification of accessory uses.

805.1. Residential accessory uses.

805.1.1.1. Accessory dwelling unit see §198-901.1.3.

805.1.1.10. Residence in accessory building. No accessory building may be occupied for residence purposes, except as otherwise provided herein **or under 901.1.3.** and except that an employee or ~~tenant~~ of the owner of the principal dwelling may occupy the upper floor of a garage or stable.



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**ARTICLE 19. Amend Zoning Bylaws - Accessory Dwelling Units by Right – Motion 1 (Cont'd)**

**ARTICLE 9 SINGLE RESIDENCE DISTRICT**

§198-901. Permitted uses.

901.1.3. An single accessory dwelling unit (ADU) per lot is as permitted by-right as shown in the Table of Accessory Uses, §198-804. ~~and provided that:~~

~~901.1.3.1. The lot on which the accessory unit is to be situated contains at least 20,000 square feet and at least 50% of the requirement for the district in which it is located.~~

~~901.1.3.2. No more than one accessory unit shall exist on the lot on which it is to be situated.~~

~~901.1.3.3. The building or buildings in which the accessory unit and the principal residence are to be situated shall have existed for two years.~~

~~901.1.3.4. Any additions made after January 1, 1980, to a building for the purpose of accommodating an accessory unit shall not increase the habitable area of the original building by more than 20%. Any such additions must meet all zoning requirements.~~

~~901.1.3.5. Either the accessory unit or the principal residence shall be occupied by the owner of the lot on which the accessory unit is situated. The owner may be absent for periods not exceeding one year, provided that no one occupies the owner's unit, except a house-sitter paying no rent. The owner's unit may be rented for periods not exceeding two years, provided that prior written notice is given to the Building Commissioner, the owners have occupied their unit for the prior two years, and occupy for two years between rental periods, and the owners remain legal residents of the Town.~~

~~901.1.3.6. The accessory unit and the principal residence shall each have two means of egress to grade that are in compliance with the Building Code.~~

~~901.1.3.7. Sufficient parking spaces, not less than 10 feet by 20 feet, shall be provided off street for the occupants of each dwelling unit.~~

~~901.1.3.8. The Board of Health shall have given written approval that the septic system serving the dwelling with the accessory unit is in compliance with the rules and regulations of the Board of Health in effect at the time of application for special permit, unless a variance is granted by the Board of Health.~~

~~901.1.3.9. Where a special permit has been issued pursuant to the provisions of this section, the permitted use must commence within one year, otherwise said permit shall lapse.~~

~~901.1.3.10. Floor plans of the accessory unit and the principal residence and a plot plan showing the location of the building on the lot shall have been filed with the application after review by the Building Commissioner.~~



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- ~~901.1.3.11. Application for a building permit or certificate of occupancy shall be made to the Building Commissioner, and no use or occupancy shall commence prior to the issuance of a certificate of occupancy by the Building Commissioner.~~
- 901.1.3.1. In a single residential zoning district, no more than one ADU shall exist on a lot with a Principal Dwelling unless a special permit is granted. Existing ADUs that came into being prior to February 2, 2025, can be retroactively recognized as by-right if the ADU meets the definition of a Protected Use ADU under 760 CMR 71.00 et seq., and the property owner or applicant shall so notify the Building Department.
- 901.1.3.2. In addition to the minimum parking required for the Principal Dwelling, a minimum of one (1) dedicated parking space, not less than 10 feet by 20 feet, shall be provided for the occupant(s) of the ADU; provided, however, that for an ADU located 0.5 miles or less from a transit or bus station, no dedicated parking space shall be required.
- 901.1.3.3. An ADU may not be used as a short-term rental, meaning the ADU shall not be rented to a party for fewer than thirty-one (31) consecutive days consistent with G.L. c. 64G.
- 901.1.3.4. Floor plans of the ADU and a plot plan showing the location of the building(s) on the lot shall be filed with the building permit application.
- 901.1.3.5. The ADU shall have a separate entry, either an entry directly from the outside or through an entry shared with the Principal Dwelling, sufficient to meet the requirements of the state building code for safe egress.
- 901.1.3.6. Prior to submitting a building permit application for an ADU, the applicant shall obtain written approval from the Board of Health that the septic system serving the Principal Dwelling and the proposed ADU is in compliance with the rules and regulations of the Board of Health in effect at the time of application, unless otherwise approved by the Board of Health. Alternatively, prior to submitting a building permit application for an ADU, the applicant shall obtain approval to connect the proposed ADU and/or Principal Dwelling to the Wastewater Management District Commission system.
- 901.1.3.7. Application for a building permit or certificate of occupancy shall be made to the Building Commissioner.
- 901.1.3.8. No use or occupancy shall commence prior to the issuance of a certificate of occupancy by the Building Commissioner.
- 901.1.3.9. The maximum size of an ADU by-right is 1/2 of the existing GROSS FLOOR AREA as defined by 760 CMR 71.02 of the Principal Dwelling or 900 sq. ft., whichever is less.



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**901.1.3.10. The Planning Board may grant a Special Permit to allow more than one accessory dwelling unit in a detached structure on a lot after the Planning Board makes the special permit findings in accordance with Zoning Bylaw Section 198-203.**

*198 Attachment 3*

Town of Wayland  
 Table of Permitted Principal Uses by Districts

Key to symbols:      Yes = Allowed as of right  
 R = Required  
 No = Not allowed  
 TM = Allowed by two-thirds majority Town Meeting vote  
 NR = Not required  
 SP = Allowed by special permit  
 TAU = See Table of Accessory Uses by Districts  
 NA= Not applicable

Uses	Single Residence	Roadside Business	Business A	Business B	Light Manufacturing	Limited Commercial	Site Plan Approval
<b>Prohibited Uses</b>							
46. Aircraft landing and taking off	No	No	No	No	No	No	NA
47. Drive in, drive-through, or drive-up restaurants	No	No	No	No	No	No	NA
48. Hazardous material storage	No	No	No	No	No	No	NA
49. Junkyard	No	No	No	No	No	No	NA
50. Ungaraged and unregistered motor vehicles, more than one	No	No	No	No	No	No	NA
51. All uses not listed herein	No	No	No	No	No	No	NA
52. Boarding houses	No	No	No	No	No	No	NA
<b>Residential Uses</b>							
53. Accessory dwelling Unit	TAU	No TAU	No	No	No	No	NR
54. Conservation cluster	SP	SP	No	No	No	No	NR
55. Dwelling, Single-family	Yes	Yes	No	No	No	No	NR
56. Letting of rooms	TAU	TAU	No	No	No	No	NR
57. Dwelling, Multi-family	SP <sup>2</sup>	SP <sup>2</sup>	No	No	No	No	NA



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**ARTICLE 19. Amend Zoning Bylaws - Accessory Dwelling Units by Right – Motion 1 (Cont'd)**

*198 Attachment 5*

Town of Wayland  
 Table of Permitted Accessory Uses by Districts

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                              R = Required  
                              NR = Not required  
                              NA = Not applicable

Accessory Uses	Single Residence	Roadside Business	Business A	Business B	Light Manufacturing	Limited Commercial	Site Plan Approval
58. Accessory dwelling unit (§ 198-901.1.3.)	<u>Yes</u> SP	<u>No</u> SP	No	NA	NA	NA	NR
59. <u>Reserved for 198-805.1.1.2.</u>							
60. Barn, toolshed	Yes	Yes	Yes	Yes	Yes	Yes	NR
61. Cafeterias, banks, day-care or recreational facilities for Employees	No	No	No	No	No	Yes	R
62. Home occupation (§ 198-901.1.2)	SP	SP	Yes	Yes	Yes	Yes	R
63. Family day care	Yes	Yes	Yes	Yes	Yes	Yes	R
64. Garage, carport: 3 vehicles or fewer	Yes	Yes	Yes	Yes	Yes	Yes	NR
65. Greenhouse, noncommercial	Yes	Yes	Yes	Yes	Yes	Yes	NR
66. Home occupation, customary (§ 198-901.1.1.)	Yes	Yes	Yes	Yes	Yes	Yes	NR
67. Kennel: 3 dogs or fewer	Yes	Yes	Yes	Yes	Yes	Yes	NR
68. Kennel: 4 dogs or more	SP	SP	Yes	Yes	Yes	Yes	R
69. Letting/renting of rooms	SP	SP	No	No	No	No	NR
70. (Reserved)	--	--	--	--	--	--	--
71. Residence in accessory building	Yes	Yes	No	No	No	No	NR
72. Roadside stand	SP	SP	Yes	Yes	Yes	Yes	R
73. Swimming pool	Yes	Yes	No	No	No	No	NR
74. Tennis court	Yes	Yes	No	No	No	No	NR



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**ARTICLE 19. Amend Zoning Bylaws – Accessory Dwelling Units by Special Permit**

**Motion 2 – 2/3<sup>rd</sup> Vote**

To see if the Town will vote to amend its Zoning Bylaws, Chapter 198, as most recently amended by this Town Meeting, by amending §198-104.2. – Definitions, §198-805.1.1.2. and 805.1.10. – Residential accessory uses, §198-901.1.4. – Permitted uses, 198 Attachment 3 – Town of Wayland Table of Permitted Principal Uses by Districts, and 198 Attachment 5 – Town of Wayland Table of Permitted Accessory Uses by Districts or take any action relative thereto. Deleted text is shown below as ~~striketrough~~ and new text is **underlined and bolded** (text that is not being changed is shown for informational purposes only).

**ARTICLE I GENERAL PROVISIONS**

§198-104. Definitions

§104.2. As used in this Zoning Bylaw, the following terms shall have the meanings indicated:

**AFFORDABLE ACCESSORY DWELLING UNIT (AADU)** – ~~A residential~~ **An Accessory Dwelling Unit** that is ~~deed~~ restricted ~~in its~~ for sale, lease or rental to a qualified income-eligible household, at specific price limits, that qualify such residential unit for inclusion in the Chapter 40B Inventory of Subsidized Housing maintained by the ~~Commonwealth of Massachusetts Department of Community Affairs, Department of Housing and Community Development~~ **Executive Office of Housing and Livable Communities.**

**ARTICLE 8 DIMENSION AND USE TABLES**

§198-805. Classification of accessory uses.

805.1. Residential accessory uses.

805.1.1.2. **Affordable Accessory Dwelling Unit**-~~accessory dwelling unit (AADU)~~, WHA. See §198-901.1.4.

805.1.1.10. Residence in accessory building. No accessory building may be occupied for residence purposes, except as otherwise provided herein **or under 901.1.4.** and except that an employee ~~or tenant~~ of the owner of the principal dwelling may occupy the upper floor of a garage or stable.

**ARTICLE 9 SINGLE RESIDENCE DISTRICT**

§198-901. Permitted uses.

901.1.4. An **Affordable Accessory Dwelling Unit** ~~accessory dwelling unit~~ reserved, for a period not less than 10 years, for occupancy by a person or family receiving rental assistance from the Wayland Housing Authority is **allowed by Special Permit** ~~permitted~~ in accordance with the Table of **Principal** Accessory Uses **by Districts,** §198-804 and provided that:

~~901.1.4.1. The lot on which the accessory unit is to be situated contains at least 15,000 square feet.~~



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- 901.1.4.12. Any additions made after December 15, 1988, to a building for the purpose of accommodating an **Affordable Accessory Dwelling Unit** ~~accessory dwelling unit~~ reserved for Wayland Housing Authority rental programs shall not increase the habitable area of the original building by more than 35%, provided that the unit shall not exceed 1,000 square feet of floor space. Any such addition must meet all zoning and Building Code requirements.
- ~~901.1.4.3. The accessory unit shall have two means of egress to grade in compliance with the Building Code.~~
- ~~901.1.4.4. The accessory unit shall be served by one parking space, unless the special permit granting authority determines that on-street parking is not detrimental to the neighborhood.~~
- 901.1.4.25. The **Affordable Accessory Dwelling Unit** ~~accessory unit~~ shall comply with the requirements of §198-901.1.3.2., 901.1.3.3., 901.1.3.5., 901.1.3.6., *and* 901.1.3.8., *and* ~~901.1.3.9.~~, however, when granting a special permit, the special permit granting authority may authorize an AADU that is larger than that which is allowed by right. ~~901.1.3.10. and 901.1.3.11.~~
- 901.1.4.36. The homeowner shall submit proposed documents leasing the **Affordable Accessory Dwelling Unit** ~~accessory unit~~, for a period of not less than 10 years, to the Wayland Housing Authority. Such documents shall include certification that the Wayland Housing Authority intends to accept such unit for its rental assistance programs.
- 901.1.4.47. Any special permit issued under this §198-901.1.4. shall lapse if the homeowner breaches his/her lease with the Wayland Housing Authority (upon proper notice by said Authority) or if the **Affordable Accessory Dwelling Unit** ~~accessory unit~~ ceases to be occupied by an income-eligible household (as certified by said Authority).

*198 Attachment 3*

Town of Wayland  
Table of Permitted Principal Uses by Districts

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	TM = Allowed by two-thirds majority Town Meeting vote
	NR = Not required
	SP = Allowed by special permit
	TAU = See Table of Accessory Uses by Districts
	NA = Not applicable



61. Cafeterias, banks, day-care or recreational facilities for employees	No		No	No	No	No	Yes	R
62. Home occupation (§ 198-901.1.2)	SP		SP	Yes	Yes	Yes	Yes	R
63. Family day care	Yes		Yes	Yes	Yes	Yes	Yes	R
64. Garage, carport: 3 vehicles or fewer	Yes		Yes	Yes	Yes	Yes	Yes	NR
65. Greenhouse, noncommercial	Yes		Yes	Yes	Yes	Yes	Yes	NR
66. Home occupation, customary (§ 198-901.1.1.)	Yes		Yes	Yes	Yes	Yes	Yes	NR
67. Kennel: 3 dogs or fewer	Yes		Yes	Yes	Yes	Yes	Yes	NR
68. Kennel: 4 dogs or more	SP		SP	Yes	Yes	Yes	Yes	R
69. Letting/renting of rooms	SP		SP	No	No	No	No	NR
70. (Reserved)	--		--	--	--	--	--	--
71. Residence in accessory building	Yes		Yes	No	No	No	No	NR
72. Roadside stand	SP		SP	Yes	Yes	Yes	Yes	R
73. Swimming pool	Yes		Yes	No	No	No	No	NR
74. Tennis court	Yes		Yes	No	No	No	No	NR

**The Planning Board may grant a Special Permit for Accessory Use 59.**

The Select Board recommends approval 5-0-0

The Finance Committee recommends approval 7-0-0

The Planning Board recommends approval of both motions 5-0-0

**Action – Motion 1:** Planning Board member Robin Borgstedt made the motion on Article 19, Motion 1 to see if the Town will vote to amend the Town’s Zoning Bylaw, Chapter 198 of the Town Code, to conform to newly enacted provisions of G.L. Chapter 40A, Sections 1A and 3 (the Massachusetts zoning law and MA Affordable Homes Act) and allow Accessory Dwelling Units by-right, as printed under Article 19, Motion 1 on pages 70-74 of the warrant for the 2025 Annual Town Meeting. The motion was 2<sup>nd</sup>.

Ms. Borgstedt spoke in favor of this Article and Motion 1. In August of 2024, Governor Healey signed the new Affordable Homes Act into law and, on February 2, 2025, the new law went into effect. The Act is intended to counter rising housing costs caused by high demand and limited supply in Massachusetts.

The Act requires that all Massachusetts communities allow Accessory Dwelling Units (ADUs) by right in single-family zoned residential districts. Communities like Wayland, that already had ADU bylaws on the books, need to amend those ADU bylaws to bring them into compliance with the new law, since any incompatible provisions were rendered unenforceable by the new law.

According to the Affordable Homes Act, an ADU must, among other things:

- Be allowed *by right* in residential districts;
- Be no larger than half the gross floor area of the principal dwelling or 900 square feet, whichever is smaller;
- Maintain a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling;
- Meet all municipal restrictions, including compliance with requirements for: Septic systems, health and safety; setbacks; additional size restrictions; and prohibitions on short-term rentals.



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**ARTICLE 19. Amend Zoning Bylaws - Accessory Dwelling Units by Special Permit – Motion 2 (Cont'd)**

The intent of this proposed zoning article is to amend the existing bylaws to allow ADUs by right, and, to provide adequate guidance for the Building Department, property owners, and abutters. Without the amendments proposed in this Article, the Town would be left without the tools needed for the proper regulation and control of this emerging housing marketplace.

As a procedural note, State law dictates the specific quantum of the vote required for different types of zoning provisions, so Article 19 has been split into two motions. Motion 1 will require a simple majority vote because it includes only provisions that are related to compliance with the basic requirements of the Affordable Homes Act. Motion 2 will require a 2/3 vote due to the provisions related to optional components associated with affordable ADUs.

Any additional bylaw changes designed to expand the town's ADU bylaws beyond what is required by the Affordable Homes Act, will have to be approved by a 2/3 vote at a future Town Meeting. Provisions to permit more than what is allowed under the Affordable Homes Act, primarily by special permit, will require more time for drafting and public hearings than the Planning Board had between the enactment of the new law and the deadlines for this year's early Town Meeting. Such future changes might include provisions for larger ADUs, multiple ADUs, or incentives for creating affordable ADUs.

Motion 1, requiring a simple majority for approval, contains the main provisions of the proposed bylaw amendments, including ADU Definitions and General Regulations, providing that:

- One single ADU per lot is permitted by right.
- The Planning Board may grant a special permit to allow more than one ADU in a detached structure.
- Applications for by right ADUs will be reviewed and approved by the Building Department, not the Planning Board. The definition of ADU will match the state's definition, which is: a self-contained housing unit with its own sleeping, cooking, and sanitary facilities, on the same lot as a principal dwelling, with a separate entrance.
- With a maximum size of either half the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.

ADUs cannot be rented to one party for fewer than 31 consecutive days and ADUs must comply with the setbacks found in existing zoning bylaws. ADUs require one, dedicated, 10' x 20' parking space, and the onsite wastewater treatment system must be approved by the Board of Health or, if applicable, approved for a connection to the Wastewater Management District Commission system.



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**ARTICLE 19. Amend Zoning Bylaws - Accessory Dwelling Units by Special Permit – Motion 2 (Cont'd)**

The Planning Board seeks to optimize the chances of passage for the amendments in this Motion by covering only those provisions that require a simple majority vote at Town Meeting. A separate, second motion will bring forward modest amendments associated with affordable ADUs, which require passage with a 2/3 vote of Town Meeting.

The Building Department may approve a single ADU by right if the ADU is within the size allowed and otherwise compliant with all applicable restrictions. ADUs are subject to all setback requirements and cannot be rented to one party for fewer than 31 consecutive days.

The Planning Board may grant a special permit for more than one ADU in a detached structure on a lot. Planning Board has made every effort to put the Town in a position to comply with the requirements of the new law in a manner that is as clear as possible for Town administrators and property owners, while employing reasonable planning principles.

With so little time to prepare an article for Town Meeting and so many provisions that absolutely HAD to be amended under the new law, we attacked what we could with an article that required a majority vote – that is: the guidelines for the Building Department, limits on short-term rentals, and requirements for compliance with existing setbacks.

The Planning Board recognizes that there are many residents and housing advocates who have a wish-list for new ADUs – so do we – but we could not combine the wish list with the need list for this article. Only recently did the Commonwealth adopt regulations and a model bylaw to go with the new law. We now have those materials for guidance and we look forward to working on more comprehensive changes with input from residents and housing advocates.

Once Ms. Borgstedt finished with her supporting comments, the Moderator opened up the meeting for comments and/or questions. Resident Donna Bouchard asked about the setback – rear of house. Planning Board member Anette Lewis answered it is the same 10 feet as referred to in the bylaw. Ms. Borgstedt also commented that the Planning Board cannot change the setbacks. Nate Maltinsky, Wayland's Building Commissioner explained the setback depends on the zone you may live in. After a few more comments from residents in support of Article 19, Motion 1, resident Adam Hirsh made a motion to move the question. There was a 2<sup>nd</sup> to this motion.



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Moderator Jones asked for a vote to terminate debate.

Electronic Vote: Yes – 316 / No 35

Ms. Jones stated the motion passed, therefore the debate ended.

Moving back to the main motion on Article 19, motion 1, Ms. Jones asked for the vote.

Electronic Vote: Yes – 328 / No 20

The Moderator declared Article 19, Motion 1 passed.

**Action – Motion 2:** Planning Board member Robin Borgstedt made the motion on Article 19, Motion 2 to see if the Town will vote to amend the Town's Zoning Bylaw, Chapter 198 of the Town Code, allowing Affordable Accessory Dwelling Units by special permit, as printed under Article 19, Motion 2 on pages 74–78 of the warrant and as corrected on the errata sheet (*see italic bold in article*) issued for the 2025 Annual Town Meeting. The motion was 2<sup>nd</sup>.

Ms. Borgstedt spoke in favor of this Article and Motion 2. This Motion 2 requires a 2/3 vote for approval, includes additional provisions for Affordable Accessible Dwelling Units (AADUs).

Once again, as a result of the new Affordable Homes Act, which is intended to counter rising housing costs caused by high demand and limited supply, the Planning Board needs to update the town's existing bylaws related to Affordable Accessory Dwelling units or AADUs.

Communities like Wayland, that already had affordable ADU bylaws on the books, need to amend those bylaws to bring them into compliance with the new law, since any incompatible provisions were rendered unenforceable by the new law.

Affordable ADUs are ADUs that are deed-restricted for sale, lease, or rental to a qualified, income-eligible household to ensure affordability over time.

- They require a special permit so that the deed-restriction provisions can be enforced in the permitting process.
- The deed restriction must be reviewed and approved by Town Counsel.
- Affordable ADUs qualify for inclusion in the Chapter 40B Inventory of Subsidized Housing.
- Affordable ADUs must pass initial and annual HUD Housing Quality Standards inspections.
- The Planning Board may permit an affordable unit that is larger than that which is allowed by right.
- These initial, modest amendments associated with affordable ADUs require passage with a 2/3 vote of Town Meeting.



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At the completion of Ms. Borgstedt supporting comments. Moderator Jones asked if there were any comments and/or questions. Susan Weinstein, Chair of the Wayland Housing Authority made a motion to amend Article 19 - Single Residence District, §198-901. Permitted uses, section 901.1.4 to include after Wayland Housing Authority "or any federal- or state-funded housing assistance". The amended motion was 2<sup>nd</sup>. Ms. Weinstein made a supporting comment to her motion that currently once section 8 housing vouchers are returned, they cannot be used again. She would like to encourage that the vouchers available to be able to apply in Wayland.

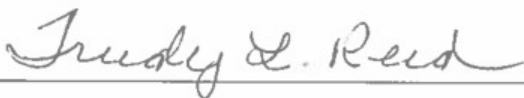
Hearing or seeing no further comments on the amended motion. Ms. Jones moved the Article to a vote.  
Electronic Vote: Yes – 196 / No – 134

Ms. Jones indicated the motion carries for the amended motion. Seeing no further comments or questions, the Moderator moved to vote on Article 19, motion 2 as amended.  
Electronic Vote: Yes – 300 / No – 39

Seeing nothing further on Article 19, Motion 2, the Moderator declared the motion carries, and disposed of Article 19.

Attest:

Trudy L. Reid, Town Clerk

  
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