



**Fwd: Town Meeting Warrant Article Recommendations May 2023**

1 message



Mon, May 22, 2023 at 4:42 PM



**Brookline by DESIGN**

Brookline by Design is pleased to share our voting recommendations to Town Meeting Members on selected warrant articles being considered at the May 2023 Town Meeting. These recommendations are for those articles relevant to our mission.

**Warrant Article Recommendations Summary**

Warrant Article	Recommendation	Reason
<b>WA 6</b> Increase certain property tax exemptions	Favorable Action	Improves affordability
<b>WA 8</b> Community Preservation Program Budget	Favorable Action	Approves FY 24 budget for CPA Committee that will propose funding of affordable housing, open space and recreation, and historic preservation projects at May 2024 Town Meeting
<b>WA 13</b> Establish an Office of Housing Stability	Referral	Town departmental structure needs modification to address residents' needs for assistance with housing stability
<b>WA 14</b> Establish an Office of Housing Stability	Favorable Action	Encourages more affordable units to be developed on-site

<b>WA 15 Stretch Code and Specialized Energy Code</b>	Favorable Action	Adds fossil fuel free restrictions in accordance with MA DOER Demonstration project
<b>WA 16 Modify Massing Requirements in Two T-5 (2 family) Zones</b>	Favorable Action	Sets forth building massing requirements to encourage reuse and deter demolition
<b>WA 24 MBTA Communities Act Resolution</b>	Favorable Action	Endorse Select Board efforts to request changes in the MBTA CA and the Select Board's committee to identify alternative locations to Harvard St for rezoning

For further information on the warrant articles, please click on this link:

[Town Meeting Files](#)

Please contact your Town Meeting Members for precinct urging them to vote according to these recommendations. Click on this button to find your delegation members.

[Brookline TMM's](#)

### **Recommendation Details**

#### **WA 6 Increase Certain Property Tax Exemptions**

This article doubles the property tax exemptions for certain vulnerable classes: surviving spouses with low assets, disabled veterans, the blind, and the low-income elderly with low assets. BBD supports efforts to help these vulnerable classes remain in Brookline.

#### **WA 8 Community Preservation Program Budget**

The CPA provides funding for community housing, historic preservation, and open space/recreation. The WA authorizes an FY 24 total budget of \$3,550,000 and apportions funds to the three required categories. The CPA committee will make project funding recommendations to the May 2024 Town Meeting. We support investing in these three critical project categories that improve our community.

#### **WA 13 Establish an Office of Housing Stability**

Serving housing-insecure residents with effective and timely assistance is an important need in Brookline. BBD supports referral of this Article in order to facilitate the most effective implementation of WA 13.

#### **WA 14 Lower Unit Thresholds for On-site Affordable Housing**

By decreasing the unit threshold for requiring on-site affordable housing units from 19 to 10, WA 14 will help create more mixed-income developments. BBD

believes this change will help spur the creation of more geographically diverse affordable housing opportunities.

### **WA 15 Stretch Code and Specialized Energy Code**

The prohibition of fossil fuel infrastructure in new construction and major renovations is one of the most practical and cost-effective ways to help Brookline reach its climate goal of becoming fossil fuel free by 2040. BBD supports WA 15 and Brookline's entry into the MA DOER's Fossil Fuel Free Demonstration Project, a big step toward helping the Town reach that goal.

### **WA 16 Modify Massing Requirements in Two T-5 (2-family) Zones Adjacent to North Harvard St**

BBD supports this effort by the Planning Department to change building massing requirements in two areas north of Beacon Street in an effort to discourage demolitions, preserve architectural consistency, save moderately priced housing, preserve open space and trees, and encourage reuse of buildings, which will save embodied carbon. This proposed zoning change has already had an effect on at least 3 properties in the newly proposed T-5 zone, on Columbia St, Thorndike St, and Naples Road.

### **WA 24 MBTA Communities Act Resolution**

WA 24 has been amended to reflect current circumstances. This resolution supports the work of the MBTA CA Multi-family Permitting Committee, which is reviewing alternative options in a variety of locations that will allow Brookline to comply with the MBTA CA. BBD supports compliance options that minimize adverse impacts to existing businesses and commercial areas, preserve existing moderately priced housing, and take into account available capacity and proximity to open space, schools, amenities, and other public infrastructure.

**Sincerely,**

**Your Friends from Brookline by Design**