

## MEMORANDUM

TO: Town Plan and Zoning Commission

FROM: Jonathan E. Mullen, Planner 

DATE: October 14, 2022

RE: Town Center Regulations

Please see the attached revised regulations for retention of commercial square footage in a mixed-use development in the Town Center Zone. The revisions are based on Commissioner comments from the September 20, 2022 meeting. Changes include the following:

- Removal of affordable housing as a public benefit eligible for reduction in the amount of commercial space maintained. This was done because the Town is pursuing required inclusionary zoning.
- Removal of "Pursuit of silver or higher level certification by the U.S. Green Building Council for new construction or substantial rehabilitation" requirement. The Commission felt that the requirement was nebulous and questioned how long the certification process would take. This was replaced with individual LEED requirements. The requirements were taken directly from the U.S. Green Building Council and can serve as tangible public benefits.