

- (1) The installment payment agreement shall have a maximum term of five years;
- (2) The installment payment agreement may include a waiver of up to 50% of the interest that has accrued in the tax title account, but only if the taxpayer complies with the terms of the agreement (no taxes or collection costs may be waived);
- (3) The installment payment agreement must state the amount of the payment due from the taxpayer at the time of execution of the agreement, which must be at least 25% of the amount needed to redeem the parcel at the inception of the agreement.

; or do or act anything in relation thereto.

Proposed by: SELECT BOARD

Select Board Recommendation: Support (5-0-0)

Advisory Committee Recommendation: Support (5-0-0)

Summary: *This bylaw, in accordance with Massachusetts General Laws Chapter 60, Section 62A, authorizes the Treasurer/Collector to enter into written installment payment agreements with taxpayers seeking to redeem properties in tax title and to waive up to 50% of accrued interest. Agreements may last up to five years and require an upfront payment of at least 25% of the amount needed to redeem the property, with no waiver of taxes or collection costs. The bylaw applies to all tax title parcels in the Town of Southborough.*

ARTICLE 29: To see if the Town will vote to amend and remove language within the Zoning Code of the Town of Southborough relating to Accessory Dwelling Units (ADU) as follows:

UPDATE 174-8.2 (Residence A District) A (11) to

(11) Accessory dwelling unit that is not larger in gross floor area than 1200 sq ft, provided that the Accessory Dwelling Unit does not exceed the gross floor area of the principal dwelling. Only one Accessory Dwelling Unit may be established on a lot.

REMOVE 174-8.2 (Residence A District) B (1) and align numbering accordingly

Administrative note: Remove and renumber remaining uses currently numbered (2) through (13) to (1) through (12)

REMOVE 174-8.4 BV (Business Village District) D. (1) and align numbering accordingly

Administrative note: Remove and renumber remaining uses currently numbered (2) through (4) to (1) through (3)

REMOVE 174-8.5 BH (Highway Business District) C. (2) and align numbering accordingly; update references in 174-9 J (2)(a) to 174-8.5 C (13).

Administrative note: Remove and renumber remaining uses currently numbered (3) through (14) to (2) through (13); update reference in 174-9 J (2)(a) from 174-8.5 C (14) to 174-8.5 C (13).

REMOVE 174-8.7 ID (Industrial District) C. (2) and align numbering accordingly; update references in 174-9 J (2)(a) to 174-8.7 C (13).

Administrative note: Remove and renumber remaining uses currently numbered (3) through (14) to (2) through (13); update reference in 174-9 J (2)(a) from 174-8.7 C (14) to 174-8.7 C (13).

REMOVE 174-8.8 SP (Research, Scientific and Professional District) B. (1) and align numbering accordingly

Administrative note: Remove and renumber remaining uses currently numbered (2) through (12) to (1) through (11)

REMOVE 174-8.12 (Downtown District) D (1) and align numbering accordingly

Administrative note: Remove and renumber remaining uses currently numbered (2) through (3) to (1) through (2)

REMOVE 174-9 (Special permit requirements) B and replace with (Reserved)

UPDATE 174-13.8 Adaptive reuse of historic buildings (B) (1) (a) [1-3] to:

(a) Accessory dwelling units. The accessory dwelling unit shall be subject to site plan review and shall also comply with the following conditions and requirements:

[1] There is no other accessory dwelling unit on the lot on which the accessory dwelling unit is proposed.

[2] Not more than the required minimum exterior alterations will be made to the single-family house and to any accessory buildings as determined by the SPGA upon written recommendation of the Historical Commission.

; or do or act anything in relation thereto.

Proposed by: SELECT BOARD

Select Board Recommendation: Support (5-0-0)

Advisory Committee Recommendation: At Town Meeting

Summary: *This article updates language relating to Accessory Dwelling Units (ADU) to allow ADUs that exceed the state's thresholds as-of-right up to 1200 square feet, provided the ADU does not exceed the size of the principal dwelling and there is no other ADU on the lot, removes the existing size cap for adaptive reuse of historic buildings, and removes the language for a special permit for ADUs in its entirety.*

ARTICLE 30: To see if the Town will vote to amend the Zoning Code of the Town of Southborough, to remove the term "Southborough Housing Opportunity Partnership Committee (SHOPC)" from Town Code and replace with "Board of Trustees of the Southborough Affordable Housing Trust (SAHT)" in applicable sections of the Town Code:

§9-16 Establishment; terms.

A. (7) One member of the Board of Trustees of the Southborough Affordable Housing Trust (SAHT) as designated by a majority vote of the Committee for a term of three years.

C. Members at large may not also be members of the Historical Commission, Housing Authority, Conservation Commission, Planning Board, Open Space Preservation Commission, Southborough Affordable Housing Trust, Recreation Commission or the Select Board.

§174-13.2 Major residential development

A. (1) (a)

With a special permit from the Planning Board, as indicated in § 174-8, Schedule of Use Regulations, with applicants applying under this section required to concurrently file the application with the Board of Trustees of the Southborough Affordable Housing Trust (SAHT) or

E. (1) (g) Relationships to other organizations. Subject to the approval of the SAHT and the applicable subsidizing agency, developers may elect to work with a local nonprofit housing provider, such as the Southborough Housing Authority, to distribute, maintain or operate the units in accordance with the requirements and intent of this section

E. (2) (b) Maximum rental price. Rents for the affordable units, excluding utilities (heat, water, electricity), shall not exceed 30% of the targeted annual gross household income, as determined by the Commonwealth of Massachusetts Department of Housing and Community Development. Specific prices shall be determined by the state or federal funding source, if applicable, and are subject to approval by the SAHT.

E. (2) (c) Maximum sales price. Housing costs, including monthly housing payments, principal and interest payments, real estate taxes, and insurance, shall not exceed 30% of the targeted gross household income. Specific prices shall be determined by the state or federal funding source, if applicable, and are subject to approval by the SAHT.

E. (2) (d) Resale prices. Subsequent resale prices shall be determined based on a percentage of the median income at the time of resale as determined by the federal Department of Housing and Urban Development and adopted by the Commonwealth of Massachusetts Department of Housing and Community Development. The resale price will be established based on a discount rate, which is the percentage of the median income for which the unit was originally sold. The method of resale price calculation shall be included as part of the deed restriction. Through agreement between the SAHT and the developer or owner, this percentage may be increased or decreased by up to 5% at the time of resale, in order to assure that the target income groups' ability to purchase will be kept in line with the unit's market appreciation and to provide a proper return on equity to the seller.