



EARLY / ABSENTEE
OFFICIAL BALLOT
SPECIAL TOWN ELECTION
NEEDHAM, MASSACHUSETTS
JANUARY 14, 2025

Rosanne L. Miller
TOWN CLERK

INSTRUCTIONS TO VOTERS

TO VOTE, completely fill in the OVAL to the RIGHT of your choice(s) like this: ●

OFFICIAL SPECIMEN BALLOT

BALLOT QUESTION

QUESTION 1:

Shall the Town vote to amend the Needham Zoning by-law as set forth in Articles 8 and 9 of the October 21, 2024 Special Town Meeting Warrant, including the amendments set forth in Articles 10 and 11?

Summary

The October 21, 2024 Special Town Meeting voted to adopt a set of zoning amendments presented under Articles 8, 9, 10 and 11. This set of zoning amendments creates a new "Multi-family Overlay District" with multiple sub-districts in which multi-family housing is allowed by right at a greater density than is allowed under existing zoning. The zoning amendments include dimensional regulations for each sub-district, development standards, a process for site plan review, minimum affordability requirements, and other regulations applicable to multi-family housing developments. The full text of the zoning amendments as adopted by the motions presented to Town Meeting is printed in the information booklet.

These zoning amendments were presented to Town Meeting in the context of Massachusetts General Laws Chapter 40A, §3A, the so-called MBTA Communities Act, which requires MBTA communities to have a zoning by-law that provides for at least one district of reasonable size in which multi-family housing is permitted as of right.

A yes vote on Question 1 would affirm the Town's adoption of the zoning amendments described above.

A no vote on Question 1 would repeal the Town's adoption of the zoning amendments described above.

YES ☐

NO ☐