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Date: March 7, 2019 at 7:49:25 PM EST
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Subject: Formal Comments on proposed Zoning Bylaw Amendments
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I was told one of the proper ways to make formal comments is to send this email to the members of the board.

Comment 1: I believe article 16 is flawed. It exacerbates the quantization effects already found in the zoning code; by making certain specific numbers of units in a development more profitable than other specific numbers. It also has a strong bias toward smaller developments which serves no apparent purpose.

I believe it would be better to try to remove the quantization effects entirely from this section of the zoning code, by changing it so that any fractional affordability unit would require an equivalent payment based on the size of the fraction; with the option to the developer of rounding up and receiving an equivalent subsidy for doing so.

Comment 2: I applaud the changes that will help to increase the towns' housing stock and affordability. It is unfortunate that local politics and voters will not allow the creation of actually affordable housing; but since that is the situation we have, taking the best substitute steps available is what we have to do.