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To: "Jenny Raitt" <JRaitt@town.arlington.ma.us>
Date: Mon, 18 Mar 2019 09:55:07 -0400
Subject: Fwd: Proposed changes to Zoning Bylaws will not mitigate climate change, will exacerbate heat islands, will imperil tree canopy

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Date: Sat, 16 Mar 2019 14:43:10 +0000 (UTC)
Subject: Proposed changes to Zoning Bylaws will not mitigate climate change, will exacerbate heat islands, will imperil tree canopy

**Dear Chairman and Members of the Arlington
Redevelopment Board:**

**Governor Baker's recent testimony 2-6-2019 before the
Committee on Natural Resources, US House of
Representatives, in Washington DC emphasized the need
for:**

**climate-smart infrastructure, and nature-based solutions that protect
public health, safety, and property. This is absent from the proposed
Zoning Bylaws. Also absent:**

**right-sizing culverts to accommodate increased stream flow from more
intense storms;
restoring floodplains along rivers and streams to prevent flooding;
employing nature-based solutions such as wetland restoration in
urban areas to absorb increased runoff during storms;
upgrading combined sewer overflows to separate wastewater from
storm water to ensure cleaner water and fewer flooding events
involving untreated sewage;**

Does Arlington's democratic process serve the community or outside groups?

Speakers at the March 11 ARB hearing, link below, succeeded in illustrating what the Density Articles, Articles 6-15, represent:

overreach by a subset of interests - real estate
environmental degradation

Nothing in Articles 6-15 guarantees Affordable or affordable housing.

The most strident voices in support are a real estate developer and an individual who lives surrounded by Conservation Land.

Don Seltzer has graphics illustrating what Metropolitan Area Planning Council (MAPC) and Citizens' Housing and Planning Association's (CHAPA) proposed changes would create. (Minute 34)

Keith Schnebly, (Minute 48)

Wynelle Evans (1:31:00)

Chris Loretta presents keen analysis on what the Master Plan presents and what others claim.(2:07:00)

Those are the highlights from March 11, 2019. Other citizens spoke up defending the existing Bylaws, pointing out that some parts of

town, R0-R3, will not be affected at all, easy for some people to advocate change in other people's neighborhoods. In which neighborhoods do each of you live? Will you be left with any trees?

Why are Metropolitan Area Planning Council, (MAPC), and Citizens' Housing and Planning Association, (CHAPA), attempting to subvert our Town's democratic process? They interfere in the deliberative committee process. Who funds them?

The Town's Office of Planning and Community Development is lead by a 9 year employee of MAPC and a member of APA.

There is nothing, NOTHING in the proposed Bylaws that defends the environment, protects our existing tree canopy, mitigates extreme heat or addresses storm water run off. Climate resiliency is absent.

This directly contradicts Jennifer Raitt's testimony in Washington DC Wednesday March 13, 2019 on behalf of the American Planning Association, (APA).

Kind regards,
Beth Melofchik
Russell Street

[Redevelopment Board Meeting - March 11, 2019 - Arlington Community Media, Inc.](#)