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To: "Jenny Raitt" <JRaitt@town.arlington.ma.us>  
Date: Mon, 25 Mar 2019 10:02:10 -0400  
Subject: Fwd: Comments on Selected Town Meeting Warrant Articles

From: Paul Parise <paulparise28@gmail.com>  
To: Andrew Bunnell <ABunnell@town.arlington.ma.us>, E Benson <EBenson@town.arlington.ma.us>, K Lau <KLau@town.arlington.ma.us>, D Watson <DWatson@town.arlington.ma.us>  
Date: Sat, 23 Mar 2019 17:57:00 -0400  
Subject: Comments on Selected Town Meeting Warrant Articles

TO: ARLINGTON REDEVELOPMENT BOARD MEMBERS (ARB)  
RE: Comments on Town Meeting (TM) Warrant Articles 6 through 16, 24, and 25

Please note for the record my comments on the above-listed TM zoning bylaw warrant articles.

I have attended numerous Town meetings (Town Forums, ARB, etc.) concerning the proposal of these zoning bylaw changes. From these presentations I understand that the motivation to propose some of these changes (Articles 6 - 16) is to increase the housing diversity, the affordable housing availability, the vibrancy/business opportunities in our commercial corridors, and increase our tax base. Two of the articles (24 and 25) concern smaller changes to existing bylaws.

For reasons given below, I am concerned that Articles 6 through 15 do not achieve the goals discussed above. I believe it is necessary that the Town study these increased density proposals; make changes to conform to our citizens' desires as detailed in the Master Plan; and carefully examine alternative methods to increase the affordable housing supply. I believe there may be many unintended negative consequences if these articles are adopted as currently written.

Some of my concerns include (but are not limited to):

- Loss of open space (I do not agree that balconies and roofs can effectively or partially mitigate this loss)
- Reduction of lot size to 5000 sq. ft. will not promote affordable housing production (it will in fact limit it by allowing multiple 5 unit buildings on a subdivided formerly large lot)
- Allowing up to 5 story buildings with zero setback at the sidewalk will create deep shadows on its street and neighbors in abutting districts. Without sufficiently wide sidewalks, the pedestrian experience will be rather negative and non-vibrant.
- Parking requirement reductions will further exacerbate specific parking issues in Town.
- I see no specific roadmap/path to developing more affordable housing based on these proposed bylaw changes. In fact I believe these only serve to develop more market-rate housing and commercial properties potentially leading to a displacement of current residents and businesses.
- I have not seen any legitimate buildout and shadow studies done specifically for the neighborhoods impacted. The sketches shown at recent meetings were not applicable to Arlington.
- Article 15 was recently reviewed by the Residential Study Group (RSG). I attended that meeting. For all the reasons given there, including the potential enforcement problems

discussed (Inspectional Services and Fire Dept.), I agree with the RSG and recommend No Action on Article 15.

**I therefore ask that the ARB vote for No Action on these Articles 6 through 15.**

While I support the concept of Article 16, I would prefer that it is amended in a manner to provide a greater ratio of affordable units to market-rate units than proposed. **Given that type of amendment, I would endorse Article 15.**

**Lastly, I endorse Articles 24 and 25, especially the safety concerns associated with the Article 25 amendment.**

Thank you for your consideration of my comments.

Sincerely,

Paul Parise  
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