

From: "Jenny Raitt" <JRaitt@town.arlington.ma.us>  
To: "Christian Klein" <cmqklein@gmail.com>  
Cc: "Erin Zwirko" <EZwirko@town.arlington.ma.us>, <abunnell@town.arlington.ma.us>, <KLau@town.arlington.ma.us>, <DWatson@town.arlington.ma.us>, <ebenson@town.arlington.ma.us>, <MMuszynski@town.arlington.ma.us>  
Date: Tue, 26 Mar 2019 06:38:25 -0400  
Subject: Re: ARB Comments

Christian,

Thank you for your comments.

Best,  
Jenny

Jennifer Raitt  
Town of Arlington  
Director of Planning and Community Development  
781-316-3092

On Mar 25, 2019, at 10:21 PM, Christian Klein <[cmqklein@gmail.com](mailto:cmqklein@gmail.com)> wrote:

Ms. Raitt,

Please accept the following comments on the warrant articles before the ARB.

Article 15: The current inclusionary zoning bylaw only requires affordable housing in the high density districts. To truly democratize affordable housing in town, we need a method of encouraging affordability in all of our residential districts. Allowing the establishment of accessory units that are required to be affordable will open the vast majority of town to all income groups.

Article 23: If this article proceeds, it will be incumbent upon Town Meeting to provide additional resources to the ZBA to implement the request.

Article 24: Consider further amending the definition to read: "A story which is under a gable, hipped, ~~or gambrel~~, or other sloped roof with a pitch of at least 2:12, where less than one half the floor area measured from the underside of the roof framing to the finished floor below has a clear height of 7 feet 03 inches or more." I'd go for a lower height threshold, but I don't think anyone would accept it.

Article 25: Changing the measurement of driveway slope from an average slope calculation to a maximum slope is a very prudent measure.

In addition, I would encourage the board to consider establishing subdivision bylaws to discourage the subdivision of lots to avoid the affordable development threshold.

Thank you for your consideration,

Christian Klein