

From: "Jenny Raitt" <JRaitt@town.arlington.ma.us>  
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Date: Tue, 26 Mar 2019 18:02:58 -0400  
Subject: Re: Please DELAY Voting on the Zoning Articles for another YEAR

Ellen,

Thank you for your comments.

Best,  
Jenny

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

On Mar 26, 2019, at 5:18 PM, "[elscorn@aol.com](mailto:elscorn@aol.com)" <[elscorn@aol.com](mailto:elscorn@aol.com)> wrote:

Dear Members of the ARB,

I have been attending both closed and open meetings of the ARB, reading the articles, Master Plan, and engaging with residents. I have really been able to hear both sides. I am not against development in Arlington per the goals of the Master Plan. However, in the open meetings I have attended, I have heard of many concerns about the zoning changes that must be clarified before a vote by the Town Meeting Members and Select Board. I own and live in an 1854 farm worker's house, 48 Park St, and have been harassed by builders wanting to tear down my house to build more luxury condos. I live off Broadway, one of the streets that could have major changes if the bylaw amendments are passed.

The more I hear about what concerns that have NOT been considered, I want the Select Board to DELAY voting on these articles for another year. Although the ARB promises Increased affordable housing, decreased taxes, roof top gardens in place of current tree canopy, increased income with tiny houses allowed to be built on existing lots without changing the zoning, and less parking because of less cars even though there's more housing.

I do not hear strong supporting evidence that any of this is guaranteed. The builders have the upper hand: they will avoid the requirement for inclusion of affordable housing, taxes will not go down, luxury housing does not guarantee fewer cars (buyers who come into town can afford more cars), Roof top gardens are private and don't include large trees for climate change. The Fire Chief has not been included in the discussion of Accessory Units, and thinks it's unsafe, the Inspection Services also was not included and won't be able to enforce building codes before or after, so there probably be an increase in illegal housing. No setbacks, no consideration for climate change, no communication about increased public transportation, no consideration of effect on increased school registration, "no moral responsibility of the builders to increase diversity." (3/25/19 Open meeting comment). Let's tighten the loopholes and figure out ways to support affordable housing first.

I think we should take a cue from the Mayor of Newton who has decided to DELAY voting on density for more consideration (Boston Globe 3/24).

Thanks for your consideration of a DELAY in voting on these amendments at this time.

Sincerely, Ellen S Cohen

If you have questions, email: [elscorn@aol.com](mailto:elscorn@aol.com)