

January 24, 2021

Members of the Board,

We are writing to you regarding several serious concerns that we have as direct abutters to the Mugar Property. During the ZBA meetings, we have expressed these concerns but, have had no direct response to any of the items we have brought forward. Below is a list of concerns that we would like answers or clarification on:

1. Permitting: On September 1, 2016, the developer had given submittals to permitting this project with a package that was far from complete: missing several key components such as wetlands, traffic impact, and conservation studies. ***Why was the 2016 permitting date accepted for this project when it was not complete?*** Now that the entire project has been revised with significant changes, Oaktree should be required to submit new permitting applications as the project has changed in location, footprint, structure and demographics. ***Why is this revised plan being allowed to continue with the 2016 permitting date?***

2. ZBA: At the cost of removing one- and two-family dwellings along Dorothy Road, this revised project is in a totally different area than the original setting. As this land is zoned for one- and two-family dwellings, this will cause a significant change to the neighborhood. This project demographically does not fit in and will cause financial hardship to all residents in this small East Arlington neighborhood. Oaktree has compared this project to the Vox situated on Route 2 which has multiple access points on Route 2 and a secondary access road behind the development. The Vox is set in a commercial atmosphere with no one and two-family residential abutters. This is far from comparable. The ZBA should be protecting the residents and the existing zoning protocol. This new proposed footprint should have been submitted under current times with a fully completed submittal package. Therefore, once again the 2016 submittals should have been rejected as well as this most recent change. This four-story building will now put all the homes on Dorothy Road in the shade. ***What impact studies will be performed to ensure these homes of sunshade loss?***

3. Wetlands: Under the recently submitted plans, it appears that the 100-year floodplain map being used does not illustrate the true setbacks. Based on today's FEMA 100-year floodplain map, the developer would be building in the middle of the wetlands. All direct abutters will feel the ramifications of this project being constructed as it will raise the water table significantly and dramatically increase the floodplain. Recently, a wetland's study was performed. The credibility of this study is severely in question as we have been in a severe drought with water levels being the lowest in a decade. ***What floodplain map is being used and will Oaktree be reproducing a new wetlands study?***

4. Traffic Impact: The developer Oaktree has submitted traffic impact studies which have been based on the Vox Study. This is not comparable as this area has been zoned for one- and two-family dwellings. Our home will be directly impacted by this development as the entrance/exit will be at the foot of our driveway causing significant hardship. We feel that any access through our small neighborhood should be denied. Again, this traffic study should have included in the original submittals for permitting. Having the study submitted during the pandemic is unrealistic with adjustment factors not having any credibility. ***Why is egress of this building going through our thickly settled district?***

5. Value Impact: Oaktree's development will cause significant loss of value to all our homes in this small community as we will be living next to a 40B development with a commercial setting. The comings and goings of traffic patterns will cause a significant drop in value. Now Oaktree is trying to tell us that each unit will only need 1.3 spaces per unit, which will leave us as abutters with parked cars up and down our already crowded side streets. ***How will this issue be addressed?***

We would appreciate your time in reviewing our questions and concerns.

Sincerely,

Robert & Julie DiBiase