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Subject: Thorndike Place

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Dear Mr. Klein, ZBA Members, and Ms. Maher,

Thank you for the time you have spent hearing the concerns of both sides regarding the potential development of the Mugar Wetlands in East Arlington. As evidenced by the meeting last night, the surrounding community is largely opposed to the proposed Thorndike Place complex. I abstained from comment last evening, but would like to provide you with concerns that my partner, Florence Murphy, & I share about this proposal.

I just measured Dorothy Rd., curb-to-curb. It is 24'10". Attached is a photo of 3 cars parked across the road. There is room for the 3 cars, but I have grave concerns about the ability of any vehicle to fit through if there are construction trucks parked along the road. Specifically, emergency vehicles would be severely challenged in this endeavor. What happens if a resident along Dorothy Rd. has a medical emergency and an ambulance cannot reach them because of construction vehicles? Add some snow to the mix, and the challenge increases significantly. What happens on trash day? There are 28 households between the corner of Littlejohn and Dorothy and Dorothy & Parker Rd. What are they supposed to do on trash day? I do not think it is possible for JRM trucks to squeeze by during construction, particularly if there is snow added to this equation.

The traffic ramifications of this project are incomprehensible. As I mentioned, there are 28 households just between Littlejohn & Parker, along Dorothy Rd. Add another 170 or so cars to the mix, and you have a recipe for unsafe conditions. If the you refer to the traffic study conducted 4 or so years ago, pre-pandemic, you will see that an officer who was parked on Mary St., just before Littlejohn, counted 500 cars in 2 hours who tried to cut down Mary St. to Margaret St. in order to avoid the Lake St. traffic. The additional cars + bikes will at least amount to close calls, but more likely will result in injuries. I am a nurse and do not want to see this happen.

Placing an at-risk population on wetlands is simply not fair to them. The likelihood for flooding of the parking garage and basement area of Thorndike Place is quite real. A population in need of affordable housing can ill-afford high insurance rates and the cost of replacing their cars and belongings due to avoidable water damage. Our house has a French drain around the basement, with the sump pump running constantly during snow melt times and during heavy rains. That is significant because our house is on Mary St., 2 blocks away from Dorothy Rd. Where does Oaktree think the water is going to go?

Have they studied the actual water flow below ground? I think it is their civic duty to conduct such a study.

If this project does go forward, what types and sizes of construction vehicles will be traversing Littlejohn St. and how often?

Again, thank you for your time and consideration of our concerns.

Ms. Maher - would it be possible to forward our email to the appropriate personnel at Mass Housing or any other officials at the state level? We do hope that state officials take the time to come see why we are so opposed to this development

Sincerely,

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