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Date: Mon, 24 Jan 2022 11:42:01 -0500  
Subject: Zoning - You can't plan where to go, if you don't know where you are

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Board members,

From the standpoint of whether the town meets 40B requirements or considering zoning changes, an accurate land use map is mandatory.

The zoning map used to create the Housing Production Plan is, unfortunately, deficient and not useful in creating an informed plan.

A good portion of the land in town zoned "Residential" is not Residential.

Cemeteries, Schools, Parks, Golf Courses, the island in Spy Pond and other locations should not really be in the "Residential" classification.

Unless State Law allows the Town to deduct these type areas in considering 40B applicability, the Town should consider rezoning these areas, raising the actual percentage of affordable housing land in town. Rezoning is also necessary to know where you are now in order to consider zoning changes.

Neighboring Winchester, among other towns, has done that.

In Winchester, parcels of these types are zoned "Conservancy - Institutional District (SCI)", see here:

<https://www.winchester.us/DocumentCenter/View/4147/Zoning-Map>

The Winchester Zoning Code shows the uses allowed in that zone on pages 3-3 to 3-9 here:

<https://www.winchester.us/DocumentCenter/View/228/Winchester-Zoning-Bylaw-PDF?bidId=>

A truer picture of actual land use in Arlington would result if non-residential uses were not residentially zoned, might help in future 40B situations, and is required to make plans for future land use.

An accurate zoning map and accounting of land area is likely to show Arlington meets or exceeds the 40B 1.5% requirement.

You can't plan for the future if you don't really know where you are today.

Regarding eliminating single family zoning, the two most important exhibits in the HPP are Map 2.2, showing children under 18, and Map 1, showing Residential Zones.(Both maps excerpted below)

\*It appears families with school age children are overwhelmingly in the single family residential zone.\*

Among other means, people vote with their feet.

Towns compete for residents based on various criteria.

If families seek single family houses and Arlington does not offer them, they will choose to buy and live in those towns that do. While families in Arlington currently have a "move up" path, from owning or renting in a 2 family to buying a single family home, eliminating single family zones says to them they should look elsewhere.

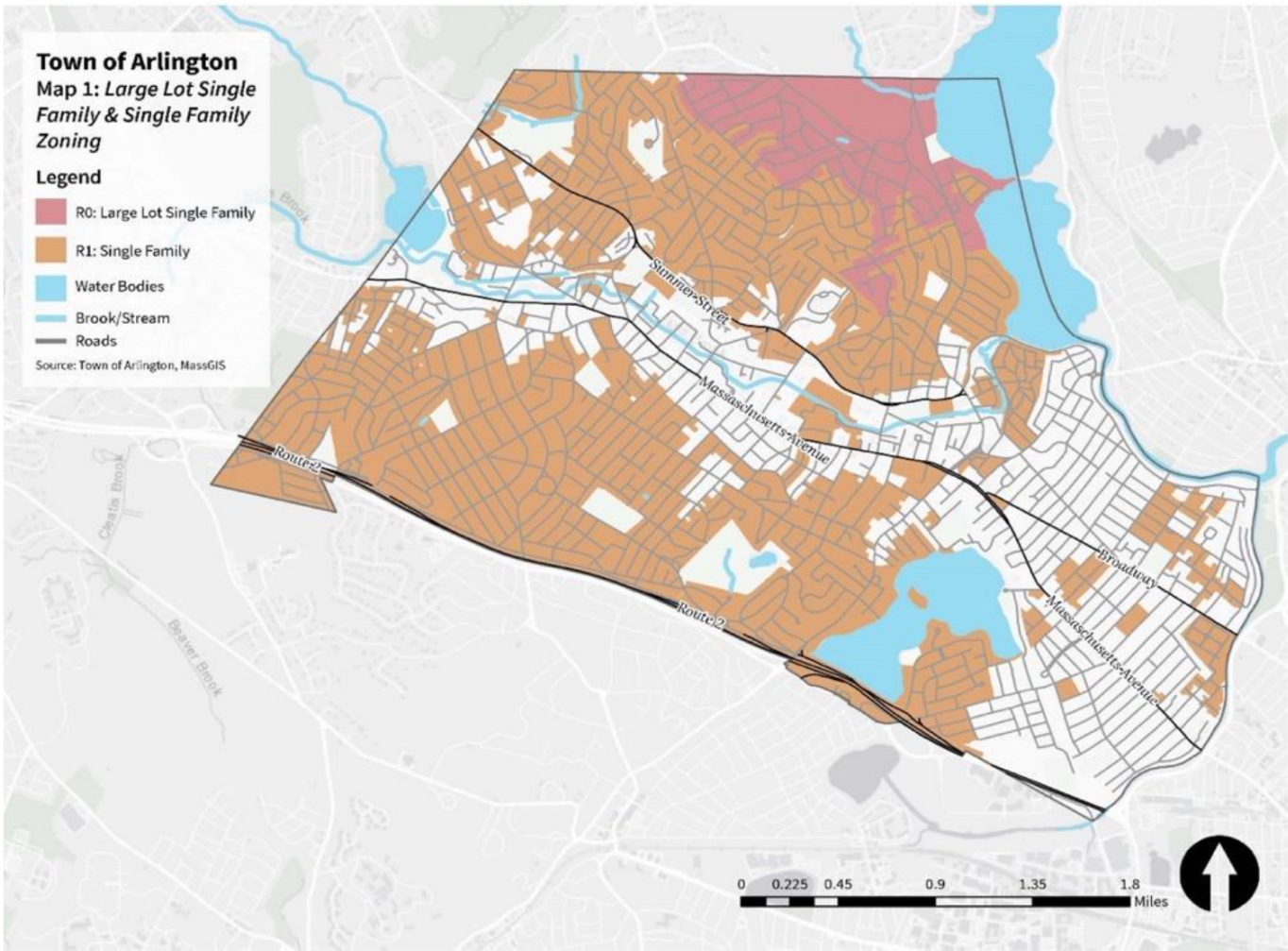
There are consequences to losing young families in town that are predictable and should be seriously considered.

These changes do take time. That passage of time is often used to disarm or mollify opponents or residents at large. "Don't worry, things won't change overnight. There will be time to adapt."

Well, the time does pass and the final result will occur.

It is up to you to decide now if that is where Arlington should go.

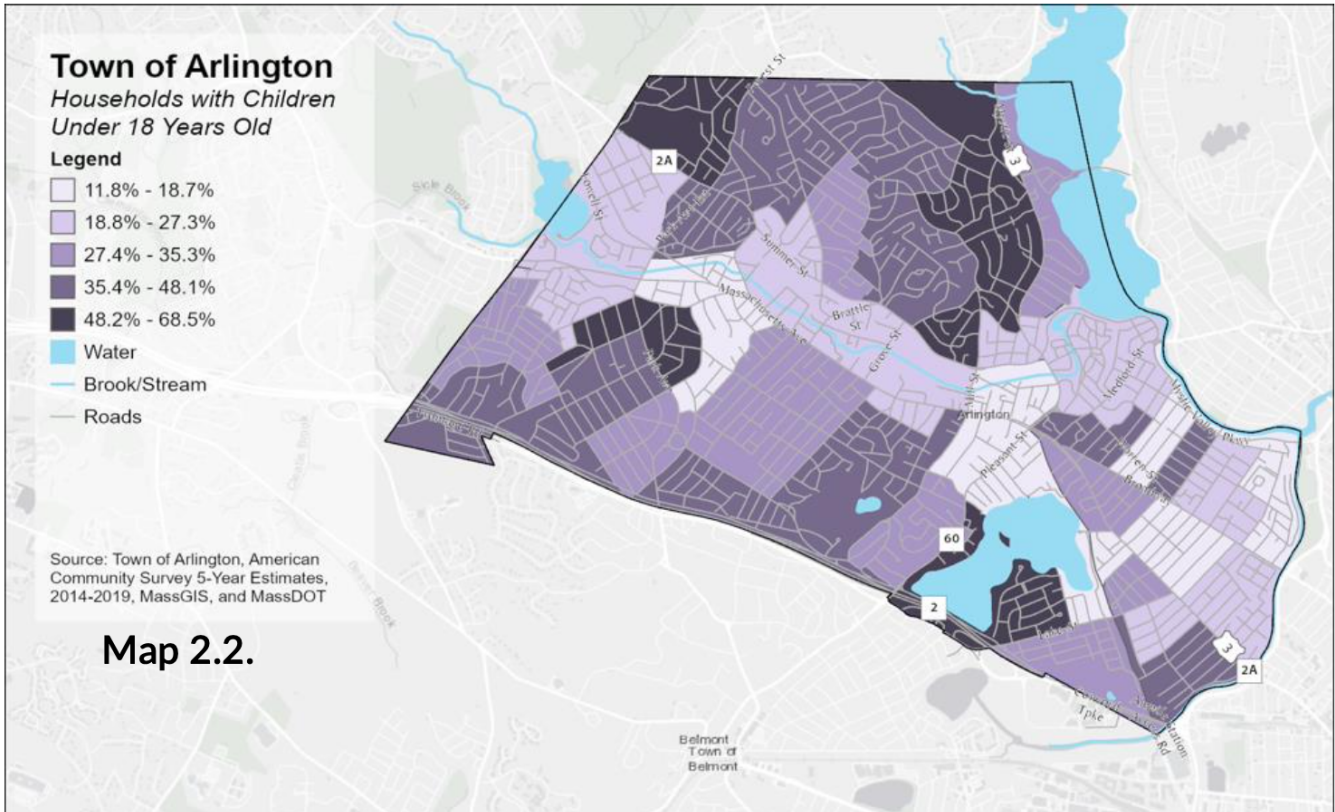




Arlington Housing Plan 2022

Rev. 01-10-2022

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Stephen Blagden