

**From:** sachem.com  
**Sent:** Monday, September 11, 2023 7:25 PM  
**To:** Claire Ricker  
**Cc:** bgroves@sachem.com; Sandra Groves  
**Subject:** Overreach & disproportionate impact to East Arlington

Respectfully,

Having watched the July 2023 public meeting I think that most of the town does not know what is about to hit them as builders and real estate investors salivate at the naivety of those applauding radical plans to transform only some sections of the town and to maximum degrees.

As an engineer it's clear to me that the homework has not been done.

The city of Newton, with its MBTA station, has planned 3500 new units. For context Newton is over 18 square miles or more than 3x Arlington's size for its similar population count. Arlington is already on the top 10 most dense towns or cities in the State per the 2020 census. Rumored plans of multiples beyond the state law begs the question: Why not comply with the state requirements rather than over reach with significantly risky town changing numbers? The study committee haven't the impact studies to rationalize exceeding that mandate in regards to runoff flood risk for those of us in lower elevation flood zones, not studied traffic, noise, snow removal, heat island effects, lack of tree canopy, school/classroom requirements. There are no assurances that these plans & encouragements toward them won't be over crowded and shoddy constructed regrets that forced teardowns of 2 & 3 family houses for the sake of greatest revenue for a builder or long term leases. 1K sq foot units with no place to park a car is not family nor working class friendly especially when it will rent for \$3500/mo as is evident with the developments along Rte 2 in Cambridge. With so many uncertainties and lack of legal control over who will build what up -to the imposing apartment buildings you propose allowing in scope and as sited with setbacks how is this not simply a gift to builders & a disregard of homesteaders who have sunk their lives into 100 year old 2 family homes?

How is it that this plan ignores almost entirely single family homes but packs skyblocking structures around & in place of 2.5 story multifamily homes that dominate East Arlington along Boadway & Mass Ave?

Our family, having lived in a 2 family for 56 years is concerned and saddened at this cramming especially so much in excess of the state's mandate.

If our voices matter, and they seem not to given how few are surveyed, we say NO to plans that exceed state requirements by law and that have not accounted for significant negative impact to our investment and well being.

Sincerely,  
William, Sandra, and Wm Jr Residents of East Arlington since 1964 and home owner tax payers since 1974.