

From: James Fleming

Sent: Monday, September 18, 2023 9:45 AM

To: Claire Ricker; Rachel Zsembery; Stephen Revilak; Eugene Benson; Kin Lau

Subject: yet another public comment for the ARB hearings

Hello, again!

Please consider this additional public comment for the 9/18 hearing.

I noticed that the main motion for **Open Space In Business Districts** changes how Usable Open Space is calculated:

- to the operation of the building; and
- (5) Unenclosed porches, balconies, and decks.
- C. For the purposes of this bylaw, the district dimensional requirements for Usable Open Space and Landscaped Open Space are calculated based on ~~Gross Floor Area~~lot area.

I am very concerned about this. Almost always in an R0/R1/R2 lot, the lot area is larger than the GFA because the FAR is <1. This change has the effect of *increasing* the UOS requirement for average homeowners, which may create nonconformities where they did not exist before.

I recommend you clarify that this only apply to Business and Industrial parcels, as I believe that is your intention.

- James Fleming, 15 Melrose St