

From: Daria Boeninger

Sent: Monday, October 2, 2023 1:02 AM

To: Claire Ricker; Jim Feeney; Rachel Zsebery; Eugene Benson; Kin Lau; Stephen Revilak; Ashley Maher; MBTA Communities; Eric Helmuth; Stephen DeCoursey; Len Diggins; John Hurd; Diane Mahon

Subject: proposed density overlays/response to MBTA communities Act

Greetings—

I am very concerned about the current development proposals related to the “MBTA Communities” Act, and would ask all relevant bodies/committees/representatives involved to reject them in their current form (or vote 'no action' be taken on them) for the upcoming Special Town Meeting. The current proposals do not seem to be supporting core intents of the law, such as increasing density in areas close to MBTA transit hubs. The current proposals also appear most likely to undermine the creation of much-needed affordable housing & to increase housing costs, which is completely unacceptable.

Further, these proposals undermine our community’s health across several domains: increased strain for residents of the densest areas (far from any actual MTBA hubs) by restricting parking; increased pollution, heat, and other forms of lack of environmental sustainability by leaving out space for trees and other green spaces; and development plans that will likely drive out businesses and civic spaces—and that have not adequately considered the impact on core community infrastructure, including (the capacity of) schools and the already-overburdened drainage/CSO system that regularly violates basic federal requirements.

The current proposals go well beyond the density required by the law, and this seems to be a mistake—I ask that you all start with proposals for density overlays that comply with the minimum required, rather than going so far beyond the minimums—density can always continue to be increased if it proves to be beneficial to the town.

Again, please reject or vote “no action” on these current proposals for the upcoming Town Meeting.

Thank you for considering,

Daria Boeninger