

From: Christopher Heigham
Sent: Thursday, September 28, 2023 12:59 PM
To: Rachel Zsembery
Cc: Kin Lau; Eugene Benson; Stephen Revilak; Claire Ricker
Subject: STM warrant articles

Warrant Articles 4-11

I'll echo Laurel Kayne's request for pictures and diagrams to show their effect. Given how intensely visual Architecture is, I'm surprised you don't already have these for yourselves.

Warrant Article 12

Caution is warranted here.

First, Section 3A is unlikely to be the last state mandate. Rather than vastly overshooting the mark now, consider a "compliance budget" that we must spend wisely.

As you saw from the WG 7/25 meeting and your 9/11 hearing, there already is a lot of questioning and dissent about the capacity of the both proposed overlays. If this article squeaks through TM with only 50%+, it will be very bad for the town going forward. Aim for 80% or more, which is possible if the overlay is reduced to, say, a capacity of 5000. This also fulfills the spirit of the law by creating the potential for 3000+ units.

You could start with the intersection of the two Working Group alternatives, which removes the neighborhoods added very late in the process. You have plenty of capacity to do this.

And look at a 3-story limit for the Neighborhood Zones.

The WG resisted going through any proposed overlay parcel by parcel, so now that's up to the ARB. Residents and organizations have already singled out some historic and religious parcels in the current overlays as inappropriate, so this work is clearly necessary.

Also, the late elimination of so many dimensional regulations, which was not discussed by the WG, is alarming and needs much more examination.

Respectfully,
Topher Heigham, TMM P15