

From: C Wagner

Sent: Monday, October 2, 2023 12:53 PM

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

Cc: Jim Feeney; Ashley Maher; MBTA Communities; Eric Helmuth; Stephen DeCoursey; Len Diggins; John Hurd; Diane Mahon

Subject: Arlington and Arlington Town Meeting deserve better - bring a 100% compliant option with effect analysis to Spring Town Meeting

Please include this in the official correspondence

Dear Distinguished Members of the ARB:

Arlington is not well served by the current MBTA Communities density act proposals before you. In other towns, redevelopment boards and town officials have ensured that town affordability laws have been protected, that 100% compliant options that meet the state's requirements were provided and that the task forces to determine options for the town were made up of a broad base of town stakeholders, including the elderly, those advocating for affordability, environment, historical preservation, pollution and congestion reduction and town finances/property taxes. In the case of the proposals that the Working Group has put before you, none of this has been done.

Especially because the vote of the ARB will be scrutinized - since 2 of your 4 voting members were actually on the Working Group that created these ruinous proposals (!), the ARB should ask that a new task force is created to meet the deficiencies listed above from a broad cross section of Arlington's stakeholders.

I ask you to vote "No Action" on all MBTA density overlay proposals - and the new density Articles the Town has presented to you BUT NOT PRESENTED TO THE PUBLIC PROPERLY. The Town should know that we and all other MBTA Communities towns are given until December 2024 to get this right. Dangled "carrots" of allowing Arlington to join a pilot project to ban fuels aside, these zoning changes are going to be the largest changes in our town in our lifetimes. We must inform the people fully of what's proposed, and we should give the Town Meeting at least one more option: 100% compliance: 2046 units on 32 acres or similar, with some of the density where the law intends it - by Alewife. Better study of negative and potential unintended consequences is necessary. You require this for a new business or a change of a sign on a street - but little analysis has been provided for this...

Do you recall the 2019 Town Meeting decision by Chair Andrew Bunnell - who promised Arlington that the ARB would require a higher standard in the future? With questions of conflict of interest on your ARB vote, with the largest changes in our lifetimes before you, it is essential for faith in you and your work to give our town and Town Meeting better options - at the coming Spring Town Meeting. With a proposal that is, in essence, a state-mandated TAX on our people and affordability for renters - a requirement to build higher priced housing, we should move more cautiously than is shown in the proposals before you. Only you can act to preserve the integrity of the ARB's vote on such matters.

Thank you,

Carl Wagner

Edgehill Road

Precinct 15 Town Meeting Member