

From: Annem Chan Waiy

Sent: Friday, March 15, 2024 12:06 PM

To: Rachel Zsebery; Stephen Revilak; Kin Lau; Eugene Benson; Shaina Korman-Houston; Claire Ricker

Subject: Warrant Article 34 and 31

Dear ARB board members,

We are in opposition of Article 34: Residential Uses and Article 29: Reduced height buffer.

The combination of the proposed Article 34 (residential uses), Article 25 (building definition: building, attached) and Article 26 (open space requirements with the exception of accessory building) will allow for up to three family houses in neighborhood of single houses and the numbers of new possible units that the proponents of Article 34 are suggesting will be a lot more. They mentioned that it wouldn't be considered "intensive" since all the Dimensional Regulation aren't changing but, that is exactly the problem. The current R dimensional table does not call for a Minimum Lot area per Unit, nor for a Maximum Lot Coverage on R3. All these regulations will allow developers to convert single families into two-families and then add an accessory building in the back with on 6 ft setback and up to 2 ½ maximum height (stories). And having those as by-right projects will not give the opportunity to neighbors or the board to analysis each case in detail. That will increase the paved areas for parking, walkways, patios, etc. The Dimensional Regulations call only for 10% landscape area and 30% Usable open space and in both zoning definitions there is no distinction into permeable open space. There will be an increase of water runoff and none of that has been considerer while proposing this article revision. Currently we see that even on R1 Single Family neighborhoods when a developer builds a mega mansion and all the front is cover with a paved driveway, entry and walkways and big patios in the backyard.

We think this proposal should not the approved. Any project that is more than two-family should include a Civil Site Plan review. Also, with the recently approved MBTA Communities zoning approval we will start to see the increase in housing immediately. In the future, with a better analysis and other changes in the Zoning Bylaw regarding permeable area, Site Plan review and setbacks, converting Single-family into Two-family will be more realistic in increasing the housing market demand while keeping our green areas and the look of or neighborhoods. And we are not mentioning the increase use in our school system, social service and traffic.

Regarding the proposed Article 29 we are in opposition of the proposed distance reduction numbers as it will affect R districts. The proposed 50, 35, and 25 distance is too much and will allow almost all projects to go for the taller buildings. As an example, in B district the front set back is 20ft. and in I district is 10ft., a typical street width is 40-45ft. With that any residence on the other side of the street could end up with a up to a 5-story building in front of them. It should be review case by case where the Board can assess the effects on residential neighborhood, it should not be by right and a shadow study can be part of the requirements.

Thank you for listening us and to represent us.

Sincerely,
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