

From: Mellela Marx

Sent: Friday, March 15, 2024 3:00 PM

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

Subject: VOTE NO to Draft amendment to the zoning law Section 5.9.2 Accessory Dwelling Units, Subsection B.

Dear Town Meeting Member,

I am writing to express my concern about the draft amendment to the zoning law Article 27: Section 5.9.2 Accessory Dwelling Units, Subsection B.

Permitting additional dwelling units by right added on to existing dwelling units without regard to current FAR requirements and allowing up to additional 900 SF seems excessive. In effect, it seems that this could allow some one to have free reign to add an entire floor or put a large addition to their property without meeting FAR or setback restrictions or without getting special permissions from the neighbors.

This amendment would open up opportunity for developers and landlords to cram in more units into already very tight lot sizes and would not necessarily meet the goal of providing more affordable housing. Furthermore, with no additional parking requirements, it would lead to more congestion and parking problems on streets and further tax our already strained public schools and public works departments. In addition, it would change the character of the neighborhoods in Arlington that are mostly small, residential, single or two family lots.

Currently, there is no law saying you can't add another dwelling unit to your property if you are meeting the FAR, egress and parking requirements to do so. If you don't meet the requirements, then you can apply for a variance and get your neighbors approval. There is no reason to make this type of development allowable by right without neighborhood approval.

Please vote NO to this amendment.

I was also alarmed to see you are proposing deleting the wetlands overlay protection in Article 28. Why are we proposing removing wetlands protections? Please do not delete this section and keep the wetlands protections in place.

Thanks for your consideration.

Sincerely,

Mellela Marx

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Town of Arlington property owner and resident for 20 years