

**From:** Liz Colbert

Hi Gail, would you please share this email with the MBTA Task Force. I could not find all of their email addresses, thank you, Liz Colbert, 22 Sea Street

Just wondering if the committee is doing any calculations on the effect (both monetary and quality of life) of any possible build out of 555 potential new units in our small town. I know the new MBTA law only says we must have multifamily by right zoning, and not build anything, but as Denny Hall pointed out at your Sept. 25<sup>th</sup> meeting it would be advantageous for developers to buy an existing home for about \$800,000 and build 15 condos selling for \$1.6 million each. I think it's naive to think we're just going to have some new zoning laws on the books and no new development, and that our many historic homes that are within .5 mile of the train station aren't at risk of being demolished, and thereby changing the charm and character of our town. I know the committee heard from Mr. Federspiel on possible loss of grant money. I think the committee also needs to hear the flip side of that - what happens to our schools, fire/police, roads/water/sewer infrastructure with new development - this needs to be quantified. Isn't our BOS talking water rate hikes and water conservation - so why does your "Frequently Asked Question" document lead residents to believe our infrastructure will be fine with any build out? And I also know that our current zoning allows for by right multi family housing, but I believe our current zoning requirement of 5 parking spaces for a 3 family home makes it more difficult for developers to buy a home/demolish/build multiple units. I don't believe you will be able to put this same parking restriction on any MBTA housing as the state will not allow any burdensome restrictions on the new MBTA zoning.

I agree with Mr. Smith's comment on Sept. 25<sup>th</sup> that why should any one district bear the brunt of this new zoning, but, as a home owner in Zone E, a single family zone, I would vote against any zoning that changes my single family zone to multi family. I bought my home as a single family zoning and do not feel the State or Town can tell me I can no longer live in a single family district. Should the Town vote to do so, I would expect everyone in this new overlay district to expect tax abatements, a further cost to our town.

My home was built in the 1730's, and all of my neighbor's homes are also of this time period - are we going to leave all these historic homes vulnerable to demolition? Also, I would be against any demolition delay bylaw. If you're thinking of changing my single family residence to multi family, I don't think you should put the further burden of a demolition delay - you can't live in a single family zone and you can't sell your home when you want/need to! I think a demolition delay is a weak way to protect our historic homes and thereby the charm and character of our town.

Thank you for your time - I know you do not have an easy task!  
Liz Colbert, 22 Sea Street