

## Melissa Tryon

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**From:** Ethan Croce  
**Sent:** Thursday, November 9, 2017 12:51 PM  
**To:** Melissa Tryon; Amanda Stearns; Nathan Poore  
**Subject:** Planning Board MRA Public Hearing - Moratorium for Two- and Multi-Family Subdivisions in Certain Zoning Districts

At its November 7, 2017 meeting the Planning Board, acting as the Town's designated Municipal Reviewing Authority, held a public hearing on a proposed ordinance to enact a moratorium on two-family and multi-family subdivisions in the RA, RB, and RD zoning districts.

### **Summary of public comment received:**

Steven Hundley, 2 Brookfield Road (Supports moratorium)  
Judy Crosby, 150 Brook Road (Supports moratorium)  
Whitney Bradford, 19 Brookfield Road (Supports moratorium)  
Linda LaVopa, 1 Whitney Farm Road (Supports moratorium)  
Dan Green, 8 Kimberly Lane (Supports moratorium)  
Bruce Delugo, 148 Brook Road (Supports moratorium)  
Jan Baker, 143 Brook Road (Supports moratorium)  
Kate Griffin, 28 Falmouth Road (Supports moratorium)  
Maureen Anderson, 8 Kimberly Lane (Supports moratorium)  
Chantelle Scott, 108 Rockaway Road (Supports moratorium)  
Fred Chase, 262 Blackstrap Road (Supports moratorium)  
Marie Flaherty, The Flaherty Group (Opposes moratorium)  
James Cummings, Developer of Tuscan Way (Opposes moratorium)  
Adrienne Fine, Terradyn Consultants (Opposes moratorium)  
Michael Traister, Developer's attorney (Opposes moratorium)

The majority of the individuals who spoke were in support of a retroactive moratorium. Many were opposed to the density of recently proposed two-family development projects. Common concerns mentioned were related to increased traffic, potential for septic system failures, effect on the character of neighborhoods, and impacts to the provision of municipal services such as the school system.

Individuals opposed to the moratorium cited there being no legal basis for retroactivity, an unfairness to developers who have made it partly through the Planning Board process, and the negative message sent to the broader development community.

### **Summary of Planning Board deliberations:**

The Planning Board took two separate votes on this matter.

The Planning Board voted 4-1 (Kaplan) to recommend that the Town Council approve one of the two versions of the moratorium as drafted.

The Board voted 5-0 to not make a specific recommendation as to which version of the moratorium to approve (e.g. whether the moratorium should be retroactive or not) as the Board believed that was a policy decision best left for the Town Council to determine.