



Lyn Mills <lmills@burlington.org>

Fwd: Winn View Heights II - Item 704

Paul Sagarino <psagarino@burlington.org>
To: Lyn Mills <lmills@burlington.org>

Tue, Jan 17, 2023 at 8:35 AM

Can you please add this to the public record and website? Sorry.....slipped through you were not on it....

----- Forwarded message -----

From: **P OBrien** <mapss123@gmail.com>

Date: Mon, Dec 12, 2022 at 5:06 PM

Subject: Winn View Heights II - Item 704

To: Paul Sagarino <psagarino@burlington.org>, Nick Priest <npriest@burlington.org>, Mike Espejo <mespejo@burlington.org>, <mrnyan@burlington.org>, <jmorandi@burlington.org>, <jtiggess@burlington.org>, John Danizio <jdanizio@burlington.org>

Good afternoon,

I hope this email finds each of you well.

I am unable to attend the meeting this evening, 12/12/2022. However, I did want to speak to item #704 Public Hearing for Winn View Heights. If a member of the Select Board or Administration is willing to read this into the record, it would be greatly appreciated.

The developer is requesting a Letter of Support from the community. In May 2019, the Select Board identified several public benefits.

Tonight, I would ask the Select Board to more closely assess whether or not those public benefits are indeed public benefits. I would also ask the Select Board to consider the costs.

REVIEW THE PUBLIC BENEFITS OF THE MAY 2019 SELECT BOARD LETTER:**1. Increase in affordable housing.**

Please consider: I would ask the Select Board to give Kerry Donahue and Eileen Sickler, members of the Burlington Housing Partnership Committee and our resident experts, the necessary time to weigh this project against the recent findings of our Housing Needs Assessment to see if it aligns with the recommendations. Is it a big A or little a affordable?

2. Site appropriate for high density housing/ served by existing infrastructure.

Please consider: The Director of Economic Development, Melisa Tintocalis, with the support of grant money for the study of the 128/Mall Road Corridor, has identified appropriate sites for high density housing served by existing infrastructure. The proposed site does NOT fall in that area.

In fact, from my perspective, it's the opposite of appropriate for several reasons:

1. It is close in proximity to a quiet residential neighborhood.
2. It is close in proximity to an underutilized town green space (Overlook Park.) The Town should consider requesting a conservation restriction on this property and provide the property owner financial benefits related to that status. It also allows the property owner to leave a legacy, like Mary Cummings Park to the Town.
3. In addition to the opportunity to preserve green space, I would request the Select Board understand the height of the project and whether or not it impedes the view from Overlook Park. When standing at the top of Overlook Park you can see many miles in many directions. Will the new structure impede/disturb the view?
4. As far as I can tell there is no infrastructure, no street, no water/sewer connections, no municipal services, including yard/household waste pickups, are currently in place because the site is heavily wooded.
5. It is not in close proximity to any form of public transportation.

3. Provide housing to assist Burlington in retaining/attracting businesses.

Please consider: Comments related to #2 and the efforts of the Economic Development Director. Life Sciences/Next Generation workforce; seniors; and differently abled persons are looking for housing that is connected to vibrant social/work spaces and livable communities with many amenities. This project does NOT provide those opportunities.

Again, it seems to do the opposite, it has the potential to isolate a community of people who will find it challenging to get to services unless they are still able to drive.

4. Increase in Town's subsidized housing stock.

Please consider: See comments in item 1. Allow the Housing Partnership time to assess this claim against the recent findings.

5. Sustainable Growth in tax and other revenue for the Town.

Please consider: Not all progress is measured with dollars. There's a growing demand for recreation space across the country over the past few years. Creating more space in Burlington for its residents to recreate is critical. I would request the Select Board consult with the Recreation Department, School Department, and Conservation to fully assess any opportunities that may be missed if we move forward with allowing this project to move forward.

CONSIDER COSTS:

1. Heat Island/ Inland Flooding mitigation.

The impact of development and the loss of trees is not always immediate or obvious. However, in the past few months, John Keeley presented a very thorough report on Heat Island/DayTime Flooding impacts in the Vine Brook area. In addition to this, the current drought and the low levels of water in Mill Pond, highlight a need to understand how Burlington can help itself in mitigating the impact of greenhouse gas on our community. When we release greenhouse gas emissions we are contributing to increase droughts, daytime flooding and extreme weather events. In addition to the greenhouse gases that are emitted during the building process, there's a significant release of greenhouse gas when we clearcut lots for roads and buildings. Trees are "carbon sinks" and hold gases that would otherwise contribute to the extreme weather events.

Please Consider: Asking the developer to provide information on tree loss to Burlington's Tree Warden and Conservation and to estimate the GHG emissions impact on the tree loss.

I respectfully request the Select Board take time to closely consider public benefit/cost of this project and be mindful of the message a letter of support sends to the community.

Furthermore, I strongly encourage the Select Board to continue its efforts, as outlined in Strategic Planning meetings, to gather information about land/site development and opportunities, so that the Town can make the best possible decisions about land use for current and future residents.

Thank you
Patricia OBrien
1 Oak Street
Precinct 2 (TMM and Member of Land Use)

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Paul F. Sagarino Jr.

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Lyn Mills <lmills@burlington.org>

Re the Mountain Road project

Jonathan Sachs <jon@jonsachs.com>

Thu, Jan 12, 2023 at 4:02 PM

To: "selectmen@burlington.org" <selectmen@burlington.org>

Sirs,

This is to register my opposition to the project to develop the steep hillside land and build a new road to access that land from Mountain Road.

While I believe that a landowner has the right to do what they want with their land, I do not think that a landowner has a right to build an entirely new road to access that land over the objections of neighbors.

This project is opposed by nearly everyone who lives in that area. It does not seem right to me that the Select Board can endorse a project for which nearly all the neighbors strongly object.

Jon Sachs

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You can reach ALL my projects from one URL: <https://www.jonsachscollected.com/>