

### **120 Turnpike Road** (site east of The Crossings at Whites Corner (Starbucks, VinBin, ...))

- In favor of the concept of denser housing because it is needed - as an example, there is a waiting list at Madison
- Not in favor of the originally proposed location - too close to Breakneck Hill Conservation Land
- With respect to the 6.2 acres of land donation/swap, I support the idea *in concept* if it could be negotiated to mutual satisfaction, but if this one item holds up negotiations, the developer should drop the negotiation and pursue a different approach; this is increasingly becoming out of reach, so moving on is preferred
- A major plus would be to move the whole development forward, closet to Route 9, farther from BHCL
- Good access to Route 9 and lesser impact to local neighborhood roads
- With respect to height, just make it consistent with what it's adjacent to, so it fits in
- Would request developer to provide a massing study and rendering and a shadow study and renderings to better illustrate what the site could look like
- I agree that floating balloons would help give residents and stakeholders a visual of how tall a proposed project would be

### **250 Turnpike Road** (Route 9 at corner of Parkerville area)

- In favor of adding more dense housing, it provides places for younger population to start off and aging population to downsize.
- Would request developer to provide a massing study and rendering and a shadow study and renderings to better illustrate what the site could look like, four stories may look to tall, but would want to see via renderings and balloons.
- Also, as proposed mitigation, developer could fund design, or design & construction of sidewalk along Parkerville to the intersection of Parkerville and Southville, improving connectivity to the MBTA station
- Consider an AM and PM peak period shuttle bus between the development and the MBTA station
  
- I've been called out for not having a position on these key issues. I do and am sharing them here. Note that even some members of our sitting Planning Board do not:
  - When the Chair of the Planning Board was asked *her* position on this issue, "Luttrell responded that her personal position on both projects was neutral. She just believes certain issues need to be raised and addressed."  
(<https://www.mysouthborough.com/2023/08/15/town-comments-on-120-turnpike-road-proposed-40b/>)
  - For the record - at times, one can have a neutral stance. But hold others to the same standard you expect of me.

### **MBTA Zoning Overlay**

- Very interested in diversity of housing
- In my opinion, the Planning Board started late on this
  - In my time on EDC, I recall that we engaged the Planning Board and asked if they'd like assistance or collaboration, but the offer of help was declined
- Great that we have a consultant on board for workshops and meeting facilitation - this is a thorny issue
- I understand that the Planning Board is between a rock and a hard place: they are compelled to move forward with this, until or if as a Town, our counsel opts to legally push back
- Great that we are working with an engineering consultant with respect to the zoning analysis
- Unfortunate that an error was discovered in March

- It's a complex issue and I understand how mistakes can happen, however I wonder if the error in engineering would have been intercepted sooner, with a keener eye from someone with specific expertise
- Until we can figure this out (as is; with relief; or attempt to opt-out/not comply), in my opinion, we are proceeding as we should
- I support the radius shift to potentially net more properties for consideration