

To the Land-Use Committee

2/7/17

I am writing because I am unable to attend tonight's meeting.

At the last Land Use meeting 1/31/17 the Planning Board's minority report stated there was no consensus as to the size and height of the Washington Place project. I whole heartedly disagree. The project meets the limits of the MU4 zone which were carefully developed by the city's planning department then vetted and unanimously approved by the full council. This zone was designed for village center sites like this one. The city's design and zoning community have already confirmed that projects who meet the MU4 limitations are appropriate for this site.

This committee should respect the prior planning decisions that have been made by the Council and its committees. To keep re-litigating these decisions as if they have never before been addressed is counter-productive. Why spend the time, energy and resources to develop a comprehensive plan (master plan) and the zoning tools to accomplish it if the Council and committees ignore them?

This is not to say the issues of height and bulk should not be thoroughly scrutinized for this project, they should. However the appropriate forum for that discussion is the Special Permit process. There the stake holders have the opportunity to scrutinize the specifics of this particular proposal. The committee should approve the zoning change to allow the project to get to the point.

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