

July 16, 2013

Docket item #258-12

Riverside Station, Special Permit Public Hearing comments.

Bill Renke, 142 Cornell Street, Newton Lower Falls.

### **Change of Zone comments**

I am opposed to the Board granting the requested change of zone to Mixed-Use 3/TOD for a portion of land located at 327 Grove Street, until all State and Federal agencies have approved an I-95 access plan that, includes a rear access “Frontage Road” option from the east side roundabout on Grove Street, and rear egress options northbound to the C-D road, and southbound directly to Grove Street. If the Board grants the change of zone, and the FHWA denies the proposed I-95 access plan, the city exposes itself to the risk that a new, and potentially undesirable MU3/TOD proposal could be submitted for the site.

According to the Mixed-Use 3/TOD district ordinance [30-24 (i)(4)] or [Z-108, page 9], paragraph entitled “Improved Access Nearby”, and I quote, “Pedestrian and vehicular access routes...are appropriately designed...with an intent to avoid adverse impacts on nearby neighborhoods from such traffic and other activities generated by the Mixed-Use Development.” According to the City’s Comprehensive Plan (Page 3A-6), and I quote, “The design and placement of access points and transportation mitigations related to the development should essentially ‘cause no harm’ to community or environmental values.” I have worked closely with elected officials, city staff, and the petitioner for more than 3 years in an attempt to achieve “no harm” to the community, but that goal has not yet been proven to my satisfaction. Success depends on the inclusion of specific special conditions within the Board Order, and the resolution by MassDOT of several existing problems along the adjacent I-95 corridor that will be exacerbated by this project. I am cautiously optimistic that the “cause no harm” goal can be achieved, and I urge the City to advocate to MassDOT for the preservation of our neighborhood values, and quality of life.

Thank you for your time.