

Cosgrove, Marybeth

From: Albano, Sandra
Sent: Tuesday, July 01, 2014 10:04 AM
To: Cosgrove, Marybeth
Subject: FW: objections I am reading to the Carlone proposa;

From: Gaylen Morgan [<mailto:gaylenmorgan@me.com>]
Sent: Monday, June 30, 2014 11:33 AM
To: City Council
Cc: Nancy Hausman; Jan Devereux; Paul Guglietti
Subject: objections I am reading to the Carlone proposa;

Dear Council Members,

I cannot come to meetings at night usually and so I must send in this reply regarding some objections I have received from several members of the Council regarding the Carlone proposal on zoning.

I, and many people I know, have come to expect a high degree of professionalism from the Council and greater answerability to all of us who have elected you and are paying your salaries. These major development decisions must be in your hands. It is my hope that the practice will continue even after completion of the Master Plan. How else would oversight of these major projects be enforced? And who would play this over sight role on our behalf if not you?

The proposal coming before you allows for additional professional help and makes clear that most zoning proposals would not be affected:

"The City Council would also have the option of hiring independent experts to analyze Special Permit applications (at the applicant's expense), and the council would be able to impose a wide range of conditions on any given proposal — to encourage affordable and middle-income housing, mitigate against traffic impacts and support alternative modes of transit, apply strong Urban Design guidelines, and more.

To be clear, the proposal does not apply to *all* special permits — only Project Review Special Permits would be affected. In the first half of 2014, a total of three projects have come before the Planning Board to request this kind of relief. Two of those projects — the Sullivan Courthouse and the New Street project — have been bitterly opposed by hundreds of residents on either side of town — and both would ultimately require 2/3rds City Council approval under the Carlone Petition."

I urge you all to support this proposal. The status quo, and even a Master Plan, however enlightened and useful it might be, are not sufficient and do not take the place of ongoing governance and oversight. If there are legitimate problems with getting things done in a timely manner on the City Council due to things like endless curb cut decisions, then we should look at reforming those processes too or, even more basically, at how we are governing ourselves.

Gaylen Morgan
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