

Donna Furse – 1/6/24

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First of all thank you for all your hard work and diligence regarding this new mandate. I know this hasn't been easy and will continue to have its challenges as we move forward. I did want to make you all aware of a statement by our Governor Maura Healey that was published recently in the Worcester Business Journal on Dec 7, 2023.

" Healey said Tuesday that there has been " significant compliance" with the law, which has set off complicated and tense deliberations in some communities, but added that " we're not all the way there." She continues, " the other thing that I've stressed is that it's one thing to rezone, right, that's important. **What's important, though, is things get actually built"**

Worcester Business Journal, Dec 7, 2023

The reason I send this to you all is that for as long as we have been discussing the 40A mbta mandate it has always been about rezoning and no requirement for building. It's just a zoning change. Let's all be mindful moving forward and based on what our Governor has recently stated publicly is that **what needs to happen is actual building**. So as you move forward with our consultant and continue to look at 37 acres of potential mbta zoning lets be mindful that they want building to actually happen. Our community may forever be changed by what happens with this mandate and we may or may not have control over what is built. I am very concerned about the potential of changing to 4 stories from 3 and decreasing parking requirements. I know we can't be too restrictive with by right zoning but we should try to make it very challenging in my humble opinion for excessive growth and significant density to be had especially in the downtown. I'm also concerned that the more we build the more affordable units we fall behind and the 40b becomes more of an issue. Let's try to make sure we add an affordable component in our zoning if possible and ask for 20% if possible. Responsible growth is a good thing. Thank you.

Best  
Donna

ps. I do not have Sandy Turner's email. Could you please forward. Thank you.