

Panak, Victor

From: Mahoney, Lenore
Sent: Tuesday, April 02, 2019 3:33 PM
To: Robert Levy; Randy Becker; Derek Redgate; Tom Harrington; Christopher Heep; Panak, Victor
Subject: FW: Concerned Wellesley resident

From: Steve Bruno [mailto:sbruno35@gmail.com]
Sent: Tuesday, April 2, 2019 10:34 AM
To: _ZBA <zba@wellesleyma.gov>
Subject: Concerned Wellesley resident

Hello,

My young family lives at 19 Francis Rd. We are horrified by the 16 Stearns and 680 Worcester 40B proposals by Jay Derenzo. We would like to make it known we and our entire neighborhood oppose this immoral proposal masquerading as moral.

I'm certainly biased, but it seems these two proposals are extremely out of line for so many reasons. We absolutely welcome 40B and would be happy to have 10 units of all affordable units, but it is clear Derenzo is abusing the law to profit off as many market price units as possible. It's also important to note his consultant, Engler and his family, wrote the affordable housing law so they - more than anyone - know how to abuse it.

I'm not exactly sure where the power lies, and I've heard contradictory things from different people, so I have a few questions:

1. Can the ZBA flat out deny this proposal on it's merits?
2. If so, when the developer appeals to Mass Housing, could it end up being worse for the neighborhood? Does the ZBA lose all control? Or with ZBA denial would this proposal "move to the back of the 40B line" and essentially be stopped because our HPP is in place now?
3. Is our best course of action approving the current proposal with conditions? If so, how much can we limit the scope of the development with these conditions?
4. Is it possible to apply so many conditions that the project becomes worthless to the developer from a cost perspective? This way he is forced to develop something within the bounds of decency?
5. Are there any golden geese we can utilize to deny this proposal without recourse from the developer? i.e. eminent domain?

From attending the ZBA meetings it seems your board has been very careful in its public communication with the developer. I would have expected more obvious opposition from the ZBA so there must be a reason I'm unaware of why not. What are we tip-toeing around?

I'll end with this: Developers getting rich under the auspices of helping lower income families, and vilifying the families pushing back with logical alternatives who are clearly not on the rich Wellesley spectrum is the definition of irony.

Thank you for reading and we look forward to your response. See you on April 23rd at Town Hall.

Cheers,
The Bruno's