

TO: Weston Planning Board and fellow Weston residents

FROM: Sarah Rhatigan, resident and chair of the Weston Affordable Housing Trust

RE: Proposal by Boston Properties for Affordable Housing at 133 Boston Post Road

DATE: September 26, 2017

Thank you for agreeing to read my letter into the record for this evening's meeting.

As a member of the Weston Affordable Housing Trust, I have had the opportunity to meet with representatives from Boston Properties on several occasions beginning a year ago, in September and October of 2016 to review conceptual plans for the potential development of affordable rental housing, additional office space, and future inter-modal facility on the property located at 133 Boston Post Road. Members of the Trust have followed progress on the proposal, and issued letters of conditional support for this project prior to Boston Properties filing its formal application to the Weston Zoning Board of Appeals.

In my role on the Trust and as a resident, I've had the opportunity to consider the pros and cons of this proposal. While there are no doubt voices in the room in opposition to this project, I would like to highlight a few important reasons to support such a proposal, even if in a modified (somewhat smaller) form.

1) We are in dire need of more affordable as well as market-rate rental housing opportunities in Weston, both to serve our current residents in need, as well as to open our doors to our neighbors,

2) Our whole community will benefit greatly if we are able to achieve the State-defined goal of 10% of Weston's housing being deemed "affordable", thereby placing future zoning and housing developments under local control by offering Weston "safe harbor" protections against unfriendly Chapter 40B developments for several years, perhaps until 2030,

3) If we allow for such growth in a concentrated area at the periphery of Town, traffic impacts (with access via Jones Road) should be less than a large proposal (or many smaller projects) elsewhere in Town,

4) Working in partnership with a highly professional, national developer with the institutional, financial and political capacity, we have our best opportunity to make this a long-term, viable and valuable asset to our community.

I am grateful to the members of the Planning Board for their time and careful consideration of this project and urge them to continue this good work in attempting to negotiate a project of a size that can achieve our goals (and in particular the 10% goal) while also mitigating the negative impacts of density, traffic, and municipal services (and schools).

Thank you.