

Fwd: Morse Street

Leah Gibson

Mon 9/13/2021 7:52 PM

To: Christina Metcalf <CMetcalf@foxboroughma.gov>;

For board docs...

From: PATRICK O'TOOLE <otoolep@comcast.net>

Sent: Monday, September 13, 2021 1:53 PM

To: lgibson@foxboroughma.gov; eoleary@foxboroughma.gov; melfman@foxboroughma.gov; sferguson@foxboroughma.gov; smcgowan@foxboroughma.gov

Subject: Morse Street

My name is Patrick O'Toole and I am a home owner at 2 Ray Charles Circle, Foxboro. I write against the proposed voluntary 40B development at Morse Street. First, the size and density of this proposed development will severely and detrimentally impact the Morse Street neighborhood. Second, as I understand it, the current zoning does not permit this proposed use and there is no justification to make such a fundamental change in the existing zoning to accommodate this project. Further, it is unfair to push this dramatic zoning change on the existing residents of Morse Street. Third, much has been made of the town's survey on affordable housing but I do not believe the survey results have been accurately described or analyzed. I have reviewed the Foxboro Draft Housing Production Plan, 4/21/21 draft (Foxboro Draft HPP) and it demonstrates that a voluntary 40B project is not supported by the town. The community response to potential strategies, Online Open House, June-July 2020 (figure 36, p. 96 Foxboro Draft HPP) shows that voluntary 40B came in 14 out of 15 potential strategies with a large majority of residents (63%) scoring a voluntary 40B process as 3 or less on a scale of 1-5 with 5 being very important. Similarly, Table 8, Potential Strategies Impact and Cost (p. 97 Foxboro Draft HPP) shows that the voluntary 40B process was ranked 13 out of 15 potential strategies. These charts demonstrate that a voluntary 40B development was not one of the preferred choices for town residents. In reality, a voluntary 40B came in at or near the bottom of the potential options presented to the residents. Contrary to what has been suggested, the survey demonstrates that a voluntary 40B process does not have wide spread support from town residents. Accordingly, the survey cannot be used as a basis to justify this project and it is wrong that an option the survey indicates does not enjoy wide support from town residents is being pushed on the Morse Street neighborhood. This development is contrary to the views of town residents who completed the survey. If the board agrees with this proposal, they will be selecting a strategy that town residents ranked among their least preferable choices which is contrary to the very purpose of the survey and is not consistent with the board's duties. Rather than imposing a strategy that is not supported by the majority of town residents, we should work to help seniors by focusing on the top two strategies identified in the Foxboro Draft HPP for senior property tax exemptions and senior support network. Those two strategies enjoyed support of 75% and 69% of residents. Finally, the fact remains that, unlike many towns in Massachusetts, Foxboro already exceeds the state requirements for 40B. Foxboro should be commended for its efforts on affordable housing which already exceed the state requirements. But any effort to further exceed the state requirements requires extensive citizen input, should only be considered as part of a plan that evaluates all potential and expected new 40B developments in the town and not be done piecemeal. The selectmen should indicate they do not support this project and that further study is needed before any decision is made. Thank you for your consideration and service.

Regards,

Patrick