

## Ethan Parsons

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**From:** Clark Ziegler <clarkz55@gmail.com>  
**Sent:** Monday, April 25, 2022 3:13 PM  
**To:** Ethan Parsons  
**Subject:** Accessory dwelling unit at 5-7 Turkey Shore Road

Ethan: please pass along the following comments to the Planning Board. Thanks!

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Thank you for the opportunity to speak at your March 10 public hearing as an abutter in support of Carl Gardner's application for a special permit to construct an accessory dwelling unit at 5-7 Turkey Shore Road. My wife Elane Lee and I are out of the country and otherwise would be there in person on Thursday 4/28 to reiterate our support.

Elane and I have lived in this neighborhood for thirty years and raised three kids here. During that time we have seen construction of three new single family homes within shouting distance of our house and one accessory dwelling unit in the lot next door. All of these new homes have added to the vitality of our neighborhood -- none of them were even slightly detrimental.

Allowing infill housing in walkable neighborhoods near the center of town, particularly at affordable rents, is good housing policy and good climate policy. Many communities in Massachusetts and across the country have embraced this approach to zoning. It is also strongly supported by the Town's Community Development Plan. The zoning amendment that allows detached accessory dwelling units in the IR district was recommended by the Planning Board and approved at the special town meeting with virtually no opposition last October.

As we understand it, the Planning Board must determine that "the benefit to the Town [as a result the proposed special permit] outweighs the adverse effects of the proposed use." That shouldn't even be a close call in this case because the addition of a modest affordable unit near downtown clearly addresses "social, economic or community needs" that have been prioritized by the town and its voters.

We are well aware that another consideration in granting a special permit is "compatibility with neighborhood character." Just to be clear, we are talking about a modest home that will comply with all density, dimensional and setback requirements in the bylaw and barely be noticeable by anyone walking or driving by Turkey Shore Road. It is disingenuous for anyone (particularly anyone who has not experienced previous growth in the neighborhood) to claim that this one proposed home will forever change the neighborhood's character.

Please look at the facts and don't get drawn into neighborhood hyperbole. If there are objections to the town's accessory dwelling unit bylaw then they should have been raised at the special town meeting last fall or at the public hearings held by the Planning Board, Select Board and FinCom. Now that the policy is in place, it is your job to enforce it with integrity. Elane and I believe that this new home (and others like it) will ultimately be an asset to the neighborhood and a public benefit to the town.

Clark Ziegler  
10 Woods Lane