

Submitted by Larry Slotnick, precinct 7

From: Douglas Funkhouser

Sent: Sunday, January 11, 2026 9:42 AM

To: Rachel Zsembery; Kin Lau; Shaina Korman-Houston; Eugene Benson; Claire Ricker; Stephen Revilak; Jennifer Joslyn-Siemiatkoski

Subject: Comments on the Broadway Project and Possible AHO

I will miss your meeting on the 12th. I wanted to register my concern about the proposed projects at 126 and 259 Broadway. The projects lack adequate parking, setbacks, and open space; make a perfunctory nod toward providing commercial space; are too tall and too dense; and don't provide the correct number of affordable units. Bonus rules are being proposed for approval when they should not be allowed. Neither project represents an improvement for the Town, and they don't respect the interests nor the needs of the abutters and other neighbors.

The draft "affordable housing overlap" plan proposes residential development at a large number of Town sites. Many of these sites are now occupied by businesses, Town parking, and other viable, worthwhile, and diverse existing uses. We need to support current and potential new businesses in order to keep the Town vital and interesting. I grant that some of the proposed sites are developable, but they should be proposed and reviewed on a case-by-case basis, with careful attention to building heights, site density and unit maximums, commercial space potential, parking (especially), setbacks and open space. An overlay may simplify approvals, but in fact each individual project needs thoughtful review. And, perhaps most importantly, the proposal has come to you without adequate input from various Town constituents.

I don't believe it is the role of the ARB or any other Town group to make projects "economically feasible" by waiving important project requirements and planning principles. Developer interests and Town interests are very different, and developers naturally test resolve. We should not privilege developers at the expense of the long-term interests of the Town.

Thanks for listening.

Doug Funkhouser