

From: John Cooley <cooleymobile@gmail.com>
Sent: Wednesday, November 11, 2020 5:11 PM
To: Elizabeth Hughes
Subject: Follow up comments to PB meeting re: Center & Main

Elizabeth,

I'd appreciate you forwarding this message to the rest of the Planning Board.

Having slept on this I had a few more comments to send your way.

First, I want to again reiterate that I and we support your position on the various issues wrt regulations 6.2.1 (protection of natural features) and 6.2.2 (suitability of land for development) as well as 6.20 (reservation of land for public use). You're doing the right thing when you hold the applicant accountable to those. Regarding 6.2.1, and 6.2.2, I think you were quite right to dispute their interpretation of suitability of land and additionally you were clearly in the right on highlighting the need to also address the other items in the list of considerations under 6.2.2 including "other features..." as you did. You were also right to point out that their approach to making the land suitable is to destroy all of the natural features and that that is not consistent with the rules and regulations or with the Town's approach. It is very unclear how they comply on multiple aspects of 6.2.1 and 6.2.2 at this point and it doesn't seem that they've made a serious effort to do so. Regarding 6.20 It seems the applicant doesn't understand this, but it is the PB's right to reserve land for public use, it's not ambiguous or "up to the lawyers."

Second, I was disappointed by the tone and approach from the applicant on last night's meeting. It's not right and quite frankly I was embarrassed for them. It doesn't serve anyone to try intimidation tactics, off-base legal threats, and targeted "kissing up." We've all been around the block and we're not buying it. The effect that it has is to make it harder for you all to work with the applicant on a design that is compliant with the rules and regulations. I want to let you know that we're cheering you on to stick to the facts, the regulations, and what can be reasonably accommodated within a given process timeframe, and not to let someone "strongarm" their way through this process. You're doing the right things and we all appreciated the way that you represented the town on last night's call.

Best,

John Cooley