

Article 37, Motion 1

Dear Town Meeting Members:

We are the residents comprising 8 out of the 9 homes within a proposed new zoning district seeking the rezoning of our neighborhood from General Residence District to that of its current use today, Single Family Residence. We would like to briefly respond to a letter sent to Town Meeting members by Melissa and Gil Dailey, in order to clarify certain issues and correct the record.

We have brought Article 37 forward to preserve our existing single family residence neighborhood and the modest and affordable homes within it. Diversity of housing stock is best measured by size and affordability, not whether a housing unit is a one family, two family, or condominium unit. The Daileys' letter, in focusing on the fact that only 1% of our housing stock is comprised of two-family homes, omits the fact that a full 20% of our housing units are non-single family dwellings such as condominiums, apartments, duplexes, or townhouses.

The Daileys have also neglected to share with town meeting that their property is not owned by them, but by a real estate development entity organized as an LLC, entitled Westerly Road, LLC. This LLC, for which the Daileys are listed as the managers, was, according to its Certificate of Organization specifically created to: "conduct, manage, and carry on the business of purchase and sale of real estate and demolition, construction and/or renovation of same". Indeed, Westerly Road, LLC and the Daileys currently own five different properties in Wellesley, including two others in General Residence Districts.

Zoning is always forward looking and this proposed rezoning looks forward to the preservation of the character and nature of the single family homes within the proposed district. The Daileys mischaracterize the proposed rezoning by suggesting that if this article passes, town homeowners can no longer "feel confident or comfortable buying a home" lest "a small group of neighbors can decide to change the rules after the fact". Nothing could be further from the truth. Anyone who purchases a home can always be assured that their continued use of their property is protected under our zoning bylaws and state zoning laws. That is the very nature of protected or grandfathered use. It is a change in future use, not current use, which may properly be regulated by changes to our zoning bylaws. Changes to

our zoning bylaws cannot be made by a “small group of neighbors”, but only by town meeting.

Zoning bylaws can and do frequently change. No doubt many real estate developers were disgruntled when the town first imposed zoning in 1925, and no doubt equally unhappy in 1940 when the town amended its zoning bylaws to set minimum lot sizes and minimum side yard setbacks. Zoning changes never impact existing uses, nor existing projects for which a building permit has been issued. The town enacted these zoning changes, not to target developers, but, as is the case here, for the betterment of the town and to enhance its community character.

Although it may be somewhat counterintuitive, the simple and stubborn facts are these: The nine homes in the proposed district have an average total living area of 1,946 square feet and an average assessed value of \$888,778. By stark contrast, since 2016, the 16 General Residence or multi-family housing units built throughout the town have an average living area of 2,973 square feet, and an average sales price of \$1,367,000. If we as a town truly desire diversity in our housing stock, it is clear that preservation of the dwindling number of smaller and affordably priced single family homes should be a top priority. In fact, of the 93 homes and condos for sale as of April 4, 2019, only three were priced for less than \$888,778; the average assessed value of our homes in the proposed district.

Wellesley is faced with a diminishing number of smaller, affordable single family dwellings. We hope you will join with the Planning Board, which voted unanimously to support this Article, and the Advisory Committee, which voted 11-2 in favor, to support this proposed rezoning.

Tim & Kerrie Raeke
1 Dexter Road

Jessie & Julie Boehm
15 Wellesley Avenue

Rob & Wende Shupe
3 Dexter Road

Sheila Nugent
21 Wellesley Avenue

Richard & Jane Kett
5 Dexter Road

Ben & Elaine Smith
23 Wellesley Avenue

John & Mary (Tobey) Sullivan
7 Dexter Road

Chris & Lauren DeLisle
25 Wellesley Avenue