

3/27/2023

To: Roni Phipps

Gregory Lucini

Lawrence Bacher

Bill Kurtz

Brian Morley

Brian Rua

Richard E. Simms

Alexander Mueller

Dear Barrington planning board members,

Thank you for volunteering your time to serve on the Planning Board.

The Planning Board is one of the most important leadership committees for the town, as you set the course for what Barrington will look like in the future.

The many critical and often difficult decisions made by the Planning Board affect Barrington residents and the town as a whole. One such critical decision is the Carmelite Monastery property on Watson Avenue. We are writing to you to explain why we do not support Land Use Plans I or II, and we ask that you do not move either of these plans forward.

The town purchased the property with the goal that, in conjunction with Barrington Residents' input, the town could determine and control the future use of the property. The town pitched this message without performing proper due diligence of fully researching the potential costs and shortcomings of the property. For a year, the Ad Hoc monastery committee met and sought feedback from the community, and the overwhelming response from Barrington residents was to maintain the character of the neighborhood and develop low density, low

traffic, and low impact plans.

It is now clear the town wants this off the books quickly. They directed a consulting firm to do the very thing that purchasing the property was meant to avoid, find a plan that DEVELOPERS WANT. There is little consideration in these two plans of what Barrington residents overwhelmingly supported during public consultation, the dot polling exercises, and town website surveys. In ceding control of the plans to a consulting firm, which has no vested interest in this site or in the town of Barrington, the town has in effect given control of the future of the property to the developers. By accepting these two high-density plans as the only options, the developers are de facto in control of the property, not the residents of Barrington.

You are being tasked by the Town Council with forwarding a recommendation for the monastery property which involves amending the town comprehensive plan. The purpose of a comprehensive plan is that, by design, it allows for thoughtful, responsible town planning with the clarity that comes from not having impending requests and pressures to act immediately. Changing the comprehensive plan is not meant to be a reactionary process to remedy a "problem", in this case the cost to the town to maintain the property.

The current comprehensive plan states in section HN-2 that its purpose is, "to establish standards that protect or enhance the character of Barrington's neighborhoods." and to "encourage compatible scale and building massing". The current plans being considered achieve neither of these goals. Simply stated, building 53 plus units on 4.8 acres in an R25/R40 neighborhood will detrimentally affect the area and change the character completely. The consulting firm touts their claim of compatibility on several

flawed premises. The firm claims that high density is in line with the neighborhood, stating "over 150 lots in the neighborhood are under 10,000 square feet". That is a very misleading statement. If one looks at the map provided by 4Ward Planning, it is clear that in the area around the monastery there are only 14 lots of that size. There are over 59 lots immediately surrounding the monastery that are R25 or larger. The bulk of 10,000 square foot lots is concentrated east of Water Way, predominantly around the Barrington Beach parking area, which is more than 3 long blocks east and southeast of the Monastery. In an even greater departure from the comprehensive plan, the Union Studio sketch of Land Use 2 illustrates R5 lots, of which there are none in this area or in fact in the town of Barrington.

Additionally, we contend that the traffic study was flawed. We dispute that building 53 plus units will have no impact on traffic to the area as claimed in the traffic report. Firstly, the maximum number of units assessed in the report was 44 units, far less than the proposed 53 plus units. Secondly, it was based on computer models, not in-person surveillance. No one actually came to Watson Avenue and watched the cars. If they had, they would have seen that the Watson Avenue neighborhood is a quiet, low traffic area, popular with dog walkers, runners, and bicyclists for just this reason. On a street with five houses between Nayatt and Adelaide, 52 units adds an excess of 900% increase in traffic. Undoubtedly this traffic increase will overflow onto the surrounding streets as well.

The consulting firm, 4Ward Planning, was also hired by the city of Cumberland to appraise their revitalization of parts of the Lonsdale area, which is an urban location. The consulting firm's recommendations to the city of Cumberland on their urban area were a mirror image of the recommendations made to Barrington on this very different suburban neighborhood. It seems that this consulting firm has a

one size fits all approach to development, which runs counter to Barrington residents' input and the comprehensive plan.

As taxpayers, we share the concern over the continued carrying costs of 25 Watson to the Barrington Community. Despite the urgency to develop a plan in time for May's Financial Town Meeting, determining the best course of action for this special property should be done carefully and with input from Barrington residents. Additionally, the financial viability of other options such as retaining the property as R40, or modifying it to R25, should also be evaluated and shared with taxpayers. The process should not be rushed nor should it be left to an outside consulting firm to determine. We recommend you forward a different plan to the Town Council, one that truly incorporates the input of Barrington residents. When asked last year in several surveys for their input, the leading recommendations from Barrington residents were to keep the area truly low density, keep it within the character of the current neighborhood, and preserve open space.

With hindsight, the Town Council's decision to purchase the property was perhaps a mistake. We urge the Planning Board not to compound this mistake by recommending a Land Use option that is not aligned with the town's comprehensive plan or with residents' feedback simply to meet the May FTM deadline. Thank you for your time and consideration of a decision that has a great impact on the residents of Barrington.

Signed,

Elizabeth Grieser, 42 Watson Ave

Matthew Grieser, 42 Watson Ave

Stephen Sheehan, 35 Adelaide Ave

Vanessa Sheehan, 35 Adelaide Ave
Paige Barbour, 46 Clarke Road
Mary Grenier, 10 Watson Ave
Alan Daniels, 71 Water Way
Michelle Daniels, 71 Water Way
Amy Nunn, 20 Clarke Road
Germán Velasco, 20 Clarke Road
Cesar Hernandez, 20 Payne Road
Gabriela Cesaro, 20 Payne Road
Carl van Warmerdam, 11 Bay Ave
Elizabeth van Warmerdam, 11 Bay Ave
Diane Lipscombe, 6 Watson Avenue
Edward Hawrot, 6 Watson Avenue
Reza Azanchi, 2 Briarfield Road
Karla Kaun, 2 Briarfield Road
Sheila Blumstein, 14 Broadview Drive
Stephen Lister, 19 Payne Road
Loredana Pollonio-Lister, 19 Payne Road
Arlene McAuley, 26 Adelaide Ave.
Carl Keitner, 26 Adelaide Ave.
David Paine, 5 Adelaide
June Condon, 5 Adelaide
Candace Clavin, 33 Water Way
Elizabeth Foley, 10 Watson Ave.
James Foley, 10 Watson Ave.
Stan Dimock, 57 Clarke Road
John and Lee Edwards, 46 Nayatt Road
Sheila Butera, 275 Nayatt Road
David Butera, 275 Nayatt Road

Debra C. Nyser, 30 Adelaide Ave
Scott Y. Nyser, 30 Adelaide Ave
Patrick G. Collins, 52 Adams Point Rd.
Jennifer and John Auber, 43 Water Way
Michelle Turgeon, 27 Adelaide Avenue
Michael Guilbeault 3 Colley Court
Gowri Harinarayanan (Uma Hari) 3 Colley Court
Lauren E. D'Ambra, 50 Clarke Road
Michael F. D'Ambra, 50 Clarke Road
Motryja and Roman Bejger, 36 Jennys Lane
Michael Gorfinkle, 54 Clarke Road
Melissa Russo, 54 Clarke Road
Samuel Chase, 95 Nayatt Road
Eszter Chase, 95 Nayatt Road
Nora L. Nirk, 4 Watson Ave
Eric J. Keen, 4 Watson Ave
Rachel Grenier, 10 Watson Ave
Carolyn Collins, 9 Gov Bradford Dr
Duffianne Doiron, 9 Gov Bradford Dr
Karen Anderson, 279 Nayatt Road
Primrose Anderson, 279 Nayatt Road
James Anderson, 279 Nayatt Road
James Anderson Jr., 279 Nayatt Road
Rob Vatter 9 Adelaide ave
Marilyn Gendron, 28 Clarke Rd
Jamie Triebwasser 139 Nayatt Rd and 26 Bluff Rd
Andrew Triebwasser 139 Nayatt Rd and 26 Bluff Rd
Jody and Kevin Dunn, 40 Bluff Road
Mary Alyce Gasbarro, 14 Robbins Drive

Shirley Ann Daley, 346 Nayatt Road
Earl B. Daley, Jr., 346 Nayatt Road
Terrie & JC Kovolyan, 9 Bluff Road
Mark Canha, 32 Elm Lane
Molly and Patrick Franke, 100 Nayatt Road
Anthony A. Carcieri, 131 Nayatt Road
Sara L. Carcieri, 131 Nayatt Road
Cherylann Bertoncini, 18 Pine Avenue
Todd Bertoncini, 18 Pine Avenue
Isabella Bertoncini, 18 Pine Avenue
Petra Bertoncini, 18 Pine Avenue
Shannon Elizabeth Weinstein, 10 Virginia Road
Eric Turgeon, 27 Adelaide Ave
Dan Kennedy, 15 Charles St
Serena Manny, 37 Clarke Rd
Leslie Brackett 74 Fales Ave.
Bill Brackett 74 Fales Ave
Naomi Kennedy 5 Collins Ct.
Ross Fitzpatrick 11 Adelaide Ave
Julianne fitzpatrick 11 Adelaide Ave
Nick and Julia Califano, 151 Mathewson Road
Aidan Gasbarro, 4 Collins Ct
Harry Collins, 35 Watson Avenue
Skooky Collins, 35 Watson Avenue
Lena Nirk, formerly of 4 Watson Ave
Tracey Pereira-Baker, 20 Freemont Ave.
Micheal Baker, 20 Freemont Ave.
Alfred Corso, 6 Lewis Street
Melba Corso, 6 Lewis Street

David Rizzolo, 30 Clarke Road
Michelle Phaneuf, 30 Clarke Road
Lisa Daft 5 Robbins DR
William Karner, Jr - 33 Clarke Road
Duenna Karner - 33 Clarke Road
Elizabeth Karner - 33 Clarke Road
William Karner, III - 33 Clarke Road
Thomas Cregan, 3 Tallwood Dr
Emily Hughes, 18 Eton Road
Krissi Resmini, 309 Rumstick Road
Brian Hughes, 18 Eton Road
Maurice Diaz, 288 Nayatt Road
Priscilla Pascale, 288 Nayatt Road
Erica Bies, 258 Nayatt Road
Roman Bies, 258 Nayatt Road
Victoria Rosenbecker, 11 Devonshire Drive
Albert Marchal, 2 Colley Ct
Chad Rosenbecker, 11 Devonshire Drive
Maurice Diaz Jr., 2 Hope Lane
Kayla Hensel, 2 Hope Lane
Tim Manny, 37 Clarke Rd
Andrew Resmini, 309 Rumstick Road
Ronald J. Resmini, 43 Riverside Drive
Ronald J. Resmini, 16 Willow Way
Saket Singh, 1 Colley Court
Manisha Singh, 1 Colley Court
Adam Resmini, 178 Adams Point Road
Erica Resmini, 178 Adams Point Road
Mark P. Dolan Sr., 5 Chachapacassett Rd.

Mark P. Dolan Jr., 6 Tallwood Drive
Natasha D. Dolan, 6 Tallwood Drive
Eleanor M. Dolan, 6 Tallwood Drive
Mark P. Dolan III, 6 Tallwood Drive
Shepherd F. Dolan, 6 Tallwood Drive
Annabel Lyman, 27 Williams Street
Lynne Barry Dolan, 23 Jenny's Lane
Blaise Rein, 33 Water Way
Erin Robertson, 25 Riverside Drive
David Robertson, 25 Riverside Drive
Amy Forbes, 11 Adams Point Road
Meg Whelan, 22 Broadview Dr
Brad Whelan, 22 Broadview Dr
Matt Holland, 12 Blount Cir
Haley Holland, 12 Blount Cir
Tim Forbes, 11 Adams Point Road
Ryan Hardiman, 77 Rumstick Road
Kelli Hardiman, 77 Rumstick Road
Sara Catanzaro, 368 Rumstick Road
Jeff Schles, 368 Rumstick Road
Lauren Fox, 143 Church street
James Fox, 143 Church Street
Ian Burgess, 33 Adelaide Ave
Kate Burgess, 33 Adelaide Ave
Kristin Meranda, 15 Adelaide Ave
Scott Hughes, 20 Appian Way
Emily Hughes, 20 Appian Way
Jen Pfeffer, 9 Payne Road
Jonathan Pfeffer, 9 Payne Road

Geoffrey Grove, 16 Robbins Drive

Christina Frias 2 Freemont Ave

Gerard DiSanto 2 Freemont Ave

Shawn Frias 2 Freemont Ave

Kimberly Dimeo, 140 Nayatt Road

Bradford Dimeo, 140 Nayatt Road

Pat Turmenne, 32 Adelaide Ave

Barry Turmenne JR, 32 Adelaide Ave

Jon Duffy, 33 Alfred Drown Road

Julie Duffy, 33 Alfred Drown Road

Heather Crosby, 293 Rumstick Road

Christopher Crosby, 293 Rumstick Road