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Sent: Sun 2/28/21 11:07 AM
To: Ashley Clark; Amy Messier

Public Comment Submission: Omni Development LLC 55 Summer Street 40B 3/1/2021 five

I can not emphasize more strongly that Special Permits and Wavers requested by Omni in my opinion must be denied for the environmental protection of Walpole's public water supply. In my opinion Omni is not entitled to them and they will be bad for Walpole's public water supply. I understand Mass Housing can not issue Special Permits and Wavers nor should the ZBA. I have highlighted for the ZBA Sara Bronin's statement for support.

Attached please find the PDF "The New State Zoning Land Use

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In a follow up article, The Quiet Revolution Revisited: A Quarter Century of Progress, David Callies remarked that in the more than two decades since its publication "[l]ocal zoning has not withered away (nor did we anticipate that it would)" and that "[t]here has been precious little permit simplification."⁶¹ **Sara Bronin put the point more bluntly, noting that in the last few decades local control and discretion has only expanded, including in the area of environmental protection specifically,** and "the quiet revolution failed to materialize."⁶² This failure is not surprising, given the history of deference to local control over zoning as well as the perception that local governments are better able to give voice to local expertise regarding the appropriate use of a particular parcel of land.⁶³ In the housing realm, a normative commitment to local control is often reinforced by opposition on the ground from homeowners resistant to greater density, more lower-income families, or a sense that state politicians are enabling greedy developers to ride roughshod over local resident taxpayers. Nonetheless, three prominent state-level efforts to push local communities to permit more new housing, particularly affordable and multi-family housing, developed during the 1970s and remain in effect: Massachusetts's Chapter 40B,⁶⁴ New Jersey's Mount Laurel doctrine,⁶⁵ and California's Housing Element Law.⁶⁶ Understanding these earlier efforts, and the methods by which they reshaped the allocation of zoning authority between state and local governments, will inform our evaluation of more recent interventions.

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