

I am writing to ask the citizens of Monroe to support the Chapter 57 Zoning Code and Zoning Tables Proposed Amendments. These proposed changes have been worked on during the last 5 years by myself, Planner Susan Roth, former Planning Board Chair Mary Bingham, and Town of Monroe Attorney Langdon Chapman. There was input by the Town of Monroe Building Inspector Ben Maldonado. There has been the appropriate Public Notices and a Public Hearing, as well as 3 public workshops on the proposals. All public comments will be addressed.

These Amendments address the Monroe Comprehensive Plan completed in 2005 and passed in 2008. The Amendments update, clarify, and modernize the Zoning Code. It is friendly to the environment and to small businesses. It includes updated definitions and new state regulations. It slightly reduces the building footprint in some areas and includes more sensible setbacks in others. These Amendments protect our wells and the aquifer. There is a "Tree Code" included that protects trees while respecting property rights. The loophole that allowed trees to be removed, with no restrictions, before the Site Plan Review by the Planning Board, has been closed and fines have been increased.

The most "controversial" aspect of this document is the Proposed changes to the Accessory Apartment Rules. These changes are to put the Accessory Apartments from the Principle Permitted Uses into the Special Use Permits, effectively and simply closing a huge "Loophole" in the existing Code that allows developers to avoid Planning Board site plan review and to turn any and all single family homes into 2-family homes. Right now, developers can get Planning Board approval for a development of 50 single family homes and turn it into 50 2-family homes with an application to the Town of Monroe Building Inspector, avoiding site plan review and doubling the density of the entire development. Imagine the effects that will occur when densities are doubled on our water, sewer, drainage, and traffic with no Planning Board review. What about our precious aquifers. These accessory apartments have no effective limits placed upon them. Councilman Burke toured one on Raewood Drive-the accessory apartment alone was 3,200 square feet and the other part of the home was very large.

This type of "high density" housing is commonplace in KJ and now it is making its way over to our side on the Quickway, example- Shea Meadows has

been approved, by the Planning Board as 48 single family homes, but has been advertised as 48 2-family homes. The people involved in Shea Meadows have said that this is their intention. Once this occurs, the trend will begin and it will continue. What developer could resist such massive profits? Imagine 2-family homes with only single family home approval processes. Bad for Monroe residents.

The changes that I want to put into place will simply require review of what is actually going to be built and if the development is done properly and in an area that can support such high density housing then they will get approved. It is fair to everyone.

Please support Councilman Burke and I, as we try to protect Monroe from high density housing with no site plan review. Ask your other Councilmen to support these Proposed Amendments.

Thank you,

Town of Monroe Councilman Gerry McQuade

A handwritten signature in black ink that reads "Gerry McQuade". The signature is written in a cursive, flowing style.