



35 Scudder: Full Statement in response to candidate question from Save Twin Brooks

I support, emphatically, Save Twin Brooks position on 35 Scudder Avenue, Hyannis. As a Councilor, based on the facts in the public record to date, I will vote accordingly.

If others bring forward new facts, I will consider them with an open mind.

My views are based on the following:

Land Preservation

I agree wholeheartedly with Save Twin Brooks efforts to preserve scarce unbuilt land in the Village of Hyannis.

Environmental Implications

I fully support Save Twin Brooks objective to protect this environmentally sensitive land, many hundreds of mature trees in Hyannis, and a compromised estuary. I appreciate the environmental facts Save Twin Brooks has brought into the record in this respect.

Housing

We needn't choose between green space, environmental protection, and housing. We need all three. I respect Save Twin Brooks recognition of that fact. We do not need this proposed housing on this land. Housing advocates tell us residents cannot afford market rate housing, and so the claimed need to approve 271 market rate housing units (on this environmentally sensitive land) misses the housing need in any event.

Moreover, before we turn to density development to meet housing needs, we need to preserve our existing housing stock for locals. As a first order of business, we need to prioritize locals in our housing policies starting with sensible, mainstream restrictions on non-resident commercially operated short-term rentals.

Deliberate development

I believe the Town should develop housing with intention and not simply accept any proposal, anywhere, by any developer that comes to town. That's not smart growth.

Process

The way the Town Council moved 35 Scudder into the regulatory agreement map was infirm, in my view. It may have complied with the letter of the law, but I believe the Town Councilor who



sponsored that action, and the Town Council as a whole, did not give adequate respect and opportunity to abutters and residents. Specifically, the only rationale the Precinct 13 Councilor offered for moving that land into the regulatory agreement map, thus enabling the current development efforts, was that *“the BID [Business Improvement District] people on the west end need a bookend.”*

The minutes do not show that the property owner appeared to ask for, or support, the vote that likely instantaneously increased his property value. Nor did the “BID [Business Improvement District] people on the west end” who "need a bookend.”

It appears from the minutes that no neighbors or abutters commented at public hearing, either. Safe to say they did not know.

Minutes further indicate that when a Councilor motioned to postpone the vote for input from the Hyannis Civic Association, there was no second. It moved to a vote, despite no real public engagement. But for that quiet Town action that disrespected abutters and taxpayers, the current proposed regulatory agreement would not be before the Cape Cod Commission.

Residents deserve better.

John Crow