



Remarks to Town Meeting

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Introduction

- This process has been deliberate
- This article will set a precedent
- This is a Planned Unit Development
- This is “Smart Growth”
- This property is going to change
- It is reasonable and appropriate for the Temple to use the value of its land to maintain its survival

So – what are we voting for?

- Our votes will determine how this property will change
- We are voting for one of two things
 - Change that is known and controlled by the town as allowed by this article or ...
 - Change that is unknown and will come from the open sale of the property

We must each answer the following questions for any alternative:

- Is it financially and fiscally feasible?
- Can it be financed in today's market?
- What are its benefits?
- What are its impacts?
- Do its benefits outweigh its impacts?
- Can the town manage the mitigation of its impacts?

Our Choices

- We are voting for Smart Growth
- We are voting for a bylaw and a process that
 - saves Temple Shalom and the Campbell School
 - preserves open space and natural features
 - adds neighborhood amenities and creates jobs
 - provides new tax revenue and
 - protects the neighborhood and the town
- Or...

Our Choices

- We are voting to support the open sale of the property
- We are voting
 - Yes to unknown impacts of unknown development
 - No to amenities
 - No to town-controlled mitigation of impacts

Our Choices

- We are voting for a set of developer-funded traffic improvements to address a litany of problems that by all accounts have existed for decades
- Or...

Our Choices

- We are voting to allow those problems to continue for years to come
- We are voting to allow those problems to be exacerbated by new traffic

Our Choices

- We are voting to save Temple Shalom and the Campbell School
 - two significant institutions with long histories of contribution
 - key physical and psychological elements of neighborhood mitigation
- Or...

Our Choices

- We are voting to put the town and this neighborhood at significant risk
- We are voting to create uncertainty for Temple Shalom and the Campbell School

Yes for the Overlay

- This article is the last best chance for Temple Shalom and the Campbell School
- It is well-considered, well-written and extremely thorough
- Development under this bylaw will be very challenging
- It will provide maximum benefits for the town and the neighborhood