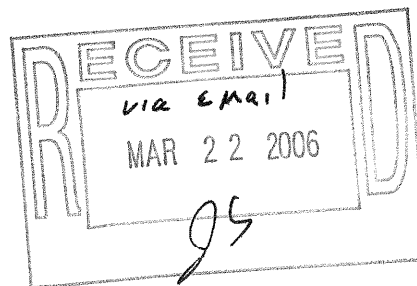


March 22, 2006

William Chin, Chair
Zoning Board of Appeal
c/o Jay Szklut, Planning and Economic
Development Manager
Homer Municipal building
Belmont, MA 02478



Re: 40B Uplands Project

Dear Mr. Chin:

We are very appreciative of the time and effort you and other members of the ZBA, as well as Mr. Szklut, in reviewing the 40B Project submitted by A.P. Cambridge Partners II, LLC.

The Uplands Advisory Committee would like to follow up on our recommendation at the last ZBA meeting held on February 15th that major issues that have a direct bearing on size and density of the Project and the amount and condition of open space should be dealt with first before dealing with peer reviews and negotiations over details of the Project.

These include:

- (1) The importance of receiving in a timely fashion from the Proponent the environmental impact reports or their equivalent as explained in UAC's letter dated January 27, 2006. This was emphasized by the Board of Selectmen's office back on October 15, 2004 with no response to date by the Proponent. If the ZBA does not require this, all the ZBA has to review is the EIR for the R&D Project, a totally different project with different environmental impacts.
- (2) Information on the impacts to wetlands equivalent to the Rivers Protection Act and Wetlands Protection Act required filings as well as information requested in the letters to the ZBA from the Conservation Commission, the Planning Board, and the Mystic River Watershed Association, as well as the UAC.
- (3) An engineering analysis and appropriate modeling studies to demonstrate the feasibility of the pump station, sewer extension, and use of Town infrastructure for conveyance of sewage to the MWRA interceptor.
- (4) Site plans for street and sidewalk improvements.
- (5) Soil tests, other relevant data concerning the design of proposed piles and foundations on the site to demonstrate the financial and technical feasibility to construct the proposed 40B Project.

William Chin, Chair
Zoning Board of Appeal
c/o Jay Szklut, Planning and Economic Development Manager
March 22, 2006
Page 2

(6) Relevance of the Open Space and Recreation Plan approved by the Board of Selectmen to the size of the Project vs. the amount of natural open space as reviewed in UAC's letter dated February 9, 2006.

We note that the Kopelman and Paige letter dated March 1, 2006 to the Proponent also supports the need to examine up front major issues – in this case, the scope and limitations on the Project imposed by the R&D Memorandum of Agreement.

Last, we note the Proponent has not responded to UAC's letter dated February 7, 2006 on sustainable design. Nor has O'Neill responded to Mystic River Watershed Association's letter dated February 5 on environmental subjects.

We ask the ZBA to take the necessary actions on the above in order to meet the objectives of the Town to balance proposed housing development with required environmental controls.

Thank you for your attention to the above.

Very truly yours,

For the Uplands Advisory Committee

Frederick Paulsen, Chair
Carolyn Bishop
Roger Colton
Martin Duffy
Mark Haley
Darrell King
Douglas Matson
Martha Moore
Roger Wrubel
Karl Haglund, Liaison from Planning Board