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*Via Electronic Mail To*  
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August 22, 2022

Judith L. O'Connell, Chair  
Board of Selectmen  
Town of Wilmington  
121 Glen Road  
Wilmington, MA 01887

**RE: Proposed 40B—Baldwin Landing  
Wilmington, MA  
MH ID NO. 1150**

Dear Chair O'Connell:

As you are aware, the applicant's development team will not be in attendance at tonight's Board of Selectmen meeting. As you also are aware, in response to comments raised by MassHousing, public officials and residents of the area relative to the original proposal, my client has submitted revised plans to MassHousing for review.

We understand that the Town will offer additional comments to MassHousing following tonight's meeting, and we look forward to reviewing the same.

As the Board will note, the revised plan is comprised of ten (10) single-family dwellings, and one duplex, and all twelve of these units will be marketed for sale. There will be no rental units. In terms of density, the average lot size will be 7,855 square feet per building, and the development consists of 10,882 square feet of upland land area per dwelling unit. In comparison, the comprehensive permit development that abuts the subject property (and which development garnered the unanimous support of various town officials and town boards) is comprised of fourteen single-family dwellings and one duplex, and it has an average lot size of 7,512 square feet. Moreover, this adjacent development is comprised of 10,349 square feet of upland land area per dwelling unit.

It also is worth noting that my client's proposed development will consist of thirty-six (36) bedrooms on 4.36 acres of land, which equals 5,275 square feet of land per bedroom. By way of comparison, a typical newly constructed four-bedroom house,

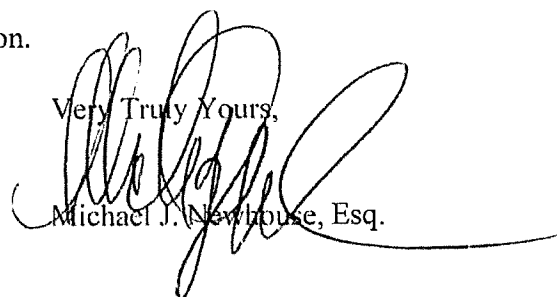
located on a 20,000 square foot conforming lot, has only 5,000 square feet of land per bedroom. In contrast, the other comprehensive permit project currently proposed in Wilmington appears to include two hundred twenty-five (225) bedrooms on 4.62 acres, which equals approximately 895 square feet per bedroom.

With regard to traffic concerns previously raised, and as was noted at the August 9<sup>th</sup> site visit, this modest number of units will not significantly impact the traffic counts on Nichols Street, though we certainly appreciate the challenges associated with monitoring and enforcing existing traffic and speed controls. As a development team, we obviously are not able to address distracted, impaired and/or reckless driving, but my client certainly is amenable to incorporating whatever traffic-calming measures make sense in the area, including without limitation, considering any proposed reconfiguration of the island at the intersection of Nichols Street and Shawsheen Avenue.

Again, we look forward to reviewing the town's comment letter to MassHousing, and we respectfully request that you include a copy of this letter in the record of tonight's meeting.

Thank you for your time and consideration.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Michael J. Newhouse". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Michael J. Newhouse, Esq.

MJN

cc: Jeffrey Hull, Town Manager  
Valerie Gingrich, Director of Planning and Conservation  
Kristen Costa, LA Associates, Inc.  
Stephen B. Sawyer, P.E.  
Client