



444 East Central St

Casey Thayer <cthayer@franklinma.gov>

Re: Stobbart's development

Bruce Hunchard <bruce.hunchard@yahoo.com>
To: "smgianetti@verizon.net" <smgianetti@verizon.net>
Cc: Casey Thayer <cthayer@franklinma.gov>

Wed, Mar 26, 2025 at 8:37 AM

Sue G,

I never put a flyer in your mailbox. As far as I know, it's illegal to put things in other people's mailbox. Maybe an issue that should be reported to the Postal Service?

Thanks for the heads up,
Bruce Hunchard

Sent from Yahoo Mail for iPad

RECEIVED
2025 MAR 27 A 11:23
TOWN OF FRANKLIN
TOWN CLERK

On Tuesday, March 25, 2025, 4:13 PM, smgianetti@verizon.net <smgianetti@verizon.net> wrote:

Hi Bruce,

Thank you for putting the flyer in our mailbox about the town meeting and proposed development of Stobbart's. We've heard rumors, but now we have real info. We both signed the petition. My son sent me something interesting about this issue and perhaps Jeff Speck could be a resource for you in this fight. I will copy what he sent to me below in quotes:

"Hopefully, if they're smart, they could figure out how to build the housing we so desperately need, and not have it end up like this:
<https://archive.curbed.com/2018/12/4/18125536/real-estate-modern-apartment-architecture>

I hate to see Stobbarts turn into this. But I think the reason why there is so much opposition is a long, deep issue that has a lot do with how we chose to bridge the gap between urban environments and the large swaths of rural and open land that we have the luxury of here in America. We ended up with *suburbs*, a "frankensteined" mix of both urban and rural that essentially became a wasteland made up of the worst parts of both, with few of the benefits. But they don't have to be that way— i.e. Europe and Canada). Jeff Speck describes some of it here in a brief video about his book: https://www.ted.com/talks/jeff_speck_the_walkable_city. Downtown Franklin is essential a tiny "city". Maybe they could (and should!) hire Speck to come speak to the town about the deeper issue of urban planning and development (he's based in Brookline): <https://www.speckdempsey.com/>."

I do not believe that Franklin is doing a very good job of conscientiously planning development, but just fast forging ahead with hurry up building and \$\$\$ solutions. The impact of traffic that this end of 140 has seen in the last few years is putting it right up the Bellingham side. We do not want to become a mini Framingham. Route 140 cannot support this kind of traffic! Thank you for your efforts!!

I will try to make the meeting,
Sue G (from Lost Horse Trail)