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To: Mark Connors <mconnors@hamiltonma.gov>

Cc: Barb Grinnell <fivegrinns@gmail.com>

Subject: External Email Warning Hamilton Planning Board Meeting Tonight

Hello!

Jonathan Poore suggested I write to you regarding tonight's meeting. Sadly, my husband and I have out-of-town guests and cannot attend. With this email, we hope to weigh in on the decision the Planning Board will be making regarding the apartments at Gordon-Conwell.

My husband and I have lived at 27 Martel Road since 1998. Bob is back working at Gordon College, and I am Student Accounts Manager at Gordon-Conwell. We are both in our sunset-jobs before retiring. One of my tasks is billing residents in the woefully underutilized apartments.

My simple points:

Our daughter and her husband recently purchased a home in Beverly. They didn't look at homes in Hamilton despite the excellent education she received in the HW schools - primarily because of the added tax burden. The high (and increasing!) taxes are the main reason many of our friends have joined the northern migration of Hamilton residents to Annisquam! We need new sources for added income in this town!

The apartments are sorely underutilized and, though in reasonably good shape now, they are in constant need of updating and repairs. I imagine the abutters will appreciate the buildings being kept up and properly maintained over the long haul.

We have lived blocks away from the Seminary for 27 years - back when a pressing issue at Gordon-Conwell was having enough parking spaces! I am not at all worried about the impact of increased traffic. It won't be any worse than it was in 2008 when Gordon-Conwell was at full capacity here in Hamilton.

Needless to say, housing prices in our area have skyrocketed. Opening refreshed apartments to the wider public will provide low income housing to a population not able to afford North Shore housing prices. We would welcome our children's friends and Gordon College faculty and staff back to Hamilton from their apartments further afield.

We see this as a win-win. We truly hope Gordon-Conwell is allowed to pass the responsibility of maintaining the apartment buildings to a company who will add desperately needed income to our town.

Thank you for your consideration!

Barb (and Bob) Grinnell
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