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**Sent:** Monday, October 26, 2020 1:04 PM  
**To:** PublicComment <[PublicComment@mynewcastle.org](mailto:PublicComment@mynewcastle.org)>  
**Cc:** TownBoard <[townboard@mynewcastle.org](mailto:townboard@mynewcastle.org)>  
**Subject:** Public comment

This letter is to voice my objection to the Form Based Code pending for a Town Board Vote. I oppose the Form Based Code for several reasons, and am imploring the board to vote against the FBC in its present form for the following reasons:

1. The DGEIS, which conducts an analysis of the number of students that could be in CCSD if the max build out occurs is flawed and stale. The DGEIS analysis does not take into account that New Castle is a town to which people move specifically for the schools. The DGEIS is flawed in factoring in that 65% of the 1,000 apartments contemplated in a max build out would be studios or 1 bedrooms. New Castle is a family town. People move here for the schools and small town community. Realistically, the apartments will be almost totally geared towards family and will put untenable pressure on the CCSD.
2. The CCSD BOE asked for additional time to conduct its own analysis of the students that a max build out would garner. Town Board says they want to be collaborative, but has not yet agreed to the multiple BOE requests to pause the pending board vote so that it can conduct a thorough and complete analysis, as, again the analysis of the Town Board's consultant is flawed. In the spirit of collaboration and doing what is right for New Castle, I ask the Town Board commit to delaying the vote until such time as CCSD analysis is complete.
3. If the max build out results in a significant number of students in CCSD, there are a few possible results:
  - a. Because apartments are taxed differently than single family homes (fee simple) and are taxed at a commercial rate, there will be insufficient funds to support these students and school taxes (already extremely high) will be increased on single family homes to bridge the delta. This will make New Castle cost prohibitive for MANY of its current residents as an increase in our already high taxes wasn't contemplated and is overly burdensome.

b. If school taxes are not raised commensurate with the additional students, the quality of our schools will decline, as they get overcrowded, and cuts are made to sustain the student population. Once that occurs, property value will drop, as people will neither pay a premium in purchase price nor taxes to reside in New Castle.

4. COVID-19 occurred after the DGEIS report and study, or, if it was still being conducted during the pandemic, was not factored into the report and therefore the report is moot and should be redone in light of the pandemic. COVID has caused an influx of new students to CCSD, which also were not contemplated by the DGEIS. The Town Board should wait until the pandemic ends to enact this proposed zoning legislation which would radically change our town. To do so during this pandemic is irresponsible, when we do not know what the post-COVID world will be.

5. I want a vital downtown. I want growth and diversity. However, Form Based Code as it is in its current form, would radically change our town. Once enacted, there are no checks or balances on developers, who can do as they please without oversight, as long as they comply with the code (i.e. no more than 4-5 stories, certain colors etc). This is not how growth and diversity should be achieved.

In summary, I ask that you vote NO for the Form Based Code, or, delay a vote until adequate analysis by the BOE occurs.

Thank you,

Jaclyn Maraynes