

From: **Todd McGuire** <tsmcguire57@gmail.com>

Date: Tue, Feb 10, 2026 at 1:18 PM

Subject: Re: Development Regulation Clarifications - January 12 letter

To: John Mauro <JMauro@cityofpt.us>, Amy Howard <ahoward@cityofpt.us>, CityCouncil <citycouncil@cityofpt.us>

Cc: John Watts <johnw@olympus.net>, Alyssa Rodrigues <arodrigues@cityofpt.us>

John and Council -

We are disappointed in your February 6 email pertaining to the issues detailed in our January 12 letter. Mayor Howard's January 12 email to us stated "staff will work on preparing a response." We were therefore surprised with your email telling us that no further answer to us will be forthcoming because staff has no capacity to answer questions from residents. The questions we asked did not require research or detailed comment - they were essentially "yes" or "no" questions.

You refer us back to your initial response of January 15, when you acknowledged that the recent changes are not accessible or easy to read and create and add to the confusion of the public about what the code means. Three weeks later you tell us that no further answer to us will be forthcoming and to look for answers in the City code. Simply stating that to us in your initial January 15 response would have saved all of us time.

This lack of effort continues and reinforces the perception that the City is unwilling to explain or justify policy decisions released in October, and only increases public concerns about zoning changes imposed on the largest section of properties in our community.

The sad reality is that rather than encouraging affordable housing, the new regulations pave the way for increased gentrification and property valuations and unsustainable development that has overrun so many once-special towns like ours.

As stated previously (February 4 email), we will take the comments of Director of Planning and Community Development Bolin at the February 2 Council meeting as confirmation that the interpretations we have made as stated in our January 12 letter on the issues are correct, unless you advise us otherwise.

Sincerely - Todd McGuire and John Watts