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**Date:** Fri, 23 Dec 2016 13:04:57 -0500 [01:04:57 PM EST]**From:** David Ringheiser <dringheiser@me.com>**To:** zba@carlisle.mec.edu**Cc:** boardofhealth@carlisle.mec.edu**Subject:** Quantifying Risk of Birches Property

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Dear ZBA,

In the Birches Public hearings much has been discussed of the struggle the town is faced with in balancing the public need for affordable housing vs the risk to health and safety. The public need for affordable housing has been quantified, yet the 'risk' to public safety has not been put in terms that is quantifiable.

I offer the following quantification of risk based on the 5th amendment of the US constitution which states in part ??..nor shall private property be taken for public use, without just compensation?. The risk of damage to health and safety directly correlates to the destruction of private property and in fact only to destruction of private property. This taking of property for public use requires 'just compensation'.

In business we define risk as the total possible value of damage multiplied by the probability of occurrence. The first part of this equation is quantified as the value of all properties that could/would be destroyed. The second part is the question (probability) but the total outcome ( what happens when the project is built) needs to be accounted for in the planning of this project as this is the 'just compensation'?

Sincerely,  
David Ringheiser  
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**PS: Fifth amendment of the US Constitution below for reference:**

**5th Amendment:**

**No person shall be held to answer for a capital, or otherwise infamous crime, unless on a presentment or indictment of a Grand Jury, except in cases arising in the land or naval forces, or in the Militia, when in actual service in time of War or public danger; nor shall any person be subject for the same offence to be twice put in jeopardy of life or limb; nor shall be compelled in any criminal case to be a witness against himself, nor be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without just compensation.**

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