

**From:** Don McNamara [mailto:don.mcnamara@gmail.com]  
**Sent:** Thursday, September 01, 2016 12:06 AM  
**To:** Maria Morelli  
**Cc:** Don McNamara  
**Subject:** Comment on 40 Centre Street

Members of the Zoning Board of Appeals,

I would like to make a statement on the 40 Centre Street proposal.

Please do not forget about the impact to those of us who live on Wellman Street, especially when considering the vertical aspect of the building.

The impact to Wellman Street is significant:

1. The proposed building blocks our morning sun. For a large portion of the year, the morning sun is the only direct sun we get. Lack of sun impacts our health and well-being. By my modeling, in the middle of winter, the house at the corner of Wellman and Centre Street will go from the shadow of the proposed building to the shadow of 19 Winchester with only a brief window of direct sunlight.
2. The visual impact to Wellman Street is enormous. The proposed building is twice as long as it is wide. The building would block our entire view horizontally and to almost a 45 degree angle vertically.
3. Many of us on Wellman Street do not own off-street parking. An increase in overnight parking demand impacts those of us without deeded spots. 17 spots for 46 units is untenable.

Visual and architectural gimmicks will not block any less of the sun, nor block less of our view, nor reduce the impact to off-street parking demand.

All of these problems can be alleviated by a building of reasonable height: We would get more direct sun, less of our visual field would be blocked, and a smaller building with fewer units would result in a more reasonable parking ratio.

I ask that the town pushes for a building height within the zoning requirements.

One general comment: In my professional work, a very significant indicator of success is the number of iterations on a project. Due to the hard limit on time, I suggest we try to iterate as quickly as possible on the proposal.

Thank you for your significant time commitment and effort in this process.

Don McNamara  
12 Wellman Street

August 31st, 2016