

From: Richard Simonelli [mailto:rsimonelli@comcast.net]
Sent: Tuesday, September 20, 2016 8:29 PM
To: Maria Morelli
Cc: ERosent900@aol.com; 'Lisa Ellenzweig'; 'Murphy Edberg, Carol E.'
Subject: 40 Centre Street Rear Wall Design Improvements

From: Richard Simonelli
Sent: Tuesday, September 20, 2016
To: Maria Morelli
Cc: ERosent900@aol.com, lellenzweig@gmail.com, carolmurphyedberg@gmail.com
Subject: 40 Centre Street Rear Wall Design Improvements

Dear Maria,

While at 19 Winchester Street the day before last week's ZBA meeting my wife and I looked at the 40 Centre Street lot and envisioned the proposed building there. We particularly looked at the back lot line and envisioned a four to six story wall that we both thought would end up hovering over the pool and deck area at 19 Winchester Street in a "Berlin Wall" fashion. This wall would be unsightly and undoubtedly directly diminish the lifestyle, desirability, and property value of all of the fifty or so apartments on that side of the 19 Winchester Street building as well as the fifty or so apartments in the rest of the building.

I also realized that our pool deck area forms a de facto plaza providing open space in a crowded city for our building, our neighboring buildings, and neighbors. Once this wall would be built it would limit this effect of open space. I believe that one of the factors the ZBA can take into consideration for a 40B is the protection of open space.

Monday the ZBA asked the developer to set back the top two floors in the front of the building. I suggest that in the back of the proposed 40 Centre Street building each floor should be stepped back in a pyramid fashion. This was done on the back side of the hotel that was recently constructed on Rt9 west bound just outside of Brookline Village. (I heard this was done to alleviate shadowing problems created by this building.)

Setting back each floor on the back side of 40 Centre Street would accomplish a number of goals. Foremost, it would eliminate an unsightly, property value diminishing "Berlin Wall Effect" caused by a four to six story wall straight up five feet from our lot line just behind our pool and deck. Again, bear in mind that this would directly affect the lifestyle, property value and tax payments to the Town of about one hundred apartments at 19 Winchester Street. Staggering floors would also help to maintain the open plaza effect of the deck behind 19 Winchester Street for both the residents of 19 Winchester Street and the surrounding buildings, including the possible future residents of 40 Centre Street. It would also cut down on the massing of the proposed building, as desired by the ZBA.

Depending how close to the lot line the building will be built, the developer should not lose many, if any, parking spaces that are in the currently proposed design because the parking area would be the first floor of the pyramid.

I seem to recall that at an earlier ZBA meeting the back wall staggering issue was brought up and the developer's people claimed that they could not do this because the back stairwell had to be one

continuous shaft down to the ground. They also claimed they could not move the stairwell to another location in the building. It seemed that the developer used the same excuse at the meeting last Monday when asked to reconfigure the building. Later Monday evening, however, the town's peer review architect was asked about reconfiguring the building. In his response he stated that stairwell and elevator locations should not be an issue at this point in the design phase.

Also the ZBA asked for detailed shadow studies because of someone on, I think, Wellman Street that has a problem with lack of sunlight. The shadowing study that was conducted earlier seemed to be somewhat imprecise with regard to the pool and deck area behind 19 Winchester Street. Could this new shadow study include a more detailed study of the 19 Winchester street pool and deck area with both current design and the stepped back design? I would guess the stepped back design would fare better in such a study.

Please feel free to contact me if you have any questions, or if I can be of assistance in any way.

Thank you,
Richard Simonelli