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Sent: Tuesday, September 27, 2016 11:33 AM
To: Maria Morelli
Subject: 40 Centre St.--Letter to the ZBA

To the ZBA:

This letter is to express Winchester House Condominium Trust's disappointment in the 40 Centre Street proceedings thus far. 19 Winchester St. is, arguably, the major abutter for this project and we feel that our concerns are not being taken seriously.

As we have vocalized at all of the hearings, our unit owners/residents will be adversely affected by this structure in many ways: the massing, 5 foot setbacks, destruction of our trees, light, privacy, trash and traffic issues. These all constitute valid health and safety objections, yet the only revision to the developer's original plan discussed (but not yet agreed upon) is one less floor. What about the encroachment upon our building that the current footprint will make? What about our right to privacy? What about the danger of being boxed in?

The ZBA has the authority to impose some other restrictions that will ease our burden and be beneficial to the neighborhood. It concerns us that the developer is disregarding the local sentiment and toying with the ZBA until the time runs out. This shows blatant disrespect for our community and its regulators. If this behavior is allowed at this point in the process, what compliance/town interest can we expect going forward?

At a minimum, the Condo Trust is asking for conditions regarding:

- Increased rear and side setbacks
- No balconies on any units
- Preservation of trees
- Detailed construction plan including actions to mitigate damage to our underground garage, foundation and pool
- Light/shadow study to assess and resolve the impact on our building and pool area
- Trash plan that minimizes risk/spillover to our side lot

Please consider our plea for a more human and humane project.

Winchester House Condo Trust