



OUTSTANDING PROBLEMS WITH 40 CENTRE STREET PROPOSAL

Brookline ZBA Public Hearing
October 26, 2016

From June 20, 2016 ZBA hearing

1. Misrepresentations by developer
2. Legal issues
3. Abutter concerns
4. Pedestrian safety
5. Parking shortage in Coolidge Corner
6. Impact of trash collection
7. Preservation
8. Design

Building massing remains problematic

- ZBA request for 30-day extension was to continue the discussion on **building articulation** and to gather adequate data about parking ratios
- **4 feet extra setback is superficial** and does NOT substantially reduce the building massing to substitute for removing an entire story
- **Side elevation remains overly imposing**, and proximity to lot boundaries threatens trees that provide visual screening
- **Each additional story increases the threat to Local Concerns**, destroys the neighborhood fabric and sets a bad precedent for re-developments along Centre Street

Threat to pedestrian safety is unabated

- 1. No pedestrian counts have been provided. However, Devotion School & Webster School are only one block away**
 - 2. 126 net new vehicle trips** will be generated by 40 units (MDM report on behalf of Applicant; pg. 8)
 - 3. Traffic Peer Review demonstrates a need for 33 parking spaces**
 - With only 21 spaces provided, over 10 vehicles will circulate in search of parking
 - 4. In 2001, an elderly pedestrian was killed at 19 Winchester by an exiting vehicle from an underground parking garage**
- Removing one story (8 units) will significantly reduce the risk of another pedestrian death or serious injury**

Waste management is a public health issue

- Based on EPA estimates of 29 pounds of trash and recyclable material generated by a household per week:
 - 40 units would generate **1160 pounds of garbage per week** (30 tons per year)
 - **Over 10% will be organic waste, which will engender unpleasant odors, attract flies and other vermin**
- Blatant omission of waste management plan to detail:
 - Operation & capacity of trash compactor
 - **Curbside placement of waste endangers pedestrian safety and public health**
 - Access of waste removal truck
 - Town or private collection, as well as frequency

Applicant is liable for damage to trees



Eight mature trees >35 feet high are on Centre St land owned by 19 Winchester

These trees provide privacy, visual screening, and greenery immediately west of the 40 Centre site



Thank you