



# TOWN OF BROOKLINE

## Massachusetts

### BOARD OF SELECTMEN

NEIL WISHINSKY, Chairman  
NANCY A. DALY  
BENJAMIN FRANCO  
BERNARD GREENE  
NANCY HELLER

MELVIN A. KLECKNER  
Town Administrator

333 WASHINGTON STREET  
BROOKLINE, MASSACHUSETTS 02445  
617-730-2200  
[www.brooklinema.gov](http://www.brooklinema.gov)

---

November 18, 2016

Members of the Brookline Community,

As you may know, the Town, a number of abutters to Hancock Village and Chestnut Hill Realty have reached an agreement for a Master Plan for future development of Hancock Village. The Master Plan will be subject to a public approval process, including involvement by the Planning Board and other town boards as well as approval at Spring 2017 Town Meeting.

The Master Plan will replace the 161 unit 40B development that has been permitted at Hancock Village and the 226 unit 40B that is pending, will provide significant additional benefits to the town of Brookline, and will prohibit additional future development at Hancock Village in Brookline.

I am very pleased about this because we were able to devise a plan in concert with neighbors of the development that significantly reduces impacts to the neighbors and the Town from the two 40B developments and also provides tangible benefits to the Town of Brookline and to the neighborhood.

The agreement that was finalized today also allows for a conditional dismissal of the trial in the Massachusetts Land Court that was set to begin on November 21, 2016.

If approved at the Spring 2017 Town Meeting, the proposal will result in the reduction of new buildings at Hancock Village from 14 to 3, and significantly increase the open space near the abutters to the property. Although the Master Plan will have 18 fewer than originally proposed, the number of net new bedrooms has been reduced by over 230 bedrooms. There are no three or four bedroom apartments in the new plan, and the majority of the new units contain only one bedroom.

In addition, Chestnut Hill Realty will comply with the Town's Inclusionary Zoning By-law to create affordable housing on site, undertake traffic improvements to Independence Drive, work with the Town and State to ensure the placement of 144 units toward meeting the Chapter 40B Safe Harbor, create a new playground adjacent to the Baker School, provide 150,000 square feet (3.5 Acres) of open space adjacent to the abutters, and donate \$1,000,000 to the Town for public improvements to the area.

Over the next several months, the Town will be working with Chestnut Hill Realty and town boards and residents to create Warrant Articles to be considered at Spring Town Meeting to allow the new Master Plan to be built at Hancock Village.

I believe this agreement is in the best interest of all of Brookline. There is still a lot of work ahead in preparation for what I hope will be a positive vote in the Spring.

The Town will be posting information about the agreement on the Planning Department Website next week.

Sincerely,  
NEIL WISHINSKY  
Chairman