

November 28, 2016

To The ZBA,

Winchester House has expressed disapproval of many aspects of the 40 Centre St project that involve the health and safety of its owners. To repeat—we are being encroached by the meager setbacks, height of the building, destruction of our trees, danger to our foundation and pool, lack of open space, increased traffic, lack of parking, etc.

Once again, we are faced with an 11th hour document regarding the 40 Centre St project. This time, it is the waivers requested which continue to show lack of compliance, interest and understanding of abutter issues.

Winchester House abuts 40 Centre St. on two sides. From the outset, we have objected to various aspects of the project, none of which have impacted any of the changes made. Now, with the list of waivers, it is clear that some of our issues actually involve major waivers from general Town guidelines. Here is an opportunity for the ZBA to take some responsibility for the well-being of Town residents. While almost all of the waivers have impact upon our building, the specific ones that are most egregious are:

--Minimum side waiver (G)—10 vs 5.1 on the east side, 6.1 on the west

--Minimum rear yard waiver (I)—NOTE-the waiver asks for 25 feet, so that the building is only 5 feet from our foundation—surely a compromise is in order!

--Maximum stories--(J) 4 vs. 6

--Maximum lot coverage--(K)

--Minimum open space-- (L,M)

--Parking-- (N,O)

--Department of Public Works plan approval (U)

--Town By- Laws Waivers—demolition, stormwater management (V, W, X)

These requests clearly overstep the basic foundations of what makes Brookline a great place to live. We respectfully request that they not be granted. Now is the time for the ZBA to exercise its authority and show residents that it has an interest in their wellbeing and preserving the town.

Elissa Rosenthal,

Chair, Winchester House Condo Trust