

From: Kate Manning [mailto:kvmanning@gmail.com]
Sent: Monday, September 12, 2016 2:00 PM
To: Maria Morelli
Cc: Kate Manning
Subject: 40 Centre Street Proposal

Dear Board Members,

I am writing to you to express my concern over the proposed development on 40 Centre Street, specifically regarding the height and width of this building and how it will impact my own personal health as well as the health of my neighbors who will be living within the potential shadow of the proposed structure.

I am an Operating Room Nurse who works In the Longwood Medical Area. My job requires me to live within a short distance from work. Most Operating Room Departments are located in basement levels of Hospitals, and this is true for the hospital in which I am currently employed. I work (at least) 40 hours a week, day shifts, four ten hour shifts per week, 7am to 5:30pm. This means that for at least four days a week during the shortest days of the year (about four months during the winter) I am walking to and from work in complete darkness. My only opportunity for any exposure to natural light is on my days off (three days per week). On these three days I try to spend as much time as possible in the sunlight on our back deck, or in the one room in our unit that gets natural light. Both our deck and this one room face the proposed development site on 40 Centre Street.

One of the main reasons that we bought our Condo on Wellman street was because of the natural light that projects on to the south-east side of our property. Our condo sits in the middle of 10 Wellman Street and 14 Wellman Street and has windows on only two sides of the structure (we are between two fire walls). It is essentially like living inside of a tube, the only significant natural sunlight that we benefit from is on the side of our building that faces the 40 Centre Street property.

I am bringing these details about our living environment to your attention because I suffer from Seasonal Affective Disorder. I have until this point managed to treat this disorder by making sure I get the benefit of natural light whenever and wherever I can. Our property has a south-east exposure and it is because of this fact that I have managed to stay off of medication.

I have attended almost all of the Zoning Board Hearings for the 40 Centre Street development and I know that the height and mass of the structure have been a concern. I am optimistic about the five story vs six story proposed adjustment that the board members discussed during the last hearing. I know that there has been some discussion about including a Shade Study for the proposed structure. I am hoping that this study will be performed some time soon and will cover the first hours of the day in the winter months (especially October through April).

I'm not sure I can continue to live here on Wellman Street if a structure is placed at 40 Centre Street that exceeds the current zoning restrictions for height and set-backs. Simply stepping back the top floors and elevator shafts will only benefit passers-by. Any structure or floor that exceeds four stories will have a significant impact on all of the properties that lie in the shadow of 40

Centre Street (at least eleven properties?) I am quite certain that there are other abutters on Wellman Street who also benefit from the open space, open sky and direct sunlight that we currently enjoy.

Please could you consider the effect that the lack of sunlight will have on the abutters of this proposed development. I would like to remain in good health for the duration of my time living here which could potentially be thirty or more years.

Sincerely,

Kathleen Manning
12 Wellman Street #3
Brookline, Ma