

From: Steven Pell [<mailto:steven.c.pell@gmail.com>]

Sent: Wednesday, December 07, 2016 6:02 PM

To: Alison Steinfeld; Neil Wishinsky; Nancy Daly; Benjamin Franco; Nancy Heller; Bernard Greene; Melvin Kleckner; Joslin Murphy

Subject: 40B Applications

Dear Ms. Steinfeld,

As a Coolidge Corner resident, I'm writing to express my concerns about the impact of a proposed 40B development at 455 Harvard Street, and all the other recently proposed 40B developments.

With regard to 455 Harvard Street, I concur with the list of problems, below, that have already been articulated:

*noise of stacker parking at night*lines queuing outside the parking area on the street blocking traffic*Setbacks and open space*Former gas station with attendant leaks from underground storage tank solvents that need to be checked*current tenant has a lease, and question of site control should be confirmed* developer needs to meet with the neighborhood.*building too close to abutting neighbor on Thorndike st*6 different 40 b projects within a 1/4 mile of each other.*the cumulative impact, extreme burden on the neighborhood.

I am greatly concerned that the ever-increasing value of real estate in Coolidge Corner has drawn developers who want to capitalize on this trend and are using 40B to hide their greed.

Everything that is special and unique about Coolidge Corner is threatened by these 40B developers who appear not to care about the impact of their plans on the quality of life in our community.

Many of the proposals would bring in large, multi-story buildings that are out of sync with the character of our area. These proposed buildings would block sunlight, add to the traffic congestion, and put an additional burden on our already-strained municipal systems, especially our schools.

When I see the plans for a proposed 21-story apartment building on Waldo Street, I wonder what the developer could possibly be thinking. I mean, have they ever tried to get onto Beacon Street from Pleasant Street at morning or evening rush hour?!

I agree completely with the idea of a moratorium on 40B developments, and believe it should be longer than 6 months, perhaps at least a year. This would be the perfect time to rethink 40B, so that it works for the benefit of those seeking affordable housing in our town without damaging what we love about Coolidge Corner.

Respectfully,

Steven Pell

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