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From: Mark Rosen [<mailto:markaudiowizard@yahoo.com>]

Sent: Wednesday, December 07, 2016 4:50 PM

To: Alison Steinfeld

Subject: proposed development at 455 Harvard Street.

Allison Steinfeld

Town of Brookline Planning Dept.

Brookline MA 02146

December 07, 2016

From : Mark Rosen

Thorndike Street

Brookline MA 02146

Re: Opposition to the proposed development plans for 455 Harvard Street Brookline, MA

Dear Ms Steinfeld,

I am writing to express my opposition the proposed development plans for 455 Harvard Street, Brookline MA.

My opposition concerns the following areas:

1) excessive massing of the structure, at 4 stories with no set backs, it is in stark contrast to the 2 1/2 story wood frame houses abutting the property on Thorndike Street.

2) no set backs or green space. The development plans show the proposed building built right out to the sidewalk with no set backs.

Currently there is an approximate 20 foot set back from sidewalk to the current structure. Thorndike Street homes average a setback of 12 - 15 feet.

3) planned use of a mechanical parking system that will generate approx 100DB of noise. This is equivalent to sound levels from factory machinery or a loud rock band. It is also in violation of state and local noise ordinances. These stacking systems have been shown to be a nightmare causing traffic delays while cars cue to park, excessive and dangerous noise levels at all hours of the night and inability to function well below 40 degrees F. See attached articles on mechanical stacker problems. This is an area that has very little on street parking which is currently used by patrons of businesses on Harvard Street.

4) there is an over-saturation of six 40B housing developments underway with in a 1/4 mile radius of each other in a very dense/small geographical location- one school area - the Devotion School area. This is constitutes an excessive burden on the function and fabric of the neighborhood. Myself and other neighbors ask for relief.

5) contamination from the development property from preciously leaking underground storage tanks of many decades use as a gas station. The is a definite hazard as spelled out in the EPA guidelines on Leaking Underground Storage Tanks and requires further examination and mitigation. Many school

children walk by this proposed construction site on a daily basis and would be exposed to harmful contaminants.

6) a current lease holder- a restaurant- who does not want to move, and is threatening to sue. thus the developer does not have possession of the site for development. under 40 B regulations.

7) Development plans show a 55 foot building 5 feet from an existing structure occupied by sick and elderly residents.

They would suffer undue hardship if a stone and glass wall in the form of a building were constructed looming this close to their home.

These concerns are but the tip of the iceberg. Shadow studies and traffic and parking have not been done, and the developer has yet to meet with the community about this inappropriate oversized structure.

Would be kind enough to pass my concerns onto the appropriate agencies for proper consideration.

Thank you for your kind cooperation in this matter.

Sincerely,

Mark Rosen
Thorndike Street
Brookline MA 0146