

December 20, 2016

Dear Maria Morelli,

My name is Eli Epstein and I reside at 21 Brington Road in Brookline. I am an abutter to the 111 Cypress Street property.

I strongly oppose the proposed 111 Cypress Street development for the following reasons:

- With 105 parking spaces, too much traffic would be added to an overloaded and congested traffic situation. The intersection of Route 9 and Cypress Street is already a bottleneck.
- Motorists on Cypress frequently ignore the traffic box at the intersection of Cypress and Brington. It's extremely hard to make left turns onto Cypress from Brington Road (and left turns from Cypress onto Brington Road). My neighbors have reported several automobile accidents in this crowded area. The developer's traffic assessment is suspect. I expect the Town of Brookline to support a neutral non-biased traffic assessment.
- The proposed garage entrance on Cypress Street abutting the MBTA bridge is terribly unsafe. It presents grave danger to the pedestrian flow to and from Brookline High School. Exiting cars turning left onto Cypress Street (and cars on Cypress turning left into the parking garage) would result in huge traffic snarls on Cypress Street and on Route 9.
- The size of the proposed building is oppressively large for the scale of the neighborhood. The height of any building on this lot should not exceed the height of the Madras Building on the corner of Cypress Street and Route 9.
- As an abutter, I expect the Town to commission a shadow study, to determine the effect of the proposed building on the sunlight that we should be able to continue to enjoy as residents of 19-21 Brington Road.
- The Brookline Hills Condominium Trust (19-21 Brington Road) has an easement of three parking spaces and driveway access to such. This easement is non-negotiable.
- Brookline Schools are already overcrowded. I believe that a much better use of this lot would be as an annex to Brookline High School, for which it is the perfect location. This would mitigate the school overcrowding reality, rather than aggravating the problem. I am not anti-development; I believe this would be better for the town as a whole.

Thank you for your consideration and wisdom in dealing with this difficult issue.

Sincerely,  
Eli K. Epstein  
Homeowner  
21 Brington Road