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From: **Edward Dumas** <edward.b.dumas@gmail.com>

Date: Wed, Nov 23, 2016 at 12:44 PM

Subject: 455 Harvard St 40B comment

To: Town Of Brookline - Planning Department <aclark2@brooklinema.gov>

To Whom It May Concern,

I am writing to provide comment regarding the Comprehensive Permit Site Approval Application submitted by Harvard Danesh LLC for a proposed mixed-use project at 455 Harvard Street (corner of Harvard and Thorndike Streets in Brookline MA).

- The proposal includes requests for waivers of by-laws for required setback from both Harvard and Thorndike Streets. However, that intersection results in an acute angle (less than 90 degrees) at the corner of the proposed development site. As a result under those waivers, it would become difficult (if not impossible) to view sufficiently oncoming traffic (traveling southbound on Harvard Street) from a car located at the stop sign on Thorndike street adjacent to the proposed development site. The proposed development might therefore pose a risk for vehicles attempting to cross Harvard Street or for those turning left from Thorndike Street onto Harvard Street. The associated potential impacts to traffic safety should be evaluated by a traffic engineer and remediated, as appropriate.
- A gas station had been located at the proposed development site for several decades. The restaurant currently located on the site operates within the physical structure originally used by that gas station. It would be important to ensure that ground underlying that structure (which is proposed to be demolished) is properly inspected for potential presence of environmental hazards and abated, as necessary.

Thank you for your consideration and the opportunity to provide comment.

Edward Dumas

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