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Subject: Babcock place revisions do not address quality of neighborhood life erosion or environmental/health hazards

Hi Maria,

Just looked at the revised plans and I have a number of concerns. As I am unfortunately going to be prevented from attending the 10/2 meeting, I would like to communicate my concerns in advance.

While there are some commendable cosmetic improvements as well as some adjustments to the number of units and parking spaces, we are now looking at a taller structure with a smaller setback, more noise from the relocation of the AC units and the garage mechanical lifts, and an extreme loss of privacy with the addition of the roof deck, which will also lend itself to parties and noise.

Concern is too mild of a word to use for the issue of the garage venting onto our properties and into our homes, which has not been addressed. Our unmodifiably drafty historic 120 year old house is home to people who are suffering from asthma and cancer, and there will be nothing we can do to protect ourselves from demolition, construction, and garage emissions. I was very taken aback by Parking Consultant Arthur Stadig's assertion that he wouldn't characterize anything coming out of modern vehicles as toxic. While emission controls and the amount of lead in emissions have certainly been improved over the years, the bald-faced lie that no modern car emissions are toxic (see meeting transcript) is so shocking, especially coming from a purported industry professional, that it is strongly suggestive of a Pruitt-like bias towards business interests over those of citizens. I would like to refer the committee to my letter of 7/19 in which I described the many known hazards related to demolition and new construction including garage hazards, with reputable sources cited. Vehicle emissions include carbon monoxide, ozone, sulfur dioxide, nitrogen dioxide, lead, benzene, toluene, formaldehyde, and microscopic particulate matter and droplets which serve as a vehicle to drive these known toxic and carcinogenic particles deep into the lungs. It stands to reason that even a "naturally ventilated" structure is still going to retain residue from these emissions and that surrounding areas will be affected.

I don't know where this consultant came from or whether he is hired by the town or the developer but this is such an important issue that a second professional opinion from someone who is conversant with both traffic/parking as well as environmental issues is both reasonable and necessary.

Also, I understand that the economic presentation by the developer is still pending. Clearly we need this information in order to be able to know what modifications would allow his investment to continue to be profitable.

Thank you for everything you are doing,

Sincerely,

Greta Fox