

Ashley Clark

From: Jessica Stokes <jessicastokes14@gmail.com>
Sent: Monday, October 02, 2017 2:58 PM
To: Ashley Clark; Karen Martin; Maria Morelli
Cc: J R Anderson
Subject: Opposition to proposal for 134-138 Babcock Street

Please confirm that my letter will be shared with the Zoning Board of Appeals.

We are writing to express my strong opposition to the current proposal for 134-8 Babcock Street; we regret that family obligations prevent us from attending tonight's hearing.

We urge the Zoning Board of Appeals to deny the comprehensive permit at tonight's hearing. We share the Planning Board's "strong feeling that the proposed density is excessive for the site," and we feel that the current proposal has not sufficiently followed the recommendations from the ZBA's 23 August hearing with regards to adequate setbacks, parking concerns, reduced height, or sufficient attention to the environmental impact of this project on the abutters.

The scale of the 134-138 Babcock Street proposal will significantly impact its neighborhood, and concerns remain regarding the public safety and environmental impact of the design (e.g., parking, traffic, garbage, trees, and impact to abutting properties). Reducing the density by a mere 3%, as in the developer's latest proposal, does not represent a meaningful compromise.

As you recall from our shared experience this past 18 months with Sam Slater on the apartment building at 54 Auburn St., this developer has a track record of inadequately representing the scale/impact of his projects, as well as claiming collaboration with the community after making trivial, symbolic, or merely compliant changes.

Given the size of this project and a history of over-reaching by its developer, the ZBA must be absolutely rigorous in its review and application of the zoning by-laws. Too many town bodies have registered their concerns. It must be denied in its current design.

Thank you for your consideration,
Jessica and Colin Stokes
9 Auburn Place