

## Ashley Clark

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**Subject:** FW: Babcock St project

-----Original Message-----

From: Jane Piercy [<mailto:jpiercy@mac.com>]

Sent: Wednesday, October 04, 2017 2:35 PM

To: Maria Morelli

Subject: Babcock St project

Dear Maria,

I have attended several ZBA meetings concerning the development at 134 Babcock including the meeting on Monday, October 2. While I was glad to see some improvements in the overall style of the budding and movement away from a very industrial/commercial look I remain very concerned about the impact the project will have on our neighborhood. Many of these concerns were voiced at the meeting but I wanted to go on record with my specific concerns about this project as it was presented on 10/2.

1. The massing still appears to be excessive for the space. The peer reviewer had some specific comments on the massing of the building which I share. The building as presented remains too tall and too large for the space. The peer reviewer mentioned eliminating the top story and reducing some mass along the northern side. I completely support those recommendations.
2. The setback from front and back are still out of scale with the neighborhood. I echo many of the speakers on Monday who expressed concern that the front setback should be at least equal to the building next door. In addition the rear setbacks remain far too close to the rear lot lines.
3. How does a common roof deck make up for lack of green space on the ground? The architect seemed to suggest that having a common roof deck would compensate for the "lack of open space". This is ridiculous. The roof deck is yet another infringement on the neighbors behind the property but suggesting that a roof deck somehow equates to open space is absurd.
4. While the first loading dock proposed to the right side of the building was poorly designed, having no plan for loading and deliveries of such a large building is not acceptable. There must be some provision for delivery trucks, moving trucks and trash removal vehicles for such a large building. Babcock Street is busy already and having a constant presence of trucks and cars in front of that property will be very dangerous for traffic emerging from and turning on to Freeman Street.
5. The lack of a trash and recycling plan so late in the project is also concerning. North Brookline already has a problem with unwelcome rodents (RATS). I see rats on our property and see them around the neighborhood more often than I would like. I had several concerns about their trash handling:
  - a. they mentioned having 2 recycling bins. This seems absurdly low. My building has 31 units and we have six that are emptied twice each week.
  - b. since it seems unlikely that a trash truck will enter that garage I am curious where the trash will be placed on trash day? The extremely small front setback seems to eliminate any opportunity for the trash to be in front of the building. In addition, since the parking is on the Northbound side of the street there will not be any place to put those bins. Certainly the bins may NOT be placed in front of the small triangle park! Where will trash be placed?

Thank you for all your work on this project, I appreciate your thoughtful and very complete reviews of all these matters.

Sincerely,

Jane Piercy  
8 Still St  
TMM-Precinct 2

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