

Nov 27, 2017

To: Brookline ZBA
Re: Babcock 40B
From: Ainat and Larry Rogel (115 Stedman St)

Unfortunately, we will be unable to attend the ZBA meeting tonight, however, we want to express our opinion. We live right behind the proposed site and are still very concerned about the size and adverse affect this will have on our property. We have several objections to the approval of a building of this size on our lives.

1. We have followed the proposals and the objections. Each modification they propose does not address the size, set-back, parking, shade, and other concerns.
2. The building is too large for the neighborhood
3. The drawings show that from the ground at the edge of the back of our house, we will not be able to see people on the balcony. But we have a deck in the back of our house and so we will see them all the time.
4. The trees behind our house will be at risk. We love these trees and think they are very important for the environment and preventing floods. Losing them will be a big minus to our quality of life.
5. Flooding. Water accumulates in our driveway. When we bought our house we did an analysis of the underground water. Our house was built on a small "swamp" that was at the end of the underground water flow through Gibbs street. If you look at the apartment houses on Gibbs street, it is easy to see how that has affected it since there are many cracks in the bricks. Our house is built on peat (10 feet down) that was the bottom of the swamp. We believe that the massive size of the project will compact the ground and prevent the underground stream from spreading out as it does now.
6. We fully expect that our basement will be flooded if this is built as designed. We demand to see an analysis that this will not happen. We are putting the town on notice that currently there is no flooding so we will take action if there is after the building goes up.
7. It will completely ruin the sunlight that we now get. At the last presentation, the shading pictures were not accurate and did not take into account all seasons. At a very conservative estimate, the number of hours per year per square foot will be reduced to less than 10% of direct sun light to what we currently get. I am happy to provide my calculations if this will help.
8. Finally, two years ago our son was involved in a bicycle accident on Babcock street just by Freeman street intersection. He was hit by a car from behind. He was riding next to the curb but the car was going too fast and took the bend in Babcock too sharp. We are avid bicyclists and worry about the affect of this large project on bicycle traffic (not just automobile traffic).

Ainat and Larry Rogel.