

Dear Members of the Zoning Board of Appeals:

I write to urge you to apply conditions on the proposed 40B at 134 Babcock St. comprehensive permit that would secure a sufficient rear set back to protect the privacy, sunlight, sky views and mature trees for the abutters on Stedman St. which at this time appears to be 25 ft.

The overall massing of the proposed building must also be reduced by at least removing the 5th floor. As you know the FAR of 120 Babcock appears to be around 1.8. Other surrounding properties have an FAR of between .71 to .27. The underlying zoning allows an FAR of up to 1.5 on a portion of the site and 1.0 on the other portion. To remain compatible with the surrounding neighborhood structures, the FAR of the proposed building must be reduced to a minimum of 1.8 which would be accomplished if the 5th floor were removed. The regulations governing 40B's (760 CMR 56.04(4)(c)) clearly state that 40B's must be compatible with existing development patterns, which as currently proposed the 134 Babcock proposal is not.

The project proponent raised objections to these proposed conditions, stating that they may prove to be "uneconomic". I urge the Board to seek full disclosure and analysis of any such claims, which in my view, considering the high cost of housing in Brookline, and the future revenue streams likely from the market rate units are most likely untrue.

Please condition any comprehensive permit with a sufficient increase in rear setbacks and a significant reduction in massing and density. After several meetings between Pct. 2 and 8 Town Meeting Members and the project proponent, where TMM's clearly articulated their concerns and goals for the proposal, we were left with the impression that the project proponent was grateful for the clarity of our suggestions and that he would make substantial changes to his proposal. Unfortunately, such changes were not forthcoming. We are asking you, our permitting authority, to sufficiently diminish the damaging impacts of this proposal.

Sincerely,

Linda Olson Pehlke, TMM Pct. 2  
48 Browne St. #2