

Subject: James Perrin 33 Abbotsford Rd

From: James Perrin [mailto:ejperrin@gmail.com]
Sent: Sunday, December 10, 2017 12:15 PM
To: Maria Morelli
Subject: Babcock Place

To: Maria Morelli

I wrote to you a while back about my concerns about the plans for Babcock Place. I realized afterwards that I had been looking at an old drawing of the building plans, and they have been substantially improved since that time. Thank you for your part in making that significant improvement in the architectural design.

Hoever, there are still important problems that need resolution. These include several issues of which you are already aware:

1. The rear setback should be a minimum of 25 feet.
2. Arrangements for trash and parking have not been made satisfactorily.
3. The entire building should be no taller than 4 floors, in order to maintain the "feel" of the neighborhood.
4. There needs to be appropriate setback from the street with attractive landscaping.
5. More apartments suitable for families with children should be included, especially in the affordable units.. The preponderance of studio and 1 bedroom apartments will render the building most attractive to students and single adults -- again not in keeping with the neighborhood, nor most in keeping with the intent of affordable housing requirements.

I hope that the ZBA will continue to insist on appropriate planning if this development is to go forward.

Thank you,
Ellen C. Perrin
33 Abbotsford Rd.
Brookline

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