

December 12, 2017

Dear Maria Morelli and Members of the Zoning Board of Appeals,

**Revision #3 plans for the proposed Babcock Place have barely changed. It is still a box that denudes the site. It does not follow your charges to remove the 5<sup>th</sup> floor and increase the setbacks.** Sam Slater could have hired an architect to expand the historic building and protect the trees to increase the quality and density of the property. But he has stubbornly chosen to offer Brookline a huge, greedy-looking box. It remains an assault on the neighborhood.

**The rear setback was not revised to meet the ZBA charge of more than 20' or the arborist's report recommending 25' to protect trees on abutting properties. No planting plan can replace the mature trees that are proposed to be destroyed but the "landscaping" plant list remains ornamental and totally incapable of screening.** There is only one tree specified that might grow to near the height of the trees proposed to be destroyed and it will never provide a canopy. It is not a forest tree but a cultivar selected for its columnar qualities: a fastigate European Beech. Were it planted in FULL SUN as recommended, it might, in 50 years, reach near the height of the proposed building but it would only spread to 10-feet wide in that time. ONLY ONE IS PROPOSED FOR THE LENGTH OF A 112-FOOT BUILDING!

**What good is one tall, 10-foot-wide tree for screening a 112' building?** It would take many more than a dozen full-grown trees to do the job. Even more should be planted to account for potential loss over the years, and other fastigate cultivars should be included for diversity, as well as to address shade conditions. Furthermore, these trees require rich soil and significant moisture. Who is going to care for them or are they irrigated?

**A fence on the landscaping plan is shown on what seems to be the property line. If so, its footings and their construction trespass on abutting properties and tree root zones.**

**The Town landscape architect's and arborist's letter of December 5 reports that the Loss of Existing Trees "should be replaced on a per caliper inch basis."** There is approximately a total of 180 caliper inches from the 16 large trees on the site that would be destroyed. If replacement trees were planted at 2 ½" calipers, this would be approximately 70 trees for the developer to plant. Certainly, half of these could be planted at the site. Don't listen to people who say you can't plant trees that close together. Just look at trees in the forest. The other half of the trees could be planted in the park across street and other locations in Brookline.

**Please deny waivers for revision #3 regarding setbacks and height.**

Sincerely,  
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