



Dear ZBA members,

If the existing vegetative screen (not shown here) of mature 60' Deciduous trees along the length of the Western boundary, isn't preserved, the above picture is what the Western abutters will see, and the loss of privacy we will experience.

The developer's proposed landscaping includes one slow growing 12' Columnar European Beech. Under optimal conditions of full sun and rich, moist, well drained soil, it can reach 25' in fifteen years and a mature screening height of 50' and width of 10-15' in about 50 years. It is the only proposed specimen which can reach effective screening height. In the unlikely event it survives the full shade conditions imposed by inadequate setbacks and a 5 story building and it achieves full maturity, it will screen the width of approximately 3 windows.

In the unlikely event any of the other small plantings, (most of which need at least part shade as defined by 4-6 hours of intense light), survive the full shade conditions along the North, South and West boundaries, none will ever be tall enough to provide the vegetative screen you have all requested.

NO landscape plan the developer proposes can replace the existing vegetative screen. We are in danger of losing it to construction and loss of a half day of light.

Your repeated requests for a smaller footprint with 20-25' setbacks and a shorter building acknowledge the risks imposed by this huge building. The developer has made minor concessions to your requests. Now is the time to make those requests into specific charges, Make this building fit the neighborhood. Do not capitulate to the overpowering, greedy intrusion this building remains.

The spirit of 40B housing is polluted by these projects. In conjunction with Mr Hussey's and Ms Poverman's important suggestion that parking spaces be allotted to the affordable housing units, I suggest that all the units earmarked for affordable housing should be the 2 and 3 bedroom apartments which can accommodate families with children. The benefit to children from quality public school education at the newly developed Devotion School just 2 blocks down the street may be life changing. Thanks to 40B.

Jodie Manasevit
12/12/17