

Subject: FW: Babcock Place - Linda Olson Pehlke

-----Original Message-----

From: Linda Pehlke [mailto:lindaolsonpehlke@gmail.com]

Sent: Tuesday, January 09, 2018 2:36 PM

To: Maria Morelli

Subject: Babcock Place - January 17 ZBA Hearing

Hello Maria: Please pass these comments along to the Zoning Board of Appeals prior to the January 17, 2018 hearing. Thank you!

Linda Olson Pehlke, TMM Pct. 2
48 Browne St. #2
Brookline, MA 02446

Dear ZBA members: It appears that the most recent revision of the proposed Babcock Place project is still not appropriate for the site. The rear setbacks, listed as 15 ft. are still not sufficient to spare the rear abutters from undue hardship. For the sake of abutters, the environment and the entire neighborhood, setbacks must be adequate to allow for the retention and long-term health of the large trees on the site. In addition, the entire 5th floor must be removed. This change would result in a project that is more closely aligned with the scale and massing of the multi-family building to the south of the proposed site. The resulting building would still far exceed the allowable FAR (1.00) which is the underlying zoning on a portion of the site, but at least be closer to the 1.8 FAR of the 120 Babcock St. property.

As a Town Meeting Member from North Brookline, I urge you to balance the need for affordable housing with the aesthetics, environmental performance and quality of life in our neighborhood, by conditioning any comprehensive permit with adequate safeguards for the community.

Sincerely,

Linda Olson Pehlke

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