

January 16, 2018

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

Thanks to the ZBA for advising the project team to remove the entire 5th floor and protect trees with a rear setback of at least 20 feet at the last meeting. The Slater team has not complied. The FAR of this proposal, 2.01, is too high and needs to be aligned with surrounding buildings that range from .27 to the densest building in the area 1.8 at 120 Babcock Street. PLEASE PLACE CONDITIONS ON THE WAIVERS THAT UPHOLD THE VALUES YOU HAVE CONSISTENTLY ADVOCATED.

FIRE: The New Year's Eve fire at 134 Babcock reconfirms to neighbors the substandard quality of Slater's management of properties. Thawing frozen pipes with a blowtorch? Seriously? (We have directly experienced incompetent construction of fences this year that had to be replaced and illegal asphalt paving 134-138, not to mention the very low standard of architecture and landscape architecture we have seen in this project.) I am grateful to the Brookline Fire Department for the risks they took because of Slater's incompetent maintenance. But I also have concerns about the Fire Department's review of this project. The letter from Deputy Chief Daniel Carroll concerning this project is not acceptable. He wrote one generic sentence that does not even identify the location or the project he was supposedly reviewing. Furthermore, it was the Brookline Fire Department that wouldn't accept speed bumps on Babcock Street because of the time that could be lost yet they find it acceptable for fire fighters to carry a hose 200 feet by hand from Babcock Street to the rear of the building?

Environmental issues of overwhelming importance—Parking, Stackers, Traffic, Service and Delivery, Foundation Construction, Stormwater, Trash, Noise, Air Quality, Tree Protection and Per Caliper Replacement—have not been addressed or inadequately at this time. Some will be discussed on January 17 but there is no way they can be fully reviewed at this meeting. PLEASE PLACE CONDITIONS ON THE WAIVERS THAT REFLECT NON-COMPLIANCE OR INADEQUATE REVIEW.

Thank you for the time you give to the Town,
Gina Crandell TMM8
117 Stedman Street