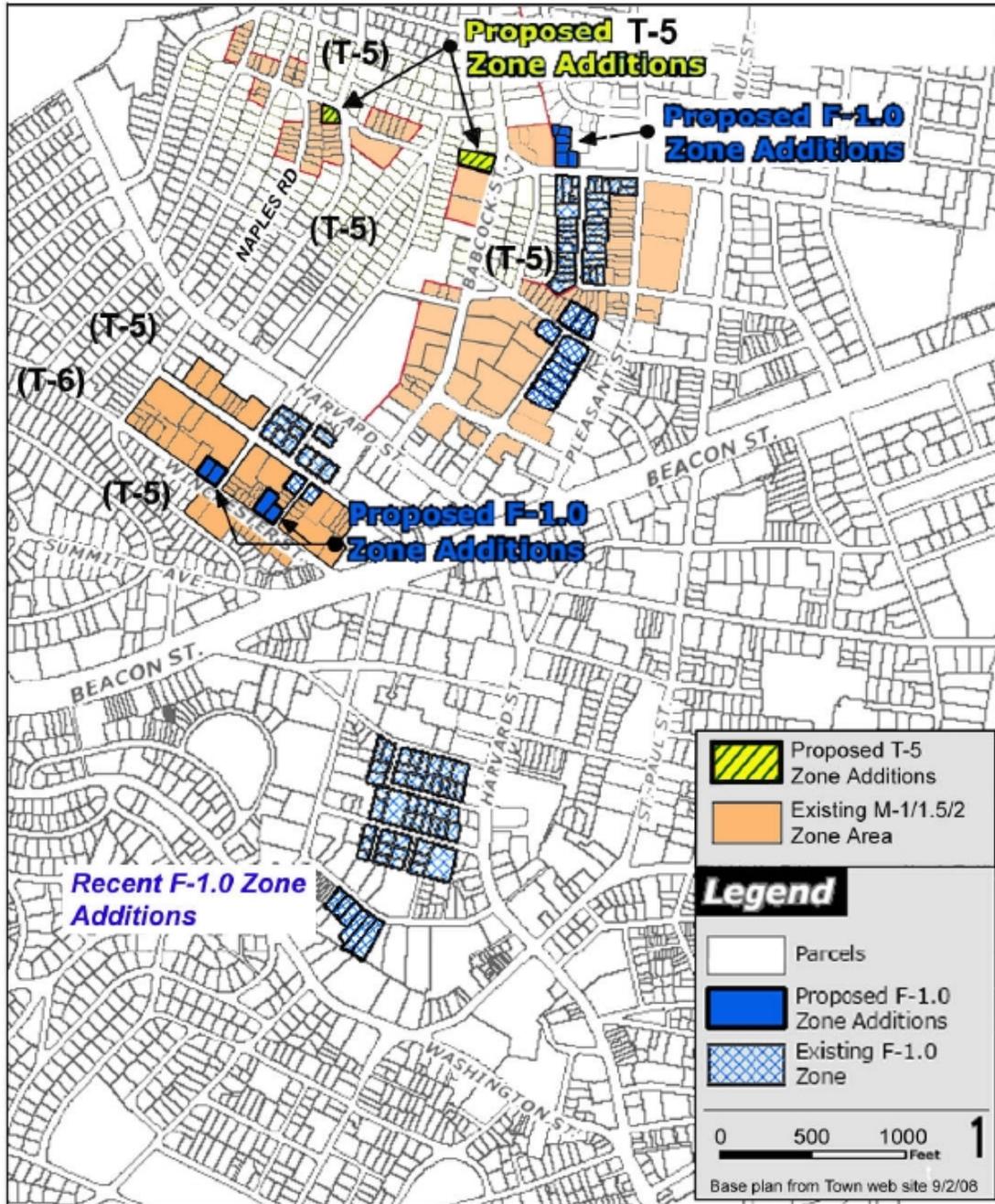


PETITION, September 3, 2008

petition of William B. Powell, Citizen (16 Columbia Street, 617-731-0013, WPowellAIA@aol.com)

ARTICLE _____, Zoning By-Law Changes within certain Multi-Family Districts,

To see if the Town will amend the Zoning By-Law by changing the zoning of certain parcels on the Zoning Map as follows:



Address*	Existing Zoning	Proposed Zoning
7, 9 Craig PL	M- 1.5	F-1.0
11, 13 Craig Pl	M- 1.5	F-1.0
15 Craig Pl	M- 1.5	F-1.0
17 19 Craig Pl	M- 1.5	F-1.0
219 Freeman St	M- 1.5	F-1.0
221, 223 Freeman St	M- 1.5	F-1.0
134 Babcock St	M- 1.5	T-5
106 Naples Rd	M- 2.0	T-5
37, 35 Winchester St	M- 2.0	F-1.0
43 Winchester St	M- 2.0	F-1.0
67 Winchester St	M- 2.0	F-1.0
73, 71 Winchester St	M- 2.0	F-1.0

**Parcel Address as listed in Brookline Assessor's Data.*

or act on anything relative thereto.

Petitioners' Explanation

Zoning districts are established at moments in time when Town Meeting determines that the parcels of property in a particular part of town need regulations created for those parcels that represent their best use, for the foreseeable future. Among other things, those assumptions are based on the economics, demographics and the Comprehensive Plan in force at that time.

The petitioners feel that times have changed once again in parts of North Brookline.

There have been a number of recent changes involving tearing down houses and building taller buildings, radically adding density on originally single-family sites. Often, the visual quality of the newer buildings is jarring next to the much older houses and apartment buildings, which are the remainder of our heritage from the last two centuries.

Lately we have seen a heartening trend in another direction. Houses once likely considered out of fashion and destined to be torn down for an allowed new dense rebuilding have instead, because of the more recent and current high property values, been carefully restored, or renovated into reasonably permanent condominium units.

The petitioners believe that it is in Brookline's best interests to encourage this trend and protect our vulnerable neighborhoods in North Brookline through areas perceived to be most at risk. Down-zoning these parcels will also lessen the possibility of "clear-cutting"

our small remaining Single-Family housing stock in these key areas, and their replacement by big-box, urban-scaled development.

The parcels recommended for down-zoning are currently part of dense M-1.0 to M-2.0 Multi-Family zones. However, these parcels are also typically near or next to low-density, F-1.0, T-5 and T-6 Two and Three-Family zoning. They make up a key part of the visual environment, our varied and charming “streetscape.”

Those parcels that currently contain more dwelling units than the proposed down-zoning would allow will *not* have to change, as they will be considered “grandfathered.”

Parcel Change Descriptions:

The parcels listed and proposed for down-zoning are within districts established decades ago to encourage large-scale development, as exemplified by the large, dense and sometimes tall existing buildings from the 1970s and ‘80s that stand out along Centre, Winchester, and Babcock Streets.

Recent changes on Freeman St. at the St. Aidan’s project are an example of the changes possible in that neighborhood. However, actions last year by Town Meeting to create the new F-1.0 Three Family Zone, and then downzone one half of Browne St. and houses on one side of Freeman, have inspired the proposed inclusion of the last two Freeman St. houses and the four adjacent Craig Pl. houses shown on the attached map and list.

The nearby proposed 134 Babcock St. Victorian house is a recognized visual landmark when residents drive or walk down Freeman toward the Freeman St. Triangle Park and Babcock St.. The 106 Naples Road house is likewise a visual landmark when heading up Naples toward Gibbs St. They both frame a view flanked mostly by houses and buildings from the turn of the 19th and early 20th Century and large shade trees. Both of these houses are proposed for inclusion into the adjoining T-5 Two Family District.

The four houses proposed for change on Winchester to become F-1.0 properties are in pairs, both starting on a street corner. Because of that, they open up views around those corners that larger, even 1920’s three-story residential buildings couldn’t have done – had that happened to them way back then. They also have openspace with front and corner grass yards and mature old trees – a welcome heritage of green-space for the neighborhood to enjoy.