

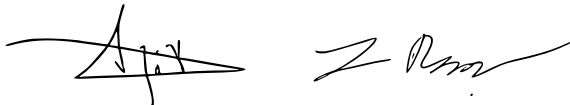
Jan 28, 2018

To: Brookline ZBA  
Re: Babcock 40B  
From: Ainat and Larry Rogel (115 Stedman St)

Unfortunately, we will be unable to attend the ZBA meeting tonight, however, we want to express our opinion. We live right behind the proposed site and are still very concerned about the size and adverse affect this will have on our property. We have several objections to the approval of a building of this size on our lives.

1. Traffic Impact Study: Two years ago our son was involved in a bicycle accident on Babcock street just by Freeman street intersection. He was hit by a car from behind. He was riding next to the curb but the car was going too fast and took the bend in Babcock too sharp. We are avid bicyclists and worry about the affect of this large project on bicycle traffic (not just automobile traffic). We are happy to see that the Brookline Transportation Board votes to add a bicycle lane to Babcock street. We believe that the traffic impact study should be expanded to take this change into account. We want to be sure that the extra traffic caused by this huge project will not counter the benefit of bike lanes and will not increase congestion.
2. Garage Roof Slab: We live right behind Babcock place and we suspect that our garage will be negatively impacted by the close proximity of the project. In particular, the garage sub is built into the hill behind our house. The lack of offset is very likely to loosen the dirt in the hill and cause the garage roof slab to loose support and possibly collapse.
3. The building is too large for the neighborhood.
4. The 5 stories show that from the ground at the edge of the back of our house, we will not be able to see people on the balcony. But we have a deck in the back of our house and so we will see them all the time.
5. Flooding. Water accumulates in our driveway. When we bought our house we did an analysis of the underground water. Our house was built on a small "swamp" that was at the end of the underground water flow through Gibbs street. If you look at the apartment houses on Gibbs street, it is easy to see how that has affected it since there are many cracks in the bricks. Our house is built on peat (10 feet down) that was the bottom of the swamp. We believe that the massive size of the project will compact the ground and prevent the underground stream from spreading out as it does now. We fully expect that our basement will be flooded if this is built as designed. We demand to see an analysis that this will not happen. We are putting the town on notice that currently there is no flooding so we will take action if there is after the building goes up.
6. It will completely ruin the sunlight that we now get. At the last presentation, the shading pictures were not accurate and did not take into account all seasons. At a very conservative estimate, the number of hours per year per square foot will be reduced to less than 10% of direct sun light to what we currently get. I am happy to provide my calculations if this will help.

Ainat and Larry Rogel.

The image shows two handwritten signatures in black ink. The signature on the left is more stylized and appears to be 'Ainat'. The signature on the right is more cursive and appears to be 'Larry Rogel'.