

Karen Martin

From: Judith Bernstein <jsb02467@verizon.net>
Sent: Tuesday, March 27, 2018 4:25 PM
To: Polly Selkoe
Subject: Hancock Village proposal/ ZBA Meeting

Hello Polly Selkoe,

I am unable to attend the meeting tonight but I hope that you can pass this message on to the ZBA. I am extremely concerned about the current proposal, which appears to be worse than all of the ones that came before. It is shockingly out of size and proportion for the neighborhood. If built as described, it would negatively impact our traffic, our environment and our schools and our quality of life. We know that many other neighbors agree with us. This is not really an affordable housing project but instead simply a way for a developer to enrich himself. We hope that you will not rush this through but instead examine it slowly and carefully and consider its potential impact.

Judith Bernstein
Wallis Road

Karen Martin

From: Steve Krug <skrug@sensible.com>
Sent: Tuesday, March 27, 2018 6:39 PM
To: Polly Selkoe
Subject: Tonight's ZBA meeting

Dear Ms. Selkoe...

Sorry for the last-minuteness of this.

I've been planning to attend this evening's meeting about the Puddingstone 40B development, but a medical issue is now preventing me from going.

I just hoped you could pass along to the ZBA one more South Brookline resident's opposition (well, two, actually, since my wife was planning on coming too) to the project as planned. I read the traffic study on the town site, and it seems to have the same weakness as the study that was done for the original project on our side of Independence.

Thank you.

Steve Krug (and Melanie Sokol)

Steve Krug
237 Russett Road
Chestnut Hill
skrug@sensible.com (617) 512-4341

Karen Martin

From: judith leichtner <judith.leichtner@gmail.com>
Sent: Wednesday, March 28, 2018 1:31 PM
To: Polly Selkoe
Subject: To the ZBA

Dear Chairman Zuroff and ZBA board,
Since last night's meeting, I've realized two areas of concern.

First, during the discussion about traffic, I asked who has the authority to finalize plans for Independence Drive changes. I commented about the fact that the Transportation Board had never reviewed, held open meetings or approved any plans. I was told by Attorney Schwartz that was already decided during the ROSB hearings and that the finalized plans were approved during that proceeding. He also stated that these changes did not have to come before the Transportation Board.

I was somewhat confused by that response as I had not remembered specific road plans being vetted or finalized during those ZBA proceedings.

So I looked on the town's website and read the comprehensive permit decision by the ZBA in regards to traffic. Item 26, under traffic, states, not that a plan has been approved, but that a traffic study review shall be prepared "for review and approval as to its scope by the Director of Transportation and Engineering and the **Transportation Board** (emphasis mine)for determining the impacts of the project and evaluating the need for traffic calming...." It goes on to say that those measures will be proposed at that time and that the applicant will put aside money for those purposes.

So, it appears that no specific plans have been approved and that the Transportation Board is specifically empowered to discuss and review any proposals. All Transportation Board meetings, by law, have to be public.

So my question from last night seems to be relevant -who has the authority to review and approve road plans and when will the public be allowed to weigh in on those plans?

Second, I am confused about the apparent overlap, raised by the chair last night in regards to traffic, between ROSB and PCH. At the meeting last week, it was stated that these are two, totally separate projects. Are there points where it is relevant to raise project 1 in relation to project 2? It seems that the relationship between these two 40B projects, and the extent to which public comment is relevant that addresses the impact of BOTH on Brookline, is relevant and needs to be clarified.

I hope these questions will be answered publicly.

Thank you for your time,
Judi Leichtner TMM Pct. 16

Karen Martin

From: Dan O'Connor <irishmist@gmail.com>
Sent: Tuesday, March 27, 2018 2:08 PM
To: Polly Selkoe
Subject: CHR 40B application for Hancock Village

Dear Zoning Board of Appeals members,

I am an abutting neighbor of Hancock Village. I live at 299 Beverly Road. I am writing to implore you to consider the negative impacts the current proposal would have on our neighborhood.

The current proposal is too large and eliminates valuable green space that is regularly enjoyed by the children of Hancock Village and my children when they play with their friends in HV - on a sunny spring day like today their voices fill the air in that space and they are able to get exercise that is such an important part of their daily routine. As a pediatrician, I am acutely aware of the importance of play and exercise in maintaining the cardiovascular and psychological health of children.

The current proposal will also have a significant impact on an already overcrowded school - my children already have to eat 'lunch' at 10:40am; eating lunch so early in the day is necessitated by space constraints.....but it also might lead some children to be hungry by the end of the day and thus not able to focus adequately on their learning.

Not to mention the traffic impacts that will be negative upon neighbors and commuters who utilize Independence Dr.

I am also concerned about the environmental impacts on the green space, Hoar Sanctuary, and local ground water drainage (already an issue in this area).

As a neighbor and concerned citizen, I would ask that you consider placing restraints on this proposal and (if they are allowed by right to expand) work to mitigate negative impacts on the local neighborhood, local environment, and the Baker school.

Thank you for your efforts on our behalf

Daniel F. O'Connor, MD
299 Beverly Rd
Brookline, MA 02467
617-320-6388

Karen Martin

From: Sheree Boloker <shereebebe@icloud.com>
Sent: Tuesday, March 27, 2018 10:46 PM
To: Polly Selkoe
Cc: Sheree Boloker
Subject: South Brookline

Please do not grant Chestnut Hill Realty greater building ability. As it is I have to wait 5-10 minutes every morning just to get out of my driveway which is on South Street. The town put that ugly and treacherous round about in front of my house removing parking for my home and making us park on a dangerous cut through street South St, where the people hit the rotary and speed around it and have almost killed my grandchildren. We certainly don't need any more traffic in this area. Please let our neighborhood retain its integrity.

Thank you. Sheree Boloker

2 Intervale Road South Brookline, MA 02467-3708

Karen Martin

From: Beth Boucher <boucher.beth@gmail.com>
Sent: Wednesday, March 28, 2018 11:11 AM
To: Polly Selkoe
Subject: Letter to ZBA re HV2

To: Brookline ZBA

I am writing to express my concern about the Hancock Village #2 project that is being proposed.

This seems like an enormous number of units to add to the neighborhood, when our traffic is already stressed.

I support affordable housing, but I am asking for the size of this project to be reduced.

Sincerely,
Beth Boucher
238 Russett Road

Karen Martin

From: Nancy and Darrell Brown <nnbrown@rcn.com>
Sent: Wednesday, March 28, 2018 6:11 AM
To: Polly Selkoe
Subject: Hancock Village

I can't imagine the destruction of our neighborhood. The apartment development on Lagrange will no doubt create further hazardous driving conditions at rush hour, flooding side streets with speeding commuters. So adding more cars on our roadways with this overreaching, poorly conceived plan, is actually extraordinarily saddening. Say goodbye to greenery and say hello to apartment megalopolis.

I can't understand how such a well-educated, affluent town as Brookline, is now wanting to overwhelm its 80 year old neighborhood school, destroy whatever character and open space remains in the corner of this quaint and historic suburb, and mortgage it's future attractiveness. At what point does America say no to greedy development? In Brookline, does the almighty tax dollar speak louder than what's best for its residents?

I, for one, would not want to live under such declining conditions, and I imagine much of South Brookline will decide the same. This project will no doubt affect property values for the individual homeowner in the Baker School district. I assume many residents may decide to sell and move away from a forced development before their home prices decline precipitously.

I truly hope the Town of Brookline decides not to ruin our lives.

Sincerely
Darrell Brown

Karen Martin

From: Joni Burstein <jfburstein@rcn.com>
Sent: Tuesday, March 27, 2018 3:29 PM
To: Polly Selkoe
Subject: ZBA on Hancock Village

Hi Polly.

I hope all is well with you. My family and I will be unable to attend tonight's hearing on the potential expansion of Hancock Village. Would you please pass along to the ZBA that the four of us object to the expansion proposed. We believe it will have deleterious effects on the neighborhood in ways that include increased traffic and increased trash (come take a look at the current area in and around HV to understand the amount of trash littering the walkways and streets) due to increase in both vehicle and pedestrian traffic. The change in traffic volume and patterns would increase the dangers to pedestrians and the likelihood of car crashes and injuries. There are many other negative impacts this potential project would have. We are addressing only the traffic-related ones as we understand that to be the focus of tonight's hearing, but suffice it to say we could list many other grave concerns.

We hope the ZBA will understand that, like us, many many neighbors not in attendance deeply oppose the proposed expansion.

Thank you,
Joni and the Burstein family

Karen Martin

From: shelly crohn <shelley.crohn@gmail.com>
Sent: Tuesday, March 27, 2018 4:42 PM
To: Polly Selkoe
Subject: Traffic

Hello,

I just traveled from my home on South Street to the shopping center to visit cvs. The congestion from weather, residents parking, parents picking up from school and so many more make this two lane road congested on its best day.

Please please no more traffic! Building up this area is not in the best interests of this town.

Thank you,

Shelley Crohn

Karen Martin

From: Gina Cummings <vrcummings@rcn.com>
Sent: Tuesday, March 27, 2018 6:56 PM
To: Polly Selkoe
Subject: Tonight Zoning Board meeting

We are so sorry that I won't be able to attend tonight's meeting. We live on South Street, and we already have bumper to bumper traffic on our street every morning. We cannot imagine the impact on traffic with the extraordinary expansion of Hancock Village that is proposed.

Concerned Brookline taxpayers,
Virginia and Stephen Cummings
211 South Street

Karen Martin

From: Deborah Feldman <deborah_feldman67@yahoo.com>
Sent: Wednesday, March 28, 2018 11:45 AM
To: Polly Selkoe
Subject: Hancock Village

To the Zoning Board of Appeals:

I would like to add my name to the list of South Brookline community members who strongly oppose the expansion of Hancock Village. The project is completely out of proportion with the current property and well as the neighborhood. It will negatively impact us in so many ways: excessive traffic, Baker School crowding, reduction of green space, etc. Not to mention that blasting ledge will create even more underwater problems for a neighborhood in which so many of us fight water in our basements by having to install costly sump pump systems -- and, no doubt, Chestnut Hill Realty will have a corps of engineers who ensure the water is diverted right into our backyards and basements rather than dealt with on site.

This expansion doesn't fit with our neighborhood. Please do the right thing for Brookline and deny this odious proposal.

Sincerely,
Deborah Feldman
209 Bonad Road

Karen Martin

From: Pauli F <paulifeng@gmail.com>
Sent: Tuesday, March 27, 2018 5:07 PM
To: Polly Selkoe
Subject: ZBA meeting tonight re: Hancock Village 40B#2

Dear members of ZBA,

I am a resident of Brookline since 2005 and I live in the Baker School district, near Hancock Village. The current development proposal is completely out of scale with the lovely Hancock Village development, and will have huge negative impact on HV residents, its landscape, the Hoar Sanctuary, the Baker School, neighborhood traffic, and more. This development proposal must be scrutinized and the ZBA should not automatically approve this proposal as is simply because it is a 40B development. Chestnut Hill Realty must be held accountable to propose a project that benefits the entire town as well as the neighbors & residents of Hancock Village.

Thank you,
Pauline Feng

Karen Martin

From: Nancy Fulton <nancy.fulton26@gmail.com>
Sent: Tuesday, March 27, 2018 6:11 PM
To: Polly Selkoe
Subject: ZBA Meeting 3/27/18

To members of ZBA:

We cannot be at the ZBA meeting tonight, but wish to express our concern with the proposed Puddingstone 40B project. It is way out of scale for Hancock Village, and would have a major negative impact to the neighborhood.

Thank you.
Nancy and David Fulton
359 Russett Road
02467
Sent from my iPhone