

June 3, 2019

Polly Selkoe
Assistant Director of Regulatory Planning
Town of Brookline

Dear Ms. Selkoe,

I am writing in regard to the ongoing 40B project at 445 Harvard Street. I have reviewed the comments of the Architectural consultant and have been to one of the meetings of the ZBA. In a congested three block area the town has had to consider the incorporation of three , 40B, multi use buildings, two of which have been downsized in their mass because of many impingements on the neighboring properties and multiple concerns about safety, setbacks, traffic, and general incongruence with the neighborhood. The rush to achieve the 10% status for 40B, grandfathering in these projects and amassing them in this one area of Brookline has been frustrating and frankly unfair. Each project has presumed an expansive footprint which the ZBA and neighbors have had to struggle with to achieve a reasonable design that satisfies our livability in our homes and on our streets. To suggest a 5 story building in the space at 445 Harvard Street again presents an inappropriate proposal, given its mass, parking, safety, and exiting opposite 455 Thorndike Street. There are many further questions cited by the Architectural consultant. It must be significantly lower if approved given its relation to the 455 Harvard Street building and the imposition on the height of the many older homes on these streets as well as the aforementioned proximity of 420 Harvard Street, which one member of the ZBA referred to as "a stone's throw away." I am also objecting to a suggestion by a ZBA member that the developer purchase an abutting home to utilize as a parking lot for this project. I find this wholly inappropriate coming from the ZBA. These homes are where we live, encouraging developers to buy up properties to further an already intrusive impact that we have to adapt to is outrageous. I hope the ZBA will be careful about balancing the 40B request and what should be realistic architecturally, fair and manageable for this neighborhood.

Sincerely,


Lee and Marilyn Rosenbaum
73 Coolidge St.