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Project: 370 Harvard Street

Date: July 13, 2020

Re: Chapter 40B Comprehensive Permit

To: Town of Brookline Zoning Board of Appeals (ZBA)

To Whom It May Concern:

The enclosed package contains requests for waivers to three different Conditions of the **Decision Approving with Certain Conditions the Chapter 40B Comprehensive Permit Application**, dated March 22, 2017. We request that the ZBA find each of these requests to be an insubstantial change.

Please let me know if you have any questions.

Best,

Elise Selinger

Real Estate Innovation Manager

617-912-8438

eselinger@2lifecommunities.org

Request #1

Condition 16(c), which states “Install both visual and audible signals on the Site at the Williams Street driveway exit to alert pedestrians of exiting vehicles”.

We are requesting a waiver to the requirement to activate the audible signal on the parking control equipment that would alert pedestrians of exiting vehicles on the parking control equipment. The parking control equipment will still have visual signals (flashing light) when a car is exiting. We believe that this constant audible noise will pose a nuisance for our residents and for the neighbors on Williams Street. This concern has also been raised by the Centre-Williams Condominium Trust, which has a residences in close proximity to the installed equipment.

Should there be a desire at any point in the future to activate the audible alerts, the controller on the parking equipment has a voice module circuit board that has a

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volume control and the speaker is wired by two wires on the board. We will be able to reinstall the speaker and control the volume.

Request #1 Documents Included:

- Product sheet for parking alert system from PASS Signs

Request #2

Conditions 18, which state “The loading zone will be striped and contain signage indicating that it is a pick-up/drop-off area only. Striping and signage will be approved by Director of Engineering and Transportation.

We are requesting that the requirement to stripe the loading zone on Harvard Street be waived. The project landscape engineer, Stantec, advises that signage is the appropriate treatment for the loading zone on Harvard Street.

Request #2 Documents Included:

- Revised L-104 issued by Dylan Stevens of Stantec on April 14, 2020.

Request #3

Condition 12, which states “Prior to the issuance of a Building Permit, submit final site and landscaping plans indicating plant types and sizes and including an adequate plan for maintaining and replacing, as necessary, the plantings on the Site; location of, height of, and materials for fences, walls, and patios; exterior lighting; and location of utilities, mechanicals, parking spaces, bicycle storage, trash and recycling receptacles, and snow storage, subject to the review/approval for consistency with the final plans approved by the Board of [sic] the Asst Dir for Regulatory Planning.”

We are requesting a waiver to modify the fence height along one short segment of the property line to be a 10ft fence as shown in Bulletin 19-R2 at the request of the abutting property owners, the Centre-Williams Condominium (“CWC”). CWC has requested additional screening of the loading dock ramp area that services Congregation Kehillath Israel and has provided written approval of the proposed fence design.

Request #3 Documents Included:

- Bulletin 19-R2 issued by Dylan Stevens of Stantec on May 6, 2020.
- Condo Improvement Memo issued by Dylan Stevens of Stantec on April 30, 2020

