

APRIL 27, 2021

**RE: PROPOSED 45 BARTLETT CRESCENT BROOKLINE PROJECT.
Members of the Select Board, (To be included in the packet being sent to
Boston 40 B Housing board)**

As the immediate abutting neighbor (37 Bartlett Crescent), we appreciate the opportunity to document our concerns regarding the proposed project at 45 Bartlett Crescent. At last week's meeting (4/20/21), Michael Segel spoke on our behalf. We too are genuinely concerned about the management of the project regarding scheduling, air quality, noise and overall impact that the construction and ongoing operation will have on this relatively small corner of the Crescent. We appreciate Mr. Schwartz's sincere commitment to doing the right thing and actively managing the project. However, it would be more reassuring, as someone stated at the meeting, if Mr. Schwartz's promises regarding the construction as well as his commitment to other aspects of the proposed project, including the green space, were in writing.

The proposal needs more details to be approved. For example, a current plan compared to a proposed overview of the project with dimensions and setback numbers included. These differences would give a more accurate picture of the project size, and the relationship with the existing property and our property. One of the projects rear building is only 7 feet from our property line and is proposed to be 4 stories. Any fence may be 7-10 ft tall thus the top three floors will be directly looking into our private back yard space. This does not conform to town set back regulations and will be objected to vehemently.

Wall / Fence between 37 and 45 Bartlett Crescent: Being abutters, we strongly urge that our view, privacy and the safety of our property be given due consideration. No mention of a wall or fence between the properties was made at the meeting nor was it indicated on the renderings. However, there was a lot of discussion about green space which we understand is an environmental issue but also speaks to the aesthetic appeal of the project. We strongly feel that the subject of a barrier, a structure perhaps in combination with green plantings (the appearance of which can vary and may need to be replaced depending on care, weather, etc.) should be part of the discussion and part of the design and plan as well. **So, we would like to go on record that having a wall/fence installed is a major concern to us. Also, we would like to have in writing what kind of fence (material and style), height and budget that Mr. Schwartz would agree to. This structure should be part of the plan and design.**



Property on right is 37 Bartlett Crescent. This shows the property line between 45 and 37 Bartlett.



Existing building at 45 Bartlett and the proximity to our property at 37 Bartlett. (blue house)

Traffic volume and flow: With the proposal of 24 units which frankly sounds like and is a lot, we are concerned about the volume of traffic exiting the property onto Bartlett Crescent and the direction of the traffic flow. **During the school drop off**

and pick up hours, Bartlett Crescent becomes a parking lot with parents dropping and picking up their children. They park and walk their children to school. It is not just a drive-by drop. Can the traffic flow be redirected toward Washington Street and/or restricted to certain times on Bartlett Crescent using appropriate signage?

We are still in covid and in the middle of construction of a massive 5 Washington Street, Brighton mixed use project where we anticipate an overflow of visitors to their first-floor retail shops will travel down our street looking for parking as well as the new Driscoll School project (located at the other end of Bartlett Crescent) which is working its way through planning in addition to the private neighborhood projects that are ongoing. **We need to see the ramification of what is occurring now. Before we can go on with more development on our tiny street.**

Parking on Bartlett Crescent: It is not realistic that the proposed one underground guest parking space can accommodate the 24 units. It is not fair to all the residents of Bartlett Crescent and certainly not fair to us as we have been affected by the current situation as well. **What are they doing to realistically accommodate guest parking at 45 Bartlett?**



On street parking is already extremely tight. On the right you have pull in resident parking for row house and no on street curb parking. On the left is the only on street parking available. With the fire hydrants and driveways there are a total of 12 spaces for the entire length of the street. These spaces are always occupied by current guests to the residential properties.



This is the view looking back up the street toward the project. The street is narrow, and parking is almost non-existent for the current residents of the street. Where would the additional guests, service workers for the 45 Bartlett project park not only during construction but afterwards?

Maintenance and Trash: Since the only entrance to the project proposed garage is on the side of the building closest to 37 Bartlett, we are concerned about the times of removal of trash, snow and other maintenance services. We appreciate that 45 Bartlett plans call for underground trash pickup we are afraid they will not be able to sustain causing trash dumpsters to be in their driveway close to our property line which would not be tolerated for obvious reasons such as smell, rodents and the multiple pickups per week which we all I'm sure have heard the backing up safety horns of the trash trucks and the slamming of the dumpster doors when they lift the units to dump into their truck. A project of this size will almost require 4 days a week of trash pick-up. **Will there be noise at inconvenient times? What are the regulations for noise tolerance and other activities in a residential neighborhood?**

In summary, the size and scope of this project is not the best use for this space. If Mr. Schwartz wants to decrease the number of units and reconfigure his plans to accommodate not only our concerns but those of our neighbors, we would be open to hearing of those changes. Thank you for hearing our concerns.

**The Trustees of the Alfred Zenner Revocable Trust 37 Bartlett Crescent
Monique Z Jablon, Sylvie Haffer and Claudine Z Segel.**

We may be contact at zennerrealty@aol.com

