

FORTY CENTRE STREET LLC

June 27, 2022

Brookline Zoning Board of Appeals
Town Hall
333 Washington Street
Brookline, Massachusetts 02445

Re: Forty Centre Street (the – “Development), Comprehensive Permit- Request for Additional; Insubstantial Changes

Dear Members of the Board,

As Manager of Forty Centre Street LLC, I represent the Applicant in the connection with that certain comprehensive permit (the “Comprehensive Permit”) issued by the Brookline Zoning Board of Appeals (the “Board”) by virtue of a Decision dated February 8, 2017. The Applicant is requesting the Board determine that certain changes to the Development should be deemed insubstantial changes pursuant to 760 CMR 56.05 (11) to the Development. The Applicant is submitting (i) updated floor plans reflecting the changes to the apartment mix (a reduced version of which is attached hereto , (ii) update roof plan, reflecting the addition of future solar panels (attachment), (iii) minor changes to window and siding (attachment) , (iv) updated garage plan reflecting a closed garage, increase bicycles spaces (22 to 44), an addition of (seven (7) EV stations and nine (9) future installation EV charging stations, elimination of the car stackers resulting in a subtraction of nine parking spaces (attachment Exhibit D). Furthermore, the Applicant is committing to 100% fossil free building and increasing the number of affordable apartments from eight (8) to ten (10) apartments.

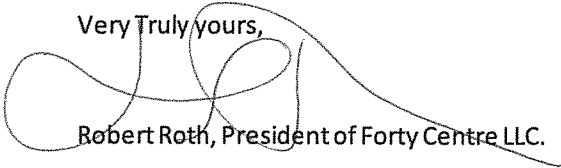
The purpose of this letter is to help provide further guidance to the Board in the requested determination that the changes to the Development as contemplated are insubstantial changes pursuant 760CMR 56.05 (11). The request for the parking approval modification to the Development reflect the current objectives of the Town of Brookline which is to reduce greenhouse gas emissions. Several modifications in the Brookline Zoning Code which took effect over a five-year period were passed by Town Meeting to accomplish this objective. These and certain other minor changes meet the criteria of insubstantial under 760CMR 56.05 (11).

It is important to keep in mind that the changes shown on the Modified Plans is materially consistent with the approved Development. The Development remains the same in design, apartment count, height, width, and length, massing, and placement as the original Comprehensive Permit.

The Applicant respectfully requests that the Board consider this matter at its next regularly scheduled meeting.

Thank you very much for your consideration.

Very Truly yours,

A handwritten signature in black ink, appearing to be 'Robert Roth', written over the text 'Very Truly yours,'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Robert Roth, President of Forty Centre LLC.