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ELECTRONIC MEMORANDUM

TO: Brookline Zoning Board of Appeals; Planning and Community Development
Department
FROM: Jason Talerman, Esq.
CC: Robert Allen, Esq.
DATE: November 30, 2015
RE: 21 Crowninshield Road c. 40B Application

Please be advised that I represent the interests of a group of concerned citizens who reside in the Crowninshield Local Historic District (LHD), including more than a dozen households whose members comprise the Crowninshield Neighborhood Steering Committee. On behalf of my clients, I am writing to you with respect to a certain application for a Comprehensive Permit for a mixed income c. 40B project proposed for 21 Crowninshield Road (the "Project").

For several months my clients and I have been involved in discussions with the Applicant and its agents over the design of the Project. My clients have also been active participants in an ongoing review process conducted by the 21 Crowninshield Joint Design Advisory Team and Planning Board. One of my clients (Barbara Sherman) is on the Joint Design Advisory Team and several others are frequent contributors to the process.

As you are aware, the current Comprehensive Permit Application proposes a single 20-unit apartment building. However, after extensive and conscientious discussions, the Applicant has proposed a revised design concept that would reduce the density of the Project to eight units to be contained in two buildings, each containing four townhouse units.

The eight-unit Project is scheduled for further review by the Joint Design Advisory Team and Planning Board tomorrow, December 1st. In advance of such meeting my clients feel it is important to express their favorable impression of the new proposal. The eight-unit configuration is a marked improvement over the project included in the present c. 40B Application. To that end, and subject to the comments noted below, my clients would strongly support an amendment to the Application that would substitute the eight-unit design for the twenty-unit project.

My clients are appreciative of the Applicant's efforts to reach common ground and are generally supportive of the configuration and mass of the eight-unit project. In other respects, the eight-unit proposal requires refinements in basic architectural design, materials and form in order to integrate into the neighborhood. As noted in the various materials supporting the Crowninshield

Local Historic Designation, the houses in the neighborhood are architecturally and historically unique and significant. Therefore the neighborhood residents stress that it is vital that the above-noted refinements be made before the Project be approved with finality.

My clients are eager to work with the Applicant the Town's planning staff and the Board of Appeals on refinements to the design of the Project. Moreover, my clients are, to date, pleased that the Applicant is also willing to engage in such process. Accordingly, provided that various stakeholders are committed to working on a final design that will be compatible with the historic homes in the neighborhood, my clients support the proposal for the eight-unit project configuration.

My clients and I appreciate the complex and often controversial nature of permitting under c. 40B. It is our hope that the conciliatory spirit that underlays the newly proposed eight-unit project will enable the Board of Appeals to reach an expedient solution that will work for both the Applicant and the Crowninshield neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Talerman', written in a cursive style.

Jason R. Talerman