From:	Ldwoltman@aol.com
To:	Maria Morelli
Cc:	abyerkes@verizon.net; alijanie@yahoo.com; Derekchiang@gmail.com
Subject:	ZONING BOARD OF APPEALS OF THE TOWN OF BROOKLINE
Date:	Sunday, June 19, 2016 10:10:07 AM

Dear Respected Members:

On behalf of all of the unit owners of the 41 Centre Street Condominium Trust, we are very concerned about the impact of the proposed development of 40 Centre Street as it relates to parking of motor vehicles on Centre Street, Williams Street and Shailer Street.

The current proposal by the developer states that a 45 (forty-five) unit six story building would be built on 40 Centre Street however, the developer only proposes 17 (seventeen) parking spaces to accommodate said 45 (forty-five) units. It is clear and apparent that 28 (twenty-eight) vehicles would have to park on the street. Please note that I am assuming that only one vehicle per unit is taken into account for purposes of illustration.

Now, as a matter of practicality, it is reasonable to assume that some unit occupants will not have vehicles while other unit occupants will have two vehicles. This explanation does not take into consideration additional vehicles owned or used by guests, health aids, etc. Please remember that under normal circumstances the Town of Brookline does not permit overnight parking after 2:00 AM without a special permit being issued.

In season, the Farmers Market is open on Centre Street and the impact of vehicular traffic is profound. This fact would enhance the parking woes of the residents of Centre Street, Shailer Street and Williams Street.

In light of the above referenced parking space issues, the proximate cause being the developer's want of attention or concern to "on site" parking accommodations for the development, I urge the respected members of the Zoning Board to negate the referenced proposal and have plans submitted that would address this problem.

Suggestion, the developer could provide the appropriate underground parking spaces coupled with above ground appropriate "on site" parking spaces. That revision would hopefully satisfy this serious "parking" issue.

Additionally, on May 25, 2016 the Zoning Board of Appeals of the Town of Brookline held a public hearing regarding this project.

Please note that from the transcript of said meeting, Mr. Peter Bartash, the associate principal of Cube 3 Studio, the architectural firm, speaks of potential occupants "...self-filtering in a way...".

Mr. Bartash goes on to explain that if potential tenants or occupants of this proposed development do not like this arrangement then they would reject this development as a place to reside and go on to seek other more favorable

accommodations that would fit their needs as it relates to parking.

The above referenced assumption is bogus. Mr. Bartash cannot justify this speculative assumption, let alone he does not take into consideration the above referenced visitors; i.e., health aids, cleaning services, guests, and other persons having vehicles whose owners have business by necessity or otherwise at the site of the proposed development.

Please note that if this development is allowed in its present form by the Zoning Board of Appeals of the Town of Brookline, then the development proceeds, is finished, and the developer leaves. The occupants and unit owners of the above referenced area are now left with a multitude of parking issues that, even, today without such a development, are a serious burden to said neighborhood.

On behalf of all of the unit owners of the 41 Centre Street Condominium Trust, I urge the respected members of the Zoning Board of the Town of Brookline to reject such an inconsiderate plan as it relates to "parking" in its current form.

Very truly yours,

Leon D. Woltman, Chairperson

cc/Alvin S. Yerkes, Trustee
cc/Derek Chiang, Committee re 40 Centre Street proposal
Alison Osatin Silberman / Owner/Resident
Gabriel Margolis, Trustee (Hand Delivered)

LDW/ldw

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