

To: Town of Brookline, Chairman Geller and Zoning Board of Appeals  
From: 19 Winchester House Condominium Trust  
Re: 40 Centre Street Proposal

This letter represents 19 Winchester Street's objections to the proposed building at the 40 Centre Street site. Our concerns are both for the Town of Brookline, in general, as well as specifics detrimental to our building. We abutt the property on the back, our parking lot is adjacent on the side.

### General Town Concerns

- Brookline is losing its open feel. There are too many new developments which take away the charm of the town. The massing of Brookline is rampant.
- The building that is being demolished fits in well with the neighborhood and, in fact, enhances the street. The proposed building is lacking in local character. It is too tall and contemporary to work in that space. Why not adaptive reuse?
- The 5 feet setback is dangerous. This leaves little room for pedestrians, elderly, and the handicapped to get down the street. Visibility from the parking area is hampered.
- Seventeen spots isn't enough parking for the 45 units and only one space is allotted for 2 handicapped units. The Town suffers from lack of places to park already. Where are these new residents going to park?
- Centre Street is congested enough with current traffic and two parking lots (19 Winchester Street's side lot and the Town lot) both having entrance/exit onto it. The addition of a third entry point is dangerous to pedestrians, vehicles and traffic. With so many senior residences in the area, what about emergency response times?
- The Farmer's Market will be impacted both during construction and when the building is finished. It is hard enough to navigate down the street (walking and driving) now. Parking is minimal already. Construction and delivery vehicles will just make it worse.

### Concerns for Winchester House

- We are concerned about our substructure. The proposed building is going to be five feet away from our pool which is above our garage. Demolition and construction this close can irreparably damage our property.
- What about rain runoff seeping into our substructure? Where will the developer be 5 years down the road when problems occur?
- The building is too close to our property. It essentially overhangs our swimming pool.
  - The shadows cast by the new structure blocks out our sun.
  - We will lose the use of the pool during demolition and construction. It will be too dangerous to be there. How will we be compensated for that?
  - Our privacy will be compromised.
- The owners on the back side of our building currently have a view Boston. It is a selling point for their units. The new building, at 6+ stories obliterates that view.

We have circulated a petition among our owners and have received signatures in person and via fax. We will be delivering these at the June 20 meeting.



