

**Maria Morelli**

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**From:** Mary Nickerson [REDACTED]  
**Sent:** Tuesday, July 19, 2016 9:10 AM  
**To:** Maria Morelli  
**Cc:** [REDACTED]

**Subject:** North Brookline

Brookline is a wonderful place to live, and no wonder developers see great profits ahead when properties can be maxed out. The town also gains with tax money. If the work is done in sync with the neighborhood and with care for safety and standards, then everyone wins. I don't think that any of us in this neighborhood are opposed to new housing.

But we are seeing plans for a huge change to the easygoing feel of our streets. Three proposed apartment buildings (Harvard Street, Center Street, Beacon Street) loom ominously over the traditional houses with high-density, shadow-casting, traffic-loading, tree-felling hauteur.

The most important matter for many of us is that of scale. I can only wonder if the developers deliberately proposed oversized plans, with the thought that they would have to make concessions, and that the cagey thing to do was to ridiculously outsize the

proposal. If one stands across the street from any of the proposed buildings, especially those north of Beacon Street, and imagines the new projects, it is clear that they were conceived without regard to the surroundings. The proposed buildings would greatly diminish the serenity and value of the nearby homes. And these are *homes*, not just houses, and they are owner-occupied and maintained.

Development in North Brookline has been steeply increasing in the last three or four years, and many of the projects have been pleasing to everyone. However, almost on our doorstep have been two relatively small reconstructions that have been the cause of much dismay. Permissions have been given -- mysteriously, even secretly -- where they should not have been (140 Winchester Street; have you seen it? Heaven help us) and 44 Coolidge Street, where the developer is gaming the system by serial postponings of hearings. Some developers know how to roll over town boards, and perhaps some town boards have decided to throw our neighborhood to the wolves. In any case, we feel unheard and unprotected, so we are doubly doubtful that the proposed projects are going to enhance the area.

I want to believe that our concerns will be heard and that they will be met with compromises and careful oversight. I want to believe that the town actively cares about its residents. I want to believe that the town will be improved by the new constructions. But I do not believe it yet.

Mary Nickerson  
20 Coolidge Street (since 1977)