

Maria Morelli

From: Rosenberg, Lynn A <lrosenbe@bu.edu>
Sent: Wednesday, July 13, 2016 11:32 AM
To: Maria Morelli
Subject: Re: 420 Harvard Street proposal for an apartment building

Thanks for the clarification. Please forward to any and all boards involved. Thank you so much.

Sent from my iPhone

On Jul 12, 2016, at 5:22 PM, "Maria Morelli" <mmorelli@brooklinema.gov> wrote:

Thank you again for your comments. Please note that that Planning Board will discuss this case on July 14 to make recommendations to the ZBA. The next ZBA hearing is July 25 at which the public will be invited to provide testimony. If you need any further clarification, please let me know. Maria.

From: Rosenberg, Lynn A [<mailto:lrosenbe@bu.edu>]
Sent: Tuesday, July 12, 2016 4:43 PM
To: Maria Morelli
Subject: 420 Harvard Street proposal for an apartment building

Maria Morelli, AICP
Senior Planner
Town of Brookline

Dear Ms. Morelli,

I am unable to attend the ZBA hearing on July 14 and would appreciate if you would forward this letter to the ZBA. I live a block away, at 48 Coolidge Street, from the proposed 6-story apartment building. The proposed building is far too large, not in keeping with the character of the neighborhood.

I attended the ZBA hearing several weeks ago at which the public was informed of the details of the process by which a developer can get approval for a development with moderate income housing included, and at which the developer and architect presented plans. Both had a month or so earlier presented plans to a neighborhood group, a meeting that I attended. At the neighborhood meeting and at the ZBA meeting, both the developer and the architect were deceptive in their presentations, and the deceptions were the same at the two meetings. At the ZBA meeting, for example, the developer said he did not know what the apartments would rent for, the same answer that he had given at the meeting with neighbors. When pressed by a ZBA member, he finally volunteered what the rents might be. It is of course not credible that an investor in a multimillion dollar project would not know how much he would need to charge tenants. Another deception was the developer's and the architect's discussion of a possible commercial tenant on the ground floor who would bring "activity" and "liveliness" to Harvard Street. After much questioning, it became clear that they had already committed to REMAX, a realty company (which might even be an investor) for much of the ground floor commercial space. Thus, the claim about a lively tenant was not true. In addition, the traffic study they presented was not believable—it showed little traffic on Fuller Street whereas there is a great deal of traffic overflowing from the Butchery onto Fuller, especially during Jewish holidays, of which there are many, when shoppers have difficulty finding places to park. The parking inside the building will be inadequate for the number of apartments and the commercial space, because it seems that 6 spaces will be assigned to REMAX. In addition, their proposed

automated parking system will probably be very noisy, although not much was said about the sound level at the ZBA hearing. The building is much too large for the neighborhood, which mostly has two and three story buildings. The architect presented an overhead view of the area but not a ground level view, which would have shown how out of character the proposed building is. If these developers are approved, which I think they should not be because one cannot trust what they say, no more than a three-story building should be approved. Thank you for forwarding my views to the ZBA and I thank them for considering my views. . .

Lynn Rosenberg
48 Coolidge Street
Brookline, MA 02446

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