

Maria Morelli

From: tggmusic@rcn.com
Sent: Thursday, June 30, 2016 7:16 AM
To: Maria Morelli
Subject: 420 Harvard Street

Dear Brookline Zoning Board-

My name is Tom Gunning. I live at 39 Fuller Street. While I support the construction of affordable housing in Brookline, including at 420 Harvard Street, I oppose the proposal to build a 6 story building.

Fuller Street has become a cross through street. It is common that I cannot get out of my driveway now. With cars for 36 units the traffic would be a nightmare on Fuller. The entrance and exit should be on Harvard. If it is on Fuller, then the cars should only be allowed to turn right toward Winchester and not left or traffic will surely be blocked in both directions.

We should not be sponsoring class wars in Brookline. While we need affordable housing, there is simply no need to build it at the cost of existing property owners. The JFK residents will be raising a number of legitimate concerns that should be very carefully considered.

I would support a building of 2 or 3 stories with exit/entrance on Harvard which includes affordable units.

I am quite concerned that this project is proceeding under the veil of affordability. I hope the Board inquires into what affordable rents will be - and then figures out what income level one would need to pay those affordable events. I am concerned that we will find the project is not at all affordable - it is just somewhat lower cost rent for luxury apartments accepted by the developer in order to ensure variances and make more money on a bigger building. That is not the purpose of 40B. Therefore we should be very careful about stretching to accommodate a development that is not actually accessible by low income residents.

I trust the Board with work hard to respect the interests of the Town and all of its residents.

Thank you,

Tom Gunning
39 Fuller Street
Brookline, MA 02446