



Setti D. Warren
Mayor

City of Newton, Massachusetts
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James Freas
Acting Director

April 18, 2016

[By Electronic Mail and Regular Mail]

David Hanifin
Senior Loan Officer
Massachusetts Housing Partnership
160 Federal Street
Boston, MA 02110

RE: Chapter 40B Comprehensive Permit Project Eligibility Application/Site Approval

Location: 1615 Beacon Street, Newton, MA 02468
Number of Proposed Units: 24
Subsidizing Agency: Massachusetts Housing Partnership (MHP)
Applicant: 1615 Beacon, LLC

Dear Mr. Hanifin:

The Department of Planning and Development, on behalf of the City of Newton, appreciates the opportunity to comment on the Project Eligibility/Site Approval application recently submitted by 1615 Beacon, LLC (the "Applicant") for 1615 Beacon Street, Newton, MA 02468 (the "Project"). The Applicant is seeking Massachusetts Housing Partnership's ("MHP") permanent rental financing for the Project. This letter constitutes the City's response to your letter addressed to Mayor Warren, dated April 19, 2016, seeking comments regarding the Project.

Written comments received by the Planning and Development Department (the "Department") from interested parties are attached (**Attachment A**); these comments have informed the City's response. As you will note, there has been an overwhelming response from the neighborhood on this project, with over 350 emails and letters received. The Applicant has been encouraged

to engage the neighborhood directly by holding a community meeting to solicit feedback on the proposed project but so far has declined.

Newton has a longstanding commitment to the creation of fair, affordable and equitable housing opportunities in our City and announced a goal to add at least 800 more affordable units by 2021, so that ten percent of our housing stock is affordable. In an effort to meet this goal the City is about to complete a City-wide Housing Strategy. The Housing Strategy will identify housing development goals and provide Newton with a clear set of actions that will allow us to advance those goals. It is anticipated that action items will include policy and financing recommendations as well as specific locations for new development. Newton has also partnered with the Dukakis Center to understand the demographic trends and projections for the City. We want to ensure that the housing stock meets the needs of the community both now and well into the future.

Nevertheless, Newton has recently asserted that it has met the 1.5% general land area minimum pursuant to Chapter 40B. However, although we believe we have met the general land area minimum, we continue to welcome additional infill housing opportunities that are the right fit for the right place. To ensure such projects represent a good fit for the City and the respective neighborhood in which they are looking to develop, the City strongly encourages careful siting, design, and project programming. Overall, Newton supports increasing the diversity and supply of housing, especially affordable housing, and through the *Newton Comprehensive Plan*, adopted in 2007, has a goal of encouraging “Residential development that is well located in relationship to transportation, schools, commercial services, large employers, and existing patterns of residential type and character.”¹ Additionally, the objectives of the City’s *Consolidated Plan*, including fair housing, have been considered in this review.

Site Plan Review

The regulation for a Comprehensive Permit under M.G.L. Chapter 40B states that the Subsidizing Agency determine whether “*the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns.*”²

¹ *Newton Comprehensive Plan*, 2007. Page 5-14

² (760 CMR 56.04(4)(c))



Overall the Planning Department is supportive of the concept of multi-family housing at 1615 Beacon Street and agrees that the site is generally appropriate for residential development. The site is well located with respect to transportation, schools, and commercial services. We also applaud the Applicant for preserving and restoring the existing historic portion of the residence on the site.

However, the Department has several concerns about the Project and believes that the conceptual project design is not appropriate for the site. The site is the remaining parcel of what was once a 93-acre farmstead that was divided over time to make up much of the current village of Waban, and is associated with a number of the area's early establishing families. Today, the remainder of the site includes the original farmstead house which is an important landmark located in the center of this village, across from the village library and other historically significant buildings that make up the commercial core of Waban. The site is listed on the National Register of Historic Places and has been designated a Newton Local Landmark. Due to the significant impact that a new multi-family building will have on this relatively small site (31,000 square feet) the City feels that it is imperative that the project be reviewed by the Massachusetts Historical Commission ("MHC") prior to filing with the Newton Zoning Board of Appeals (the "ZBA"). The Planning Department is concerned that the project as currently proposed will have an overwhelming and adverse impact on the existing historic structure and site and does not believe that the project will be approved by either the MHC or the City's ZBA due to this concern. **We therefore request that MHP make it a condition of the PEL that the Applicant file a Project Notification Form with MHC prior to filing with the ZBA** so that the ZBA does not waste time reviewing a project with a fundamentally flawed site plan. Early consultation with MHC and/or further consultation with the Newton Historical Commission and city staff would likely result in a request to move the existing farmhouse closer to the intersection of Beacon and Windsor Road so that this structure is more prominently featured on the site and allows for more breathing room between the two buildings. Placing the driveway and parking behind the historic structure rather than in front of the building will also help to minimize negative impacts on this site.

We also strongly believe the height and overall mass of the proposed new building is not in keeping with and significantly detracts from the existing farmhouse and site. This concern is the most prominent issue raised by the more than 350 residents that have submitted comments regarding the proposed project. As proposed, the 23 unit apartment building wraps around the historic structure on two sides with as little as 10 feet between the two buildings. The existing structure is further diminished by the height of the proposed new building which is almost ten feet taller than the existing structure. Although the lot has been reduced in size over the years there is currently enough open land on the site to provide an appropriate setting to preserve the historic context of the property. Farmhouses by nature are surrounded by

open space and there is no open space left on the lot as proposed under the conceptual project design, therefore derogating from the historic nature of this site.

Another concern is that the proposed new driveways exiting onto Windsor Road will eliminate at least three to four parking stalls, which are vital to the commercial village. Site lines for pedestrians and cars exiting the garage as well as the proposed setbacks are also a concern. The proposed new structure is less than 10 feet off of Windsor Road and presents as four stories (including the garage level) across the street from the closest residential abutter at 24 Windsor Road, where current dimensional controls would require a front setback of at least 25 feet and no more than 2.5 stories. The building is also hard up against the property line shared with the Windsor Club, a neighborhood social club with extensive outdoor recreational space, with a proposed setback of only 5 feet where at least 15 feet would be more appropriate.

The Planning Department notes that the proposed sizes of the units are very large for the market and that the Applicant is targeting rents at the highest end of the market place.

Finally, the Planning Department requests that should this project move forward, the Applicant submit a traffic study that addresses the impact of additional vehicle trips on pedestrian and vehicular safety at the site and at the intersection of Beacon and Windsor Road.

Summary

The Planning Department believes that changes to the site plan that result in a reduction to the mass of the proposed new structure, increases in setbacks, a reduction in the height, as well as increased distance between the two structures and the elimination of parking in front of the existing historic building would result in a site plan that would be approvable by both MHC and the Newton ZBA. The Planning Department is readily willing to work with the Applicant on a project at the proposed location that is both respectful of the history of the site and diversifies the City's housing stock. We look forward to partnering with Mass Housing and the Applicant to shape a project that is economically feasible for the development team and whose project design is appropriate for the site.

Please do not to hesitate to contact me if you have any questions about the contents of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "James Freas", with a long horizontal flourish extending to the right.

James Freas
Acting Director, Planning and Development Department

Cc: Mayor Setti D. Warren
Applicant
City Councilor John Rice
City Councilor Brian E. Yates
City Councilor Deborah Crossley
City Councilor Richard Blazar

Attachments:

ATTACHMENT A: Comment Letters Received to Date



Setti D. Warren
Mayor

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James Freas
Acting Director

May 16, 2016

David Hanifin
Senior Loan Officer
Massachusetts Housing Partnership
160 Federal Street
Boston, MA 02110

RE: PEL application to build 40(b) project at 1615 Beacon Street, Newton, MA 02459

Dear Mr. Hanifin,

On behalf of the Newton Historical Commission (NHC), I am writing to comment on the proposed development of the Local Landmark parcel located at 1615 Beacon Street in the Waban Village Center. Known historically as the Staples-Craft-Wiswall Farm, the house was constructed in the mid-18th century and represents a unique architectural amalgamation of Georgian, Federal and early Victorian styles. This property was individually listed on the National Register of Historic Places and included in the Newton Multiple Resource Area 1636-1907 on September 4, 1986.

An application to demolish the house was filed by the former owner in time for the August 28, 2014 NHC hearing. Due to the documentary and physical evidence of the historic nature of this house and property, the Newton Historical Commission voted on April 23, 2015 to designate the property a Newton Local Landmark, further emphasizing its importance in Newtons' development history.

Staff has reviewed the proposed plans for the development of 24 housing units on this property. It is also staff's understanding that **due to the use of MHP permanent rental financing for this project, the Massachusetts Historical Commission has the opportunity under Section 9 of the Massachusetts General Laws to comment on this PEL application.** Staff was given the opportunity to comment on the proposed site plan at two Development Review Team meetings held at Newton City Hall with the development team. In both instances, I offered that though the NHC would appreciate that the historic structure would remain standing in the new design, the proposed scale, massing, location, density and design of the proposed new housing units are detrimental to the historic context of this important Newton Landmark. A revised schematic showing fewer smaller-scale units, potentially attached to the rear of the historic structure was offered as a preferred design solution. The NHC would also not be in support of vinyl siding on the historic house as is currently proposed.

The NHC is in support of incorporating the city's significant historic structures into active and vibrant village centers where the historic resource may continue to play a role. It is the Commission's hope

that this project might take into account the rare significance of the Staples-Craft-Wiswall House and reduce the scale and potential effects new development will have on this site. The Commission welcomes the review of this project by the Massachusetts Historical Commission at its earliest opportunity.

Sincerely,



Katy Hax Holmes

Senior Preservation Planner and staff to the Newton Historical Commission

WABAN AREA COUNCIL

www.wabanareacouncil.com
wabanareacouncil@newtonma.gov

May 12, 2016

Ms. Alexandra Ananth
Chief Planner for Current Planning
Newton City Hall
1000 Commonwealth Ave.
Newton, MA 02459

Re: Proposed Development at 1615 Beacon Street in Waban

Dear Ms. Ananth:

We are writing to comment on the Project Eligibility application recently submitted by 1615 Beacon LLC (the "Applicant") to the Massachusetts Housing Partnership ("MHP") for a proposed development at 1615 Beacon St. in Waban (the "Project"). As you know, the Waban Area Council is an elected local council that hears, responds to, and represents concerns of the village of Waban. We are joined in this letter by Ward 5 Councilors Brian Yates and John Rice.

We recognize that, as a general matter, the property at 1615 Beacon is an appropriate site for multi-family and affordable housing, but we have several concerns about the design of the Project. We look forward to the design review that MHP will apply at this stage to ensure that the proposed design is generally appropriate for the site before allowing the Applicant to apply to the Zoning Board of Appeals for the comprehensive permit.¹ As MHP applies the criteria of 760 CMR 56.04(4), we point out the following areas of concern: (i) issues regarding the garage entrance/exit and number of parking spaces, (ii) building massing and scale, (iii) amount of usable green space, and (iv) historic preservation.

¹ We are encouraged by MHP Exec. Director Clark Ziegler's recent testimony before the Joint Committee on Housing, where he pointed out that legitimate complaints over the years about the way 40B has been implemented have been addressed through changes to state policy, among them: "critically evaluating project design against state standards before allowing a developer to apply for a comprehensive permit." *Testimony of Clark L. Ziegler, Executive Director Massachusetts Housing Partnership before the Joint Committee on Housing, February 2, 2016.*

Safety Issue – Garage Entrance/Exit; Excessive Parking

The proposed development has 37 parking spaces, with 31 spaces in a semi-underground parking garage (some tandem spaces) and 6 above-ground spaces. Cars from the site will exit onto Windsor Rd. near the busy intersection of Windsor Rd. and Beacon St. The garage entrance/exit appears to be 10-12 feet from the sidewalk and the ramp to the garage slopes down immediately from the sidewalk. This sidewalk sees heavy pedestrian use throughout the year, *especially among school-aged children*. Cars for customers of the retail establishments across the street are parked along the road throughout the day. We are very concerned about the sight lines of drivers exiting the garage and ask that MHP pay particular attention to this issue.

We also note that the dedicated garage entrance/exit adds a third curb cut to the property near a busy intersection in the center of the village. This additional driveway will reduce the amount of street parking available to the merchants across the street. In general, adding an additional curb cut runs contrary to the idea of promoting a vibrant and walkable village center.

We recognize the site's appeal as a transit-oriented development because of its proximity to the T. We also think that the Project should have fewer than 1.5 parking spots per unit in order to further the goals of a transit-oriented development. If the Project is built with 36 spaces, the renters will likely fill them. If it is built with fewer spaces, it will attract renters who intend to utilize the transit options available to them at this location.

Massing and Setbacks

1615 Beacon St. occupies a prominent spot in the heart of the Waban village center. We recognize that a 40B development will, by its nature, introduce buildings that differ from their environs in terms of massing and scale, but we are hopeful that MHP's design review standards will be applied to ensure that the Project integrates well with the surrounding neighborhood. We ask that MHP examine whether the mass of the proposed new building overwhelms the historic farmhouse and neighboring buildings. We also draw attention to the 5 ft. 1 inch side setbacks, which could exacerbate the impact of the mass of the apartment building on surrounding properties. We have not seen any contextual renderings in the application and hope that MHP will have opportunity to review street-scape or aerial renderings that illustrate the size of the proposed new buildings relative to surrounding buildings.

Green Space

The current plans show little usable open green space for the residents of the 24 units. We ask that MHP take into consideration whether the lack of green space is appropriate given the setting for the proposed development.

Historical Preservation – MHC Review

The house at 1615 Beacon sits on the site of a farmhouse built by Deacon John Staples in the late 1600's. Staples was a prominent citizen who was appointed Newton's first schoolmaster in 1700. The current home was erected in the mid-1700's by Staples' heir, and incorporates the foundation, structural members, and hardware of the original 17th century house. The 93-acre property was a working farm until the mid 19th century. In the 1870's the property was acquired by William Strong, who developed the estate into streets and frontage lots. The final subdivision of the original estate at 1615 Beacon occurred in 1917 when a tract of land was sold to the Waban Neighborhood Club (renamed the Windsor Club).

Since 1986 the property has been listed on the National Register of Historic Places, meeting National Register criteria because "the farmstead is an important visual link to Waban's 18th century agricultural beginnings and has associations with...families who were among the area's earliest inhabitants." (MHC Inv. # NWT.3740). The property is also a designated Newton landmark preservation site. In addition to its own historical significance, the property is surrounded by other historically-significant buildings (including the Waban Library Center directly across Beacon St., also listed on the National Register; see MHC Inv. # NWT.DV for information on the Village Center buildings).

We are pleased that the Applicant intends to preserve and restore the historic portion of the existing home (and has retained a historic consultant), but are concerned about the potential adverse impact the large new apartment building may have on the historic nature of the property and its surroundings. Among the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Properties is the following standard:

New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. 36 CFR 68.3(b)(9).

As you are aware, under Massachusetts law, the Massachusetts Historic Commission must review any project that is funded or licensed by a state body that affects property on the Historic Register. M.G.L. Ch. 9, §§ 26-27C. The statute and regulations contemplate early review, so that MHC can consult with MHP during the

early stages of the Project when design changes can still be made to avoid adverse historical impact.

At the May 12, 2016 site visit, the developers and representatives from MHP told WAC representatives that the developer has not yet filed a Project Notification Form (PNF) with MHC, and the developers explained that they would wait until later in the ZBA process to notify MHC. When asked if MHP would file a PNF in order to initiate an early review, the MHP representatives said that they would not, that it was up to the developer to decide when to file a PNF. They also explained that it was the usual practice in a 40B for MHC to review the project only after the comprehensive permit has been issued, when the project comes back to MHP for final approval.

We recognize that late MHC review may be the usual practice in a 40B, but that practice runs contrary to the statute and regulations, which clearly contemplate *early* MHC review to be initiated by the state agency. Specifically, the regulations state:

(1) State Body Responsibilities. Prior to any state body undertaking a project, or any state body funding or licensing, in whole or in part, a private project, the state body must notify the MHC of the project, unless the project clearly does not have an area of potential impact due to its nature. Furthermore, the notice should be given to the MHC as early as possible in the planning process of a project, and must be given before a state body takes action or makes a decision which forecloses alternatives that could eliminate, minimize, or mitigate adverse effects, or limits the MHC's ability to comment or consult. 950 CMR 71.07(1)(emphasis added).

We ask that you formally request that Mass Housing Partnership initiate the early review process of M.G.L. Ch. 9, §§ 26-27C, as we believe that early consultation between MHC and MHP will help shape a better project. Once that process begins, we would be happy to assist in notifying the public to facilitate participation in the MHC review process pursuant to 950 CMR 71.02(d).

Conclusion

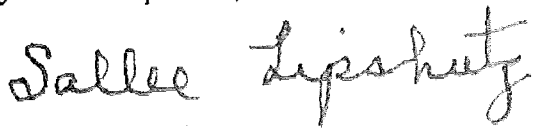
We hope that the Planning Department will incorporate into their MHP comment letter these concerns regarding safety, massing and scale, green space, and historic preservation. We are prepared to assist the Planning Dept. in any way to keep the community up to date on the status of this application and on the opportunities for public comment.

Thank you for your consideration.

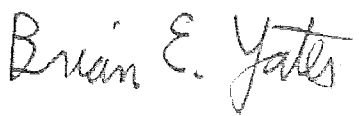
Sincerely,

Waban Area Council

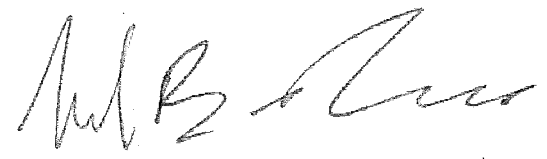
By: Sallee Lipshutz, President



City Councilor Brian Yates



City Councilor John Rice



cc: Hon. Mayor Setti Warren
David Hanifin, Massachusetts Housing Partnership
City Councilor Deb Crossley



The Windsor Club
1601 Beacon Street
Waban, MA 02468
617.851.8500

May 13, 2016

Ms. Alexandra Ananth
Chief Planner for Current Planning
Newton Planning and Development Department
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Re: 1615 Beacon Street Application for 40B Project Eligibility

Dear Ms. Ananth:

Thank you for your April 22, 2016 letter to the Windsor Club providing us with notice of the application for determination of Project Eligibility with the Massachusetts Housing Partnership for the proposed development of 1615 Beacon Street and the 1615 Beacon Street Application for 40B Project Eligibility. This letter is to formally register the Windsor Club's objection to the proposed development based on both procedural and substantive grounds.

The Windsor Club, a non-profit neighborhood Club, occupies 1601 Beacon Street and shares approximately 300 feet of common boundary with 1615 Beacon Street. The Club was formed in 1916 to support the social and athletic needs of the community. Its purpose is to "foster a spirit of community, camaraderie and neighborliness by providing a gathering place for a variety of social, cultural, civic and athletic activities." Any Waban resident can join the Club as long as he or she agrees to comply with the Club's rules. Our membership currently includes over 400 Waban families. It is most active between Memorial and Labor Days, when the pool is open and when tennis is in full swing. The community depends on the Club for outdoor recreational activity. The Club is a volunteer-run organization that provides its members with an inexpensive way to meet friends and to fully participate in the neighborhood. It has been the site for many

weddings, bar mitzvahs, birthday parties, etc. The Club's core purpose—to provide a gathering place for neighbors—would be harmed by the proposed development.

As an initial matter, we would like to be clear that we have no objection to having multi-family affordable housing next door to the Club. If a proposal were made in an appropriate scale and design, consistent with the historical significance of the site, multi-family housing would be a wonderful and acceptable use of our neighboring property. However, as Trustees of the charitable Trust that holds the property and as the Board of Governors who serve as leaders of the Club, we do have serious objections to the scale of the proposed 40B development and have real concerns about the safety of the proposed design. In general, the proposal is absolutely not appropriate for the site. The huge mass of the structure is out of proportion to the lot size and the size of the surrounding construction. The proposed development is also inappropriate because it does not integrate into the existing development of the area, as the massive footprint and height dwarf everything in the vicinity. Our specific objections include:

- Safety — The Club is a gathering place for families and children from the neighborhood. Many families walk or bike to the Club. Small children walk to the Club on their own and would pass directly in front of the entrance/exit to the proposed underground garage. The short exit ramp out of the 31-car garage would direct vehicles immediately onto the street in a manner that is not safe for children walking and biking along the sidewalk.
- Setback, mass and height of building — The apartment building would be set back 5 ft. 1 inch from the property line on two sides. Normally setbacks are required to be 15 feet. The height of the building would be 40 ft. 10 inches. The maximum height for an apartment building in that spot would normally be 36 feet. Having a building that is nearly 5 feet taller than the maximum allowed sit just 5 feet from our property line would completely overwhelm our property. Note that the plans and renderings the developer has provided show no view from the Windsor Club's property. This is likely because such a depiction would show a solid massive box spanning approximately 245 feet long and over 40 feet high along the entire south-facing property line. This is the antithesis of an integrated community development. It would be totally out of proportion with the neighborhood and adjacent buildings.

The application process requires the submittal of drawings that show the exterior elevations of the proposed buildings. The developer provided drawings of multiple views of the buildings, along with extensive vegetative visual screening, but failed to provide any exterior elevation of the proposed project from the perspective of the only directly abutting neighbor, the Windsor Club. This missing perspective would reveal the viewpoint from the direction where the developer is requesting a variance for a 5 foot setback. This procedural failure warrants the denial of the application's eligibility. The developer should not be allowed to use the 40B variance process without complying with the rules. This is particularly so when the information that is apparently consciously omitted is directly relevant to the key issues of disproportionately large size, lack of integration into the neighborhood and other negative impact on abutters.

The mass of the proposed building is so far beyond any reasonable proportion for the neighborhood, (never mind the small lot at 1615 Beacon, which is less than three-quarters of an acre) that it is hard to envision such a disproportionately large structure. One way we have done this is to imagine a 25 story high-rise building that is 65 feet deep and 40 feet wide and place it on its side just five feet from Club's property. This is the approximate size and location of the structure the developers have proposed.

- Environmental — The massive height of the building and close setback will likely result in unacceptable shading of our property. The developers have not conducted any study of the shadow the mass would cast, but given the location on the southern side of the Club's property, its negative impact would be substantial. Moreover, the huge size makes it likely to interfere with the natural flow of air and ventilation, which would create problems for our use of the tennis courts as well as the pool. Finally, covering a vast expanse of the small lot with a huge structure could create drainage problems, particularly given the relatively small remaining amount of green area.
- Integration with the neighborhood — The design does not integrate well with the neighborhood because the new building is totally out of proportion with surrounding buildings and because the plan has no meaningful green space. Likewise, the use of a large semi-underground garage is out of character with the neighborhood. The developer's failure to comply with the application's procedural requirements referenced above prevents us from fully comprehending the apparent negative impact and warrants the denial of the application.
- Historical — The property at 1615 Beacon Street is one of the most significant historical properties in Waban. It is listed on the National Register of Historic Places and has a meaningful historic connection with the Club (which was formed in 1916, when a group of neighbors desiring to form a neighborhood club purchased the last portion of land from the original farmstead). The proposed design of the new apartment building would overwhelm the historic farmhouse and cut it off from its surroundings. This is not historic preservation. It is historic destruction. Moreover, we do not believe that the developer has submitted a Project Notification Form to the Massachusetts Historical Commission, which is required by law at the outset of projects such as this that may have an adverse impact on an historic property.

It appears that the scope and design of the proposed development were based on a calculated strategy for maximizing profits by pushing the envelope of the rules and regulations. There appears to have been no real concern for the appropriate and reasonable mass and location of the building and no concern for the impact on the Windsor Club or the neighborhood. We believe this because each part of the plan (e.g. height and setback) has been drawn to the absolute limits of the law for maximum profit and minimum affordable housing.

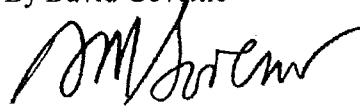
The Windsor Club serves to support the Waban neighborhood. It has proudly accomplished this goal for 100 years and is currently celebrating its Centennial. Generations of Waban neighbors have raised their families at the Club. The proposed development threatens the continued viability of the Club by proposing to build a massive structure abutting the Club's entrance and circling the entire south side of the property for 245 feet. There is no reason to build

Ms. Alexandra Ananth
May 13, 2016
Page Four

an out-of-proportion high-rise in this location. Such a structure would be unsightly, unsafe, disproportionate, disrespectful of the historic nature of the property, inappropriate for the site and a permanent scar on the neighborhood and community. We respectfully request that the developers' application be denied.

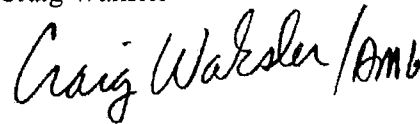
The Windsor Club Trustees,
Albert Costa, Jr.
David Governo
H. Edward Schluntz

By David Governo

A handwritten signature in black ink, appearing to read "David Governo".

The Windsor Club Board,

By its President
Craig Waksler

A handwritten signature in black ink, appearing to read "Craig Waksler" with a date "5/13/16" written to the right.

cc: 1615 Beacon LLC, PO Box 920757, Needham, MA 02492
Setti D. Warren, Mayor, City of Newton, 1000 Commonwealth Av. Newton, MA 02459

Raymond Lewis Roberts

1564 Beacon Street

Waban, MA 02468-1508

May 13, 2016

C 617-939-7882

raymondroberts@mac.com

Ms. Alexandra Ananth, Chief Planner
Newton City Hall
Newton Centre, MA 02459

Re: Proposed 40B Development
At Waban's Historical Staples-Craft Farmstead

Dear Ms. Ananth,

My family and I live on the opposite side of Beacon Street approximately 400 feet east of the boundary between the Staples-Craft Farmstead and the Windsor Club. We bought our home from my Wife's parents in 1973 when one could afford to buy a home in Waban.

I moved to Waban from Eliot Hill, Newton Upper Falls in 1950 when I was eight years old. Waban was a wonderful place to live back in the early 1950's. People knew their neighbors, did things together with their neighbors and enjoyed the educational and other opportunities available to them in Newton.

Because of my educational endeavors and military service I've lived in many different states including Maine, Kentucky, Missouri, Georgia, South Carolina, and Virginia. While each of those states had lots of interesting sites I've always returned to Newton which I have always considered to be my home.

How blessed we have been to live where we live and to be surrounded by wonderful examples of older homes with architectural detail you don't see regularly. Our home is located three houses from the Waban Library Center and five houses from the corner of Beacon and Chestnut Streets. Unfortunately, that location puts us in an UNENVIABLE position which is *midway between the Current 1615 Beacon Street 40 B Project and the on-going 1521 Beacon Street 40 B Project*. These 40 B projects have us coming and going . . . mostly going to informational meetings about both Projects.

With regard to the current Proposed 40 B at the Staples-Craft House, I need to register my serious concerns about the scope and size of the Developer's Proposal.

1. The proposed project is too massive for the size of the Lot. It appears to be almost 7 times larger than the Staples-Craft House which will remain after the 1980's structure is removed. The historic home will be dwarfed by the proposed behemoth apartment building.

Ms. Alexandra Anaath, Chief Planner

May 13, 2016

Page 2.

2. The height of the Proposed Behemoth structure is taller than the existing historic house, other homes in the area and business. Due to its south to north orientation, the portion of the Proposed Behemoth building which runs along the boundary by the Windsor Club entry drive from Beacon Street will shield the Staples-Craft home from the sun for at least several hours a day until the sun is higher in the sky. This would be a more significant problem during the winter months when the sun is naturally lower in the sky.

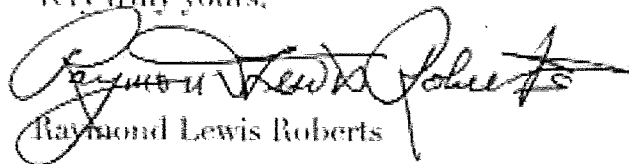
3. The location of the Staples-Craft house almost always is busy with vehicle and pedestrian traffic each day. The traffic flow anticipated from this Proposed 40 B development calling for an additional 38 parking spaces will add significantly to an already congested area. Traffic controls at Woodward Street and/or Windsor Road may be needed to better regulate what drivers can and cannot do once they reach the driveway off Beacon Street and exit on Windsor. The Windsor Road entrance to and exit from the underground parking spaces will also pose greater safety risks both for vehicles on Windsor and especially for pedestrian traffic on school days and even moreso during the summer due to an increased number of walkers who will be coming to the Windsor Club swimming pool and tennis court areas.

4. Generally, this area of Waban has a great deal of historically significant homes and buildings. Most of Waban Hall on Wyman Street is hidden by Starbucks and other businesses. The Waban Station designed by H. H. Richardson in the mid 1880's was torn down to build a parking lot. There is still a lot of history left in Waban. However, we need to do our best to preserve it rather than allow it to be torn down or minimized by how we use it or in this case how we save something but allow it to be Ridiculed or Abused.

In the mid-1970's a Guide entitled **Discover Historic Waban** was produced with Community Development Block Grant Funds from HUD along with a grant from the Department of the Interior - copy attached. Highlighted in the Guide are "Residences, churches and public building from several phases of Waban's development are discussed in this walking tour." One of the residences discussed at some length: "The Staples-Craft Farm at 1615 Beacon Street holds a prominent position in Waban's village center as a visual link with Waban's pre-suburban past."

5. Putting up a 3.5 Story wrap around building behind the Staples-Craft house would be like placing Fenway Park's State Street Pavillion and Press Box area behind the Tomb of The Unknown Soldier at Arlington National Cemetery. In its best possible light (if it has one) this Proposed 40 B Development can do nothing else but detract from the Historic Value from Waban's past. It would line the pockets of the developer, a redeeming feature for him, but certainly not for Waban or Newtron.

Very truly yours,



Raymond Lewis Roberts

cc: Hon. Mayor Setti Warren
City Councilor Del Crossley
City Councilor John Rice
City Councilor Brian Yates

Discover



Historic
Waban

The village of Waban was named for Waban (the Wind), Chief of the Indian tribe Nonantum. The name was suggested by William C. Strong who had previously resided on Nonantum Hill on the Newton-Brighton line where Waban once had his wigwam. The region is said to have been a favorite hunting ground of the tribe.

Colonial settlement was slow to come to Waban. Though Newton had been settled as early as the 1630's, more than a generation passed before John and Rebecca Woodward built their house in Waban. The couple was given the title to their house lot, originally 30 acres, as a wedding present in 1681. The old house still stands at 50 Fairlee Road, where it was occupied by the family for eight generations. Other settlers soon followed, and by the 18th century several large farms had been established along the winding Sherborn Road (this portion of which became known as Woodward and Beacon Streets). Several of these houses have survived and are discussed on this tour.

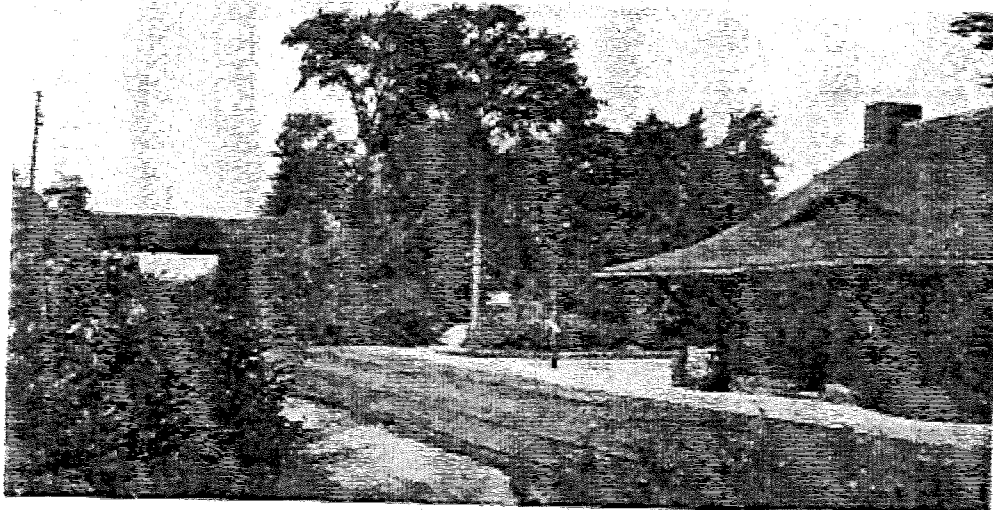
Throughout much of the 19th century, Waban remained a quiet agricultural region. As late as 1874, fewer than 20 families held title to all of the land. In the mid 1880's, however, real estate investors who had observed widespread interest in suburban developments along the northerly Boston and Albany Railroad through Newton Corner, purchased large tracts of land along the new Highland Branch, and laid out several new streets and house lots.

The completion of the Highland Branch in May, 1886 was hailed as one of the most important events in the history of Newton. Not only did it stimulate suburban development at Newton Highlands, Eliot, and Waban, but it also united these villages to the northerly Boston and Albany line via a connection at Riverside. The path of this rail line took the form of a loop, and so was soon known as the "Circuit Road." Henry Hobson Richardson, the foremost 19th century architect, was commissioned to design the new train stations, only three of which remain today. As H. H. Richardson died in April, 1886, the design for the Waban Station was one of his last. The roughcut, pink granite station, with its broad, sweeping slate roof was completed in August of that year. Daily commuter trains linking the village to downtown Boston soon brought a steady influx of businessmen, professionals and tradesmen who built houses ranging from simple wood frame structures to large, elaborate residences, many of which were designed by architects and set on spacious lots.

Residences, churches, and public buildings from several phases of Waban's development are discussed in this walking tour. The village contains many fine examples of well-preserved architecture ranging from 18th century farmhouse to the richly ornamented turn-of-the-century Colonial Revival.

① The tour begins at the Waban Library which was designed by Denzmore, LeClerc, and Robbins of Boston, and completed in May, 1930 at which time it was presented to the city.

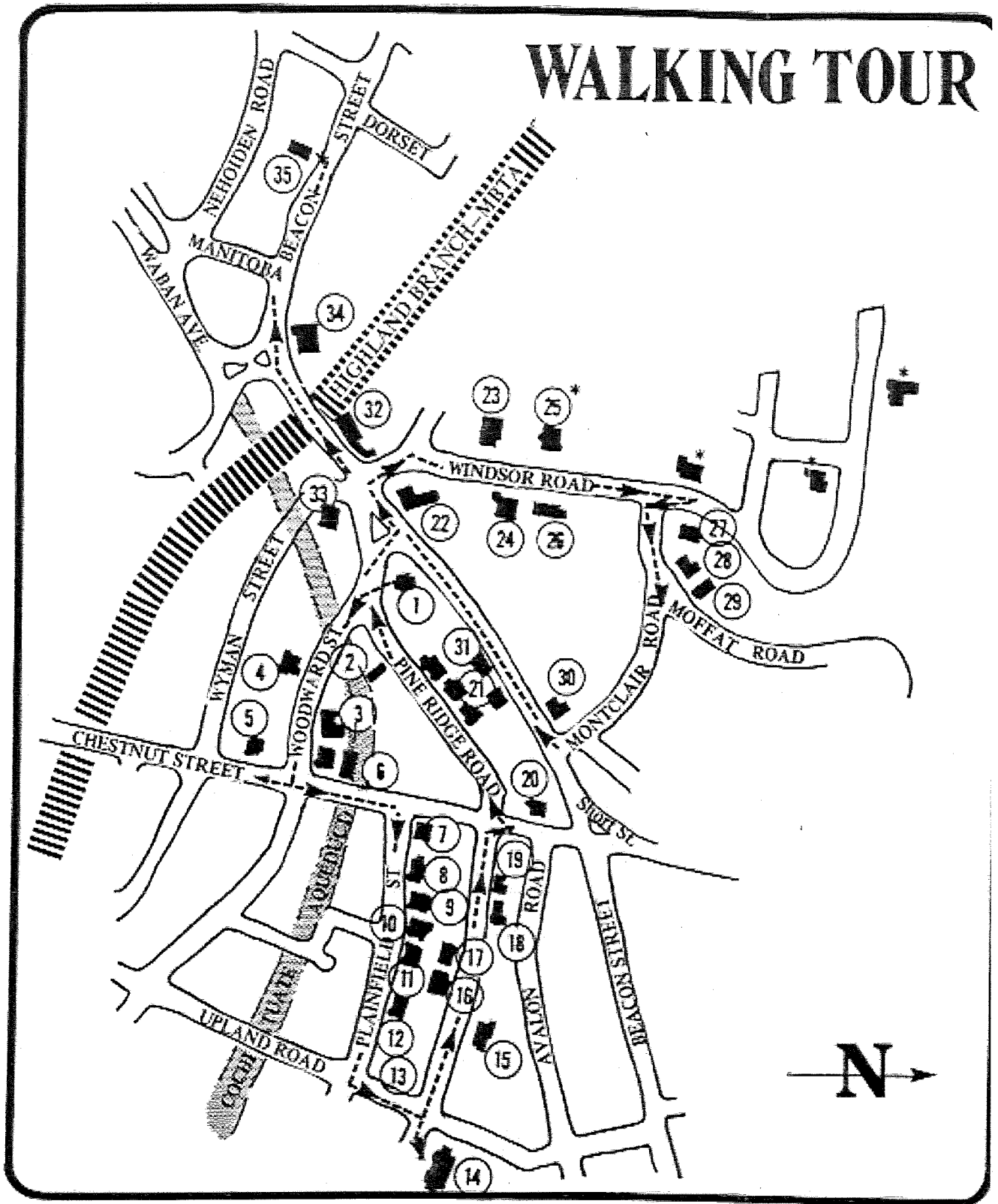
The Newton Free Library established a "station" in a grocery store in Waban Hall (on Wyman Street) in April, 1892 at the request of local residents. This meant that patrons could order specific publications which would be delivered to the store a few days later. In 1908 a more formal library with a collection of books was opened in the post office. Increasing circulation and lack of space necessitated several more moves until finally a building project was undertaken by the Waban Improvement Society and the local Women's Club. The Waban Land Trust donated the land for the present building, while contributions from local residents funded its construction.



Waban Station (Destroyed)

WABAN

WALKING TOUR



The preparation of this guide was funded jointly through Community Development Block Grant funds from the Department of Housing and Urban Development under the provisions of Title I of the Housing and Urban Development Act of 1974, as amended, and through a grant from the Department of the Interior, Heritage Conservation and Recreation Service, administered by the Massachusetts Historical Commission, under the provisions of the National Historic Preservation Act of 1966, as amended.

Historic Newton

2 The Cochituate Aqueduct was built in 1846 to supply water to the rapidly growing and perennially water-short Boston. Approximately 18 miles in length, the aqueduct transported water from a series of reservoirs in the Framingham area to the Chestnut Hill Reservoir in Boston. No longer used as an aqueduct, the underground line is now a part of the Newton sewer system, though its grassy slopes are enjoyed by joggers and hikers alike.

3 Elizer Hyde, whose father Jonathan was one of Newton's earliest and most prolific settlers, built the Georgian style house at 401 Woodward Street between 1720 and 1730. The house exhibits several features common to Pre-Revolutionary Massachusetts farmhouses. It is a south facing, wood frame structure. The main section of the house was originally one room deep and rather than being organized around a massive central chimney, has a pair of interior chimneys visible from the street. Each room in the main portion of the house has a fireplace on the north (cold) wall, allowing sunlight to penetrate through windows on the remaining facades. H. Langford Warren, Dean of Architecture at Harvard, occupied the house in the late 1880's. Like many of Waban's older residences, this house was updated as architectural fashion changed. Warren remodeled the house and added the large rear ell.

Charles J. Page and Frederick Henshaw were among several land developers to acquire property adjacent to the Circuit line. They purchased the 42 acre Hyde Farm from Morrill Wyman in 1886, laid out Wyman Street, Pine Ridge Road, and Plainfield Street, and 87 new house lots.

4 Page and Henshaw commissioned H. Langford Warren to design several houses in their subdivision.



The distinctive Shingle style residence at 414 Woodward Street (1888) and the Free Classic style residence at 389 Woodward Street (1888) which was occupied by Frederick Henshaw are examples of his innovative designs. The Free Classic is defined by its lack of rules governing detail, proportion or relation between forms. It is important to visualize the residence as a whole: the massing is asymmetrical and complicated, the walls are composed of clapboards on the main block while cut shingles add visual texture to the gables. Classical features such as Palladian style windows and entablatures enriched with garlands and tooth-like dentils, are integrated into the overall design.

5 The design of this ambitious Shingle style residence at 703 Chestnut Street (1889) has been attributed to Lewis H. Bacon, who was also its first occupant. Balloon frame construction (2" x 4" wood studs) introduced in the northeast in the 1850's, made this house's complex, towered form possible. Its wall planes are broken with projections, recessed windows, and sweeping curves.

6 The important features of this residence at 677 Chestnut Street (1897), its informal massing, half-timber



work in the gable field, bargeboards at the eaves, and finials at the roof peak draw inspiration from the late Middle Ages. Termed Medieval Revival, the design of this residence continues the picturesque strain of architecture popularized during the Queen Anne period.

7 Architect William F. Goodwin designed this modest residence at 658 Chestnut Street for himself



in 1888. The basic geometry of the residence is simple: a square box capped by a low hip roof. Triangular shaped dormers allow light to penetrate the attic. The shallow bay with mullion strips (which hold the glass planes in place) set in a decorative pattern, is an eye-catching feature.

8 As Shingle style houses continued to be built in the 1890's, several variations developed. Situated well back from Plainfield Street, the setting of this residence at No. 24 (1897) enhances the quiet, informal effect



typical of later adaptations of the Shingle style. The broad gambrel roof is an important feature in this design, and was generally carried down to the level of the second floor and cross gabled. As with the Queen Anne, the design disavows symmetry, though trim is simplified.

9 The hallmark of the Shingle style is the use of natural or brown stained wooden shingles as a wall covering. Though the massing of the residence at 30 Plainfield Street (1898) is complex and more closely tied to Queen Anne forms, its uniform shingled wall surface evokes a quieter appearance. Also typical are the curved forms of the bay and recessed window in the gable.

10 Yet another variation of the Shingle style is characterized by the blocky proportions and broad hip roof with deep overhanging eaves, as seen on this residence at 36 Plainfield Street (1899). Colonial Revival elements, such as the columned verandah and entrance detailed with fluted pilasters capped by a dentate cornice, were often incorporated into late century designs. L. Bin Folsom, a photo engraver, and his wife Margaret were longtime occupants of this residence.



PILASTER

11 The residence at 42 Plainfield Street (1898) is virtually a catalog of Georgian Revival ornament. Pilasters frame the corners of the structure and support an entablature embellished with dentils and horizontal or modillion brackets. The central entrance is emphasized by a pedimented portico and a Palladian window on the second story. George H. Wardwell, a lawyer, and his wife Belle, were the initial occupants of this well-preserved residence.



PEDIMENT



BRACKETS

12 Plainer, shingled wall surfaces were more often the rule in Waban's medieval inspired architecture. This well-maintained residence at 58 Plainfield Street (1897), built for Charles L. Hovey, a tailor, is a good local example of the style. Its overhanging second story, steep pitched, projected gables, and diamond paned sash windows were popular themes.

13 Upland Road was laid out in the early 1890's when Edwin P. Seaver subdivided his 25 acre estate. Seaver, a well-known figure in Waban's early days, was Superintendent of Schools for the City of Boston. His homestead, since demolished but pictured in M. F. Sweetser's *King's Handbook of Newton*, was situated on Woodward Street close to its junction with Homestead Street.

14 The fashion for a more architecturally correct reproduction of medieval models intensified after the turn of the 20th century. The residence at 25 Pine Ridge Road, built in 1906 for George M. Angier, President of the Angier Chemical Co., is an impressive Medieval Revival adaptation. Its distinguishing features include: heavily scaled timber work, a clay tiled hip roof, and tudor arched entrance and end porches.

15 Schooled to appreciate the picturesque Queen Anne, architects often produced individualistic designs as they combined its features with that of the Colonial Revival. The residence at 59 Pine Ridge Road (1897), is an elaborate local adaptation. The Colonial Revival elements of this design are the cornice enriched by modillion brackets and dentils and the columned porch. They are combined with diamond paned sash windows and an oriel window. The curved entrance porch and offset entrance reflect the freedom of the Queen Anne form.

16 This conservative Medieval Revival house at 72 Pine Ridge Road was constructed in 1902 for Donald M. Hill, a lawyer and active businessman. The steep, barge-board embellished gables with bracket supports are familiar Medieval inspired motifs. The rafter ends at the eaves are utilized as ornament and left exposed.



RAFTERS PROJECTING, RAFTERS EXPOSED

17 The gambrel roof was a popular roof type in late 19th century adaptations of the Shingle style, and often occupied more than 30% of the total height of the structure. Several houses on Pine Ridge Road feature this giant roof type including No. 80 (1903), No. 151 (1897), No. 175 (1895), and No. 184 (1906). Appendages such as bays and dormers were usually kept to a minimum so as not to interfere with the simpler massing. Medieval elements such as diamond paned sash or casement windows, or Colonial Revival columns and triangular pediments were often blended into the design.

18 The eclectic appearance of this residence at 91 Pine Ridge Road (1897) demonstrates how elements of the Colonial Revival were incorporated into a freer Queen Anne plan. The mixture of ornament includes Colonial Revival style pedimented dormers, a Palladian motif window, oval



414 Woodward Street (1888). H. L. Warren, Architect

windows, and a modillion cornice in combination with bays, oriel, a dramatically overshot gable roof, and a swept dormer. Such imaginative designs illustrate the way in which late 19th century Colonial Revival designs deviated from their 18th century Georgian prototypes.

19 Bacon and Hill designed the Medieval Revival style residence at 99 Pine Ridge Road (1897). As with the design at 677 Chestnut Street, the half timber work in the gable field predominates. During the late century windows were often set in banks of two's and three's to permit more light to the interior rooms. The original owner, George K. Heald, an assistant bank teller, commuted to his work in Boston as did the majority of Waban's early residents.

20 A late development of the Colonial Revival was more architecturally correct and authentic in its adaptation of 18th century Georgian Revival prototypes. The design of this residence at 627 Chestnut Street (1892) which follows the center hall plan with two rooms symmetrically arranged around a central entrance is characteristic of the more disciplined Georgian Colonial architecture. The small paneled 12 over 12 sash windows, a Federal style entrance, and the columned portico are important details in the design.



FAR LIGHT



SIDE LIGHTS

21 Set gable end to the street, the projected, shingled arch in the gable is a distinctive element in the design of this Shingle style residence at 161 Pine Ridge Road (1902). The gable was often a focus of attention in local adaptations. Other noteworthy examples include: 1558 Beacon Street (1890), 178 Nehoiden Road (1897), and 24 Somerset Road (1901).

22 The Staples-Crafts Farm at 1615 Beacon Street holds a prominent position in Waban's village center as a visual link with Waban's pre-suburban past. John Staples, Newton's first school master, built his house on this site in 1688. By 1700 his estate included a sizeable 93 acres and stretched east along Beacon Street as far as Chestnut Street. Moses Craft, a later occupant, apparently rebuilt the house utilizing its foundation, structural members, and hardware. For thrifty New England colonists, such reuse was common. The floor joists in the front rooms of the present edifice are notched on their undersides, indicating their second hand nature.

Like the Hyde House at 401 Woodward Street, this house was originally one room deep with double back chimneys warming the north, cold wall. An ell was added to the north elevation in 1769 as the space was required. The sidelighted entrance and full floor-to-ceiling windows indicate a Federal period renovation. Desiring a stylish summer estate, David Kimmonth, a Boston drygoods merchant, had the gable ends clipped, added dormers and bays and extended the verandah. He also added a dining room to the northeast corner, giving the house its present squared off shape. William C. Strong acquired the estate in the early 1870's where he established his nursery. In 1887 he sold the old farmhouse as a summer estate to Rebecca Scudder.



CLIPPED GABLE

23 Active in securing the rights of way needed through Waban to expedite the construction of the Circuit Railroad, William C. Strong also intended to profit from its construction. He had Windsor Road laid out as a pleasant country lane bordered with flowers, gently winding to the top of Moffat Hill where he offered spacious houselots for sale.

The foundation of this distinctive house at 48 Windsor Road was laid in 1888. The house, one of the first suburban residences to be built in Waban, was completed the next year. Its quiet shingled wall surfaces and massive gambrel roof are familiar themes identifying this house as Shingle style.

24 The complicated massing of this residence at 55 Windsor Road (1897) demonstrates the enormous variation in house plans during the late 19th century. While the span of the roof ridge remains constant across the entire length of the building, the facade is complex with gables, overshots, dormers and bays. Mrs. Sarah E. Crawford, a physician, was the initial occupant.

25 The several elaborate versions of Medieval Revival houses which line Windsor Road: No. 62 (1890), No. 102 (1888) designed by H. L. Warren, No. 184 (1898), and No. 203 (1897) are indicative of the style's popularity among Waban's first suburban residents. These designs feature overhanging walls supported by brackets, steeply pitched gables, oriel windows and diamond paneled casement windows.

26 This clapboard house at 63 Windsor Road, built in 1903 for Lawrence Strong, physician and son of William Strong, with its pedimented entrance portico and shuttered windows demonstrates the early 20th century traditional look. Using 18th century prototypes, Georgian Revival house designs became smaller and were simplified to the center hall plan. The sun room, attached to the south elevation of this residence, became a standard feature.

27 Complex massing with many wall and roof projections is a characteristic of large Queen Anne style houses. The residence at 101 Windsor Road (1895) achieves this effect through an asymmetrical arrangement of gables, bays, a corner tower, and "L" shaped verandah. John P. Tran, an author, wrote several books, among them *Their Club and Ours* (1883), *Shoulder Arms* (1889), and *Iron Star* (1899). The books were illustrated by his wife Lillian.

28 The box-like rectangularity of the house at 187 Moffat Road (1895) with its slate hip roof and prominent overhanging eaves reflects another trend of the Shingle style. Though designers abandoned the undulating surfaces and whimsical detail in the late 19th century, this residence's important features, the deep carving reveals which define the main entrance and a diamond shingle motif over it, subtly evoke the past.

29 Set gable end to the street, the main focus of this Shingle style residence at 179 Moffat Road (1895) is the gambrel roof. It projects on the gable ends and the front, giving the design a top heavy appearance. Bays and dormers are relatively shallow so as not to interfere with the simplified massing. George H. Rice, a weigher employed at the Customs House in Boston, was an early occupant of the residence.

30 The gothic arched center gable supported by paired shingle brackets dominates the design of this house at 1545 Beacon Street (1896). William M. Buffam, a boot and shoe manufacturer, was a longtime occupant. This section of Beacon Street, east from the Staples-Craft farm, was laid out in 1702. The old colonial road turned north at Chestnut Street as it was necessary to go around the 150-acre Alcock's Swamp to Newton Centre.



GOthic



Waban Hall

31 The house at 1564 Beacon Street (1896) expresses the 16th century Elizabethan tradition in full panoply. The half-timbered upper story, projecting center gable edged with bargeboards and flanked by oriels evokes a picturesque Medieval effect. The half-timber work at the turn of the 20th century was purely ornamental and consisted of thin strips of wood set between plastered panels on a modern frame wall. Though adapting historic styles to contemporary standards, local architects maintained high standards in the accuracy of form and detail. Arthur F. Kemp, a salesman, was the first to occupy this residence.

32 William C. Strong commissioned local architects Bacon and Hill to design the Dutch style commercial block at 1641-1649 Beacon Street (1896). An architect's rendering of the distinctive design appears in the Oct 31, 1896 issue of *American Architect and Building News*. The style is characterized by its crow-stepped gable brought up above the roofline. The "false front" store, a symbol of the wild west, also evolved from Dutch motifs. Tasteful, one story Dutch style additions have been added to the east elevation as the need for more commercial space arose in the 1920's.



CROW-STEPPED GABLE ROOF

33 Waban Hall, situated at the corner of Woodward and Wyman Streets, and built in 1890 through the efforts of the Waban Improvement Association, has the distinction of being Waban's first commercial block. The hall was designed to accommodate several shops on the street level and had a community hall on the upper story. It was here that the Waban Improvement Association held its meetings, local children attended public school, and where the Waban Christian Union held its first services. A laundry and Moulton's General Store were the first to rent shops. Although significantly altered, the Shingle style structure remains an important component of Waban's commercial center.

34 The Church of the Good Shepherd (1896) has an unusual history. The structure was originally owned by the Waban Church Corporation, a private corporation composed of members of Waban Christian Union, and the Improvement Association who realized the need for some sort of organized religion in the village. The Medieval Revival style church was designed by William F. Goodwin, who, as a member of the group, donated his skills. The Reverend William Hall Williams was engaged as the rector. He leased the church for a yearly fee of \$200.00, and organized the present Episcopal parish. In 1907, the Church Corporation transferred the title of the property to the parish.

35 This splendid Greek Revival house at 1734 Beacon Street was built just after Frederick Collins' marriage to Amelia Revege in 1847. Set gable end to the street, a monumental two story portico with Ionic column supports transforms the street facade into a Greek temple. The facade is faced with flush siding, imitative of the smooth masonry construction of the Greek originals. Other distinguishing features include: pilasters framing the corners of the structure and carrying a full entablature along the side elevations, floor-to-ceiling windows on the facade capped with shaped lintels, and a sidelighted entrance.



MONUMENTAL PORTICO



LINTEL SHAPED



FLUSH SIDING

The Collins family settled in Waban during the late 18th century. The estate was passed from father to son and in 1855 to grandsons Frederick, Edward, and Amasa. During the late 19th century this section of Beacon Street came to be known as the "Collins neighborhood" for the row of Collins houses, of which only No. 1734 remains.

The 200-acre Collins farm with the contiguous Varick and Carlton estates, which together made up the land south of Beacon Street to the Charles River and west to Washington Street, was developed by real estate speculators during the late 1880's. Ernest Bowditch, a well known civil engineer, laid out the region's hilly topography into several winding, complicated streets lined with large spacious lots. The Cochituate Aqueduct is an important component of this creative design. Waban Avenue was laid out on both sides of it, while cross streets sectionalize it into pleasing round and oval tree islands. The majority of houses here were constructed after the turn of the century.

Philip B. Herr

20 MARLBORO STREET, NEWTON, MA 02458 617-969-5367

pherr@alum.mit.edu

May 13, 2016

To: Newton Zoning Board of Appeals
James Freas, Acting Director of Planning

Re: Proposed multifamily housing development at 1615 Beacon Street, Newton, MA

Regrettably neither the Newton Housing Partnership nor the Newton Fair Housing Committee, organizations on which I am a member, had the opportunity to meet with those proposing the development at 1615 Beacon Street. However, I have made several visits to the site to view it in relation to this proposal and have carefully reviewed the materials submitted by the developers and by the City regarding the proposal. I am familiar with the vicinity despite living as far from it as is possible and still be within Newton, and for personal reasons I often spend time in the vicinity. I find the submittals to be unusually thorough at this stage for a project of this scale. Based upon what I have seen, I strongly support the proposal at this point in moving forward towards approval.

Without doubt others will find reason for further refinements to the proposal as it moves forward. Hopefully the Zoning Board of Appeals with assistance from City staff and others will assure that by the time when this development gains the approval it deserves that the details of approval will assure an appropriate outcome.

Very truly,



Philip B. Herr

Sent by e-mail to 1615beaconstreet@newtonma.gov

Cc: swarren@newtonma.gov

Valerie Fram

From: Bill Jenks <billjenks@blueshiftideas.com>
Sent: Thursday, May 12, 2016 3:26 PM
To: 1615BeaconStreet
Subject: Staples-Craft Homestead development,
Attachments: IMG_0443.jpg; IMG_0442.jpg; IMG_0441.jpg; IMG_0444.jpg

Dear Committee- I am writing to express my dissatisfaction with the scope, size and planning of the development in Waban Center at the Staples- Craft site.

The congestion in the area is unbearable at present. The scope of this project is completely and absolutely absurd. The composition of the area will also be negatively impacted by the proposed plan as well.

Now people want to jam more housing into an area and increase the density? Why don't you fix the roads, fund your unfunded liabilities and stop telling people who should live where. Why?

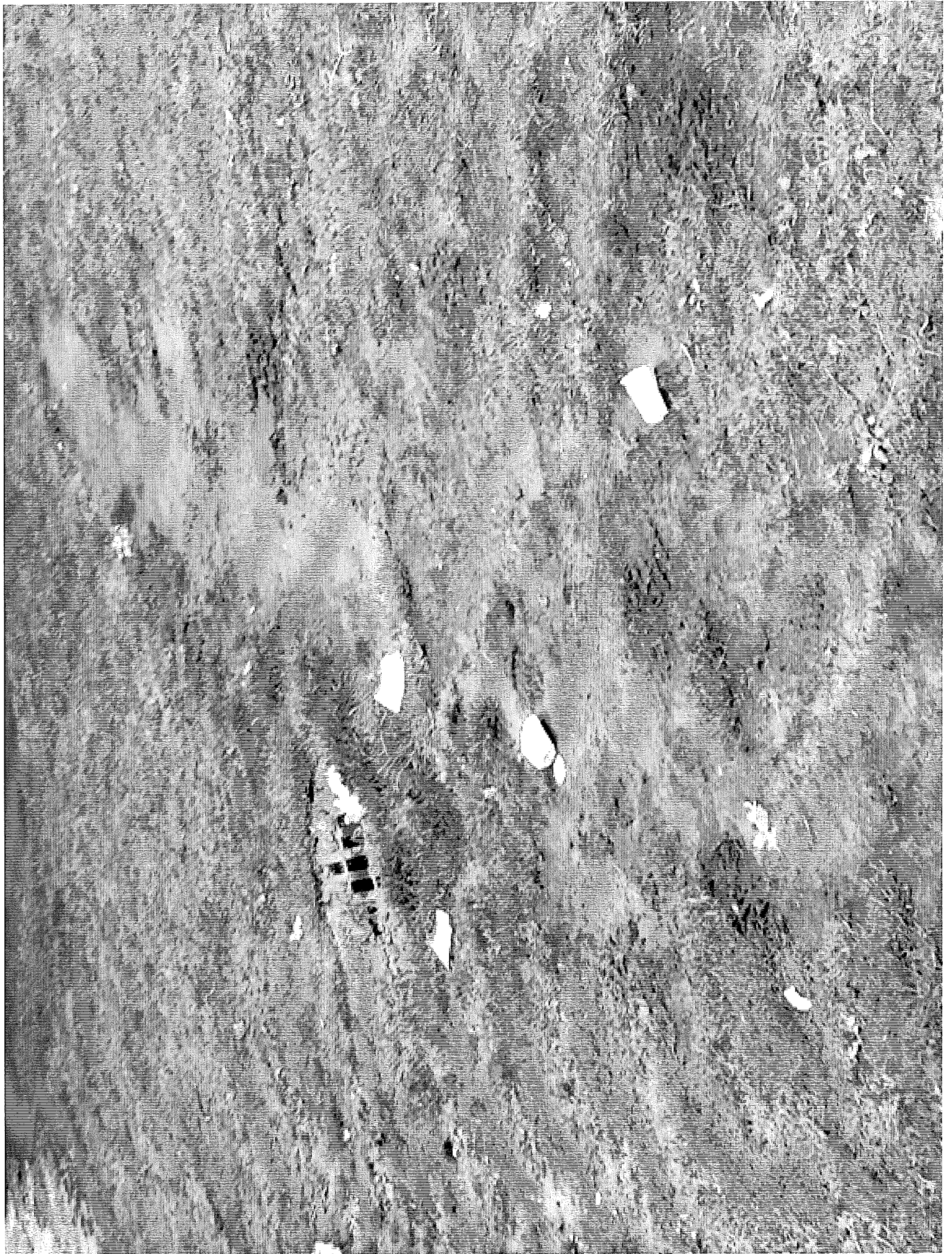
<http://www.thedailysheep1e.com/the-white-house-plan-to-make-the-suburbs-less-wealthy-and-white-052016>. To make things more equitable? <http://nyp.st/1Tv5Ph9>

Clean up your act stop wasting people's time. This development has NO Business being here. Put that lousy development next to the developer's house if he wants it so badly. I don't pay 30k+ to operate/ live in that kind of environment. Neither will others. I'm a seller in 5 years and will move to a location that is not the next "deteriorating environment".

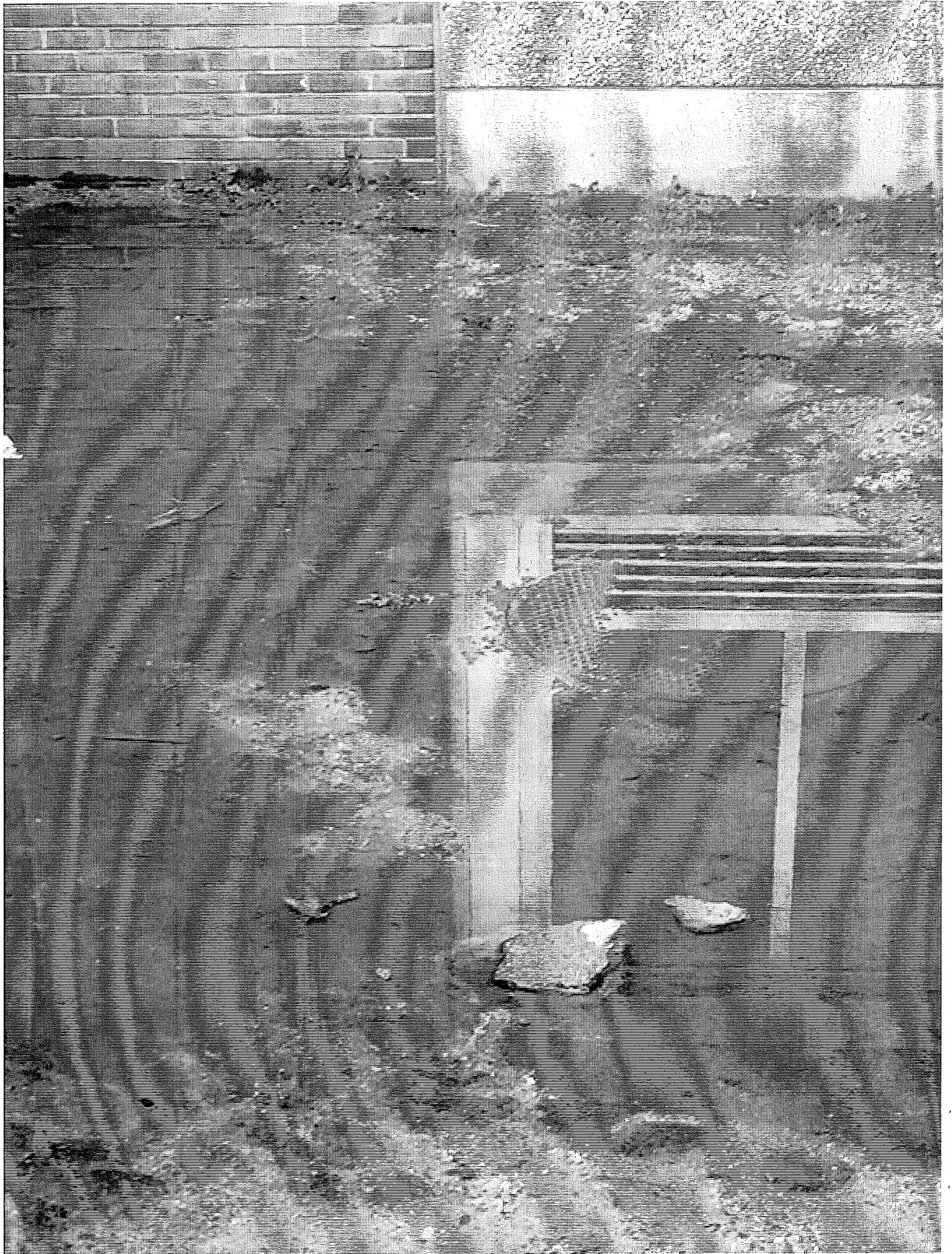
I never miss an election and I've already been audited.

Opposed
Bill Jenks
227 Windsor



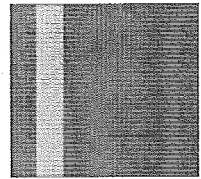






Vida Kianzad, Ph.D.

1558 Beacon Street
Waban, MA 02468



May 11, 2016

Newton Planning and Mass Housing

1615beaconstreet@newtonma.gov

Re: Development of the John Staples Farmstead/Peck house (1615 Beacon Street)

Dear Newton Planning and Mass Housing Committee Members,

I am a member of our beautiful Waban Community. I was born in a neighborhood like this in a different country many years ago. I still vividly remember the charm, the quiet and the authentic village feeling of that neighborhood. I left the country 20 years ago and sadly in recent years each time I have returned for a visit, I have noticed heartbreaking changes to that beautiful neighborhood turning it to yet another typical commercialized neighborhood with multistory buildings where money rules. And each time upon returning home to Waban, I have always felt so grateful for our city where money and power have no saying in deciding what is right for the city. Where there are strict rules in place to not allow the city to change to a typical city with high story building cramped into small spaces changing the look of this beautiful and historical city.

I am writing to you today, to ask for your continued effort to not allow developers hide behind some laws and change this neighborhood solely for personal financial gains with zero interest in what is good for the neighborhood. The developers have shown no interest in involving the community in the design despite numerous efforts of abutters to contact them. And that says enough about them and how much they care for the community. They seem to have one thing on their mind: \$\$\$\$.

I have looked at the proposed design and if it is materializes and built it is going to forever change the look of this neighborhood for the worst and open the door for future developments like this. We allow one such plot to go through, and the other money hungry developers will pursue. Please stop this madness now before it is out of control. The proposed design is simply outrageous, 24 units is too much for 0.7 acres; structure is out of proportion with current neighborhood buildings and 5 ft. setback is too small for this type of development.



And last but not the least the Historical integrity of the Farmhouse is in danger. The farmhouse was the original Waban Farm consisting of 93 acres. Its land and building have been put on the national registry of Historic Places. This development will clearly take away from its integrity.

Why do these developers think it is OK to destroy village's history and not be accountable? WHY? Please stop this attitude and behavior before it's too late. One can only imagine if one is allowed to do this how many more will follow. Please stop this at its root, you have the entire village's support.

The world is changing too fast, I am aching for the simpler days I grew up in as a kid. A neighborly village, without the mushroom growth effect of disproportional buildings with no character and charm is the least of what we should preserve and leave for the future generation. Please let the history and integrity of this beautiful village live.

Warm regards,

Vida Kianzad, Ph.D.

CC: Mayor swarren@newtonma.gov

Valerie Fram

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:59 PM
To: geline.williams@Edmands-Williams.com
Subject: FW: 1615 Beacon LLC's proposed apartment complex in Waban Square
Attachments: Aerial view of 1615 Beacon LLC proposed construction in Waban Square 2016.pdf

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment.

The proposed project will be seeking a Comprehensive Permit, commonly referred to as a "40B", under a State law that allows development projects including a certain minimum amount of affordable housing to bypass normal local development review processes. The Zoning Board of Appeals (ZBA) is the entity charged with reviewing the proposed project and the Mayor and City Councilors have no formal role in the development review process. The Planning Department serves as the development review staff to the ZBA, providing technical and policy-related analysis of the proposed project as it relates to existing City regulations, the Comprehensive Plan, and good planning practice. Staff has had initial meetings with the developer to discuss the proposed design. The first formal step in the Comprehensive Permit process is the developer's application for a "site eligibility letter" from the Massachusetts Housing Partnership, which is where the project is now. The Department of Planning and Development will be compiling a letter to the Massachusetts Housing Partnership addressing comments and concerns about this proposed project later this month. Your emailed comments will be attached to that letter and will inform the content of the Department's letter. Any further comments should be submitted by Friday, May 13, 2016 in order to be included in this letter. If the owner of 1615 Beacon Street obtains a site eligibility letter and moves forward with a filing with the Zoning Board of Appeals there will be additional opportunity for public comments at public hearings.

Please visit our website for more information about the process for this project:

http://www.newtonma.gov/gov/planning/current/devrev/hip/beacon_street_1615.asp

Notice of future public meetings and general information on the Comprehensive Permit process is also available through this webpage.

Please direct any comments to 1615BeaconStreet@NewtonMa.gov or feel free to contact Alexandra Ananth, Chief Planner for Current Planning at aananth@newtonma.gov with any further questions about this project or the process.

Best,

James Freas, AICP

Acting Director, Department of Planning and Development

----- Original message -----

From: "Geline W. Williams" <geline.williams@Edmands-Williams.com>

Date: 05/11/2016 1:00 PM (GMT-05:00)

To: "Setti D. Warren" <swarren@newtonma.gov>

Subject: 1615 Beacon LLC's proposed apartment complex in Waban Square

May 11, 2016

The Honorable Setti Warren
Mayor of Newton

Dear Mayor Warren,

Today we have written to the Newton Planning Board and the Massachusetts Housing Partnership to express, as longtime residents of Waban, our strenuous objection to the apartment complex that 1615 Beacon LLC proposes to construct on the land of the historic Staples/Craft Farmhouse. We have three principal concerns.

First, as currently configured, the proposed development threatens the low-key character of the neighborhood and poses significant public safety risks.

The sheer size and density of this proposal make it incongruous with Waban Square and the surrounding neighborhoods. The main building will rise to almost 41 feet in 3 1/2 stories and hold 23 apartment units. Relative both to its own parcel of land and to Waban Square itself, its scale is enormous. As you can see from the attached aerial view, the building is shoehorned onto the lot and, to maximize the number of apartment units, is curved around the Farmhouse like a neck brace. It dwarfs the Farmhouse in height and mass. Its perimeter bulges to within five feet of the lot boundary with the Windsor Club, whose 400 neighborhood families will confront a looming 40' wall instead of the current hedge of trees.

Over the course of many years, families such as ours have chosen to raise their children here precisely because of the intimate "village" feel of Waban Square, with its low-scale buildings and mostly small, owner-operated stores. It is a relatively quiet, peaceful, neighborly place. Starbucks, an incredible success in Waban, has adapted its style to that of a local coffeehouse where friends can meet and linger. The nearest apartment complex, on Wyman Street, is modest in scale (two floors) and surrounded with open lawn and walkways. To impose on this modest village such a large structure, crammed into a small lot, will forever derogate from the essential character of Waban.

Second, the developers' plans pose significant traffic and public safety hazards. Anyone who frequents Waban Square is all too familiar with the congestion and pedestrian traffic from Angier School and the retail stores along Beacon Street. Beacon and Chestnut Streets are major commuter thoroughfares to Routes 16 and 128. Additionally, the Farmhouse property abuts two busy intersections: Woodward Street, Wyman Street, and Pine Ridge Road all converge at Beacon Street, across from the proposed Beacon Street entrance into the complex and a few yards short of a pedestrian crosswalk. On the west side of the development, Kinmonth Road splits off from Windsor Road to take traffic to the Waban Health Center, and Windsor Road carries through traffic to Moffat Road.

The Kinmonth/Windsor juncture, directly across from Waban Market's parking lot, is especially problematic. The parking serves Waban Market and the Waban Health Center nursing home and is usually full during the day, and cars must compete for street parking. The 1615 Beacon developers have located the entrance/exit to the complex's parking garage at this exact spot, thus funneling this additional traffic into a location already congested with pedestrians, parked cars, delivery trucks, moving vehicles and pedestrians.

Waban residents meet their neighbors for coffee or lunch in the Square; they walk their children to Angier through the Square; they go to the bank and the Post Office and patronize the merchants in the Square; they swim and play tennis at the Windsor Club, in the Square; they pass through the Square to walk up Windsor Road's winding hill for exercise; they walk through the Square to get the T. All of this will be adversely affected by this proposed project. And to what end? So that a for-profit developer, under the statutory protection of Chapter 40B, can provide eighteen luxury housing units with a monthly rental range of \$3,057-\$5,500!

Finally, the fact that the developers have expressed no interest in hearing the concerns of the community should be a strong negative factor in evaluating any of their requests for concessions by the City of Newton.

We ask you, as the leader of this City, to consider the impact of this project on the residents of Waban when the City weighs the merits of this application.

Very truly yours,

Bruce W. Edmands
Geline W. Williams

Bruce W. Edmands and Geline W. Williams

12 Hereford Road, Waban, MA 02468
617.969.7263

Neal M. Farber, Ph.D.
1860 Beacon Street
Waban, Massachusetts 02468-1442
tel: (617) 965-5470

May 4, 2016

Mayor Setti D. Warren
City of Newton, Massachusetts

Re: Proposed Development on the Historic Staples Craft House Property (1615 Beacon St)

Dear Mayor Warren:

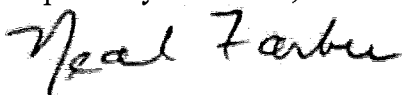
We have been notified that a commercial building developer is seeking to circumvent History Landmark designation by the Newton Historical Commission and to bypass zoning laws in order to overbuild on the above referenced property in the center of Waban square. We request that as Mayor of Newton you do your utmost to block the proposed development on this property.

The historic Staples/Craft Farmhouse (at the intersection of Beacon Street and Woodward Road in the center of the village of Waban in Newton) is without doubt one the most valuable historic properties in Newton. The history of this 300 year old house has been well documented. The house is prominently visible on Beacon Street, and the property provides a lovely view to the many people who ride, bike and walk by daily. It would be a visible blight on a main thoroughfare of Newton to build the proposed 3.5 story building complex tightly abutting this house on this 31,000 sq ft property. Furthermore, such a large scale construction so near to the house certainly risks structural damage to this historic property.

While not against all development, we do believe that any building should be consistent with the neighborhood. There is at least one relevant property nearby that should guide the scope of any development of the 1615 Beacon Street property. Just on the other side of Beacon Street, there is a multi unit apartment building with rental units on an equivalent 29,000 sq ft lot at 55-75 Wyman Street. We believe any new development in the neighborhood should at a minimum fully conform to all zoning and building laws in terms of setbacks, percentage of developed land, parking, safety and other zoning laws in effect at the Lyman Street apartment complex.

We frequently walk, ride and utilize the services by Waban square. This valuable historic house and property in the center of one of Newton's best preserved villages along Beacon St should not be blighted for one developers benefit. It is very telling that the developers have refused to meet with the community to discuss their plans. The property should be preserved as part of the historical and architectural heritage of our beautiful city.

Respectfully submitted,



Neal Farber
1860 Beacon Street, Waban, MA

Valerie Fram

From: Aaron M. Goldman
Sent: Wednesday, May 11, 2016 8:35 AM
To: James Freas; Terry Crowley
Subject: FW:

From: Erika Pond [<mailto:epond33@gmail.com>]
Sent: Tuesday, May 10, 2016 10:29 PM
Cc: 1615BeaconStreet; Setti D. Warren
Subject: Re:

To whom it may concern-

As a long-time member of the Waban community, I feel compelled to express my concern regarding the current project to develop the John Staples Farmstead/Peck house. I am deeply concerned about the scope of the project, the size of the project (24 units on 0.7 acres is outrageous), and the lack of an appropriate setback of the building. The fact that the developers have been unwilling to discuss the design of the building with the community despite all of our attempts at contacting them is unacceptable. I am all for increased population density and further development in Newton's villages, but this design is absolutely not acceptable. Thank you for your attention.

Erika Pond
62 Upland Rd, Waban

Sent from my iPad

Valerie Fram

From: Aaron M. Goldman
Sent: Wednesday, May 11, 2016 8:35 AM
To: Terry Crowley; James Freas
Subject: FW: 1615 Beacon Street in Waban MA

From: Mai Hanlon [<mailto:maiday00@yahoo.com>]
Sent: Tuesday, May 10, 2016 9:35 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon Street in Waban MA

To Mayor Warren and members of the Newton Planning and Mass Housing:

RE: 1615 Beacon Street Development in Waban MA

Our names are Mai and Morgan Hanlon and we are members of the Waban community. I am writing to express our concerns about the proposed development at 1615 Beacon Street in Waban MA.

Our concerns include the following:

- A proposed 24 unit apartment building including 38 parking spaces on 0.7 acres seems is too much. That structure would be significantly out of proportion with the neighborhood buildings.
 - To put in perspective, the building will be a 40 foot story tall building which is slightly smaller than the new Angier school on a much smaller area.
- The building setback from the property would be 5 feet which would overwhelm adjacent areas.
- The proposed garage entrance is precariously close to the road, given the number of pedestrians, especially children, it would be very dangerous.
- Traffic at the intersection of Beacon and Windsor would be negatively impacted with even more congestion than there is now.
- Historical integrity of the Farmhouse will be taken away with the development. The building is on the national registry of Historic Places.
- The developer has refused to meet the community to understand their concerns.

We oppose the development in the form that it is in now as it would be massive, dangerous, and increase congestion.

We respectfully ask for your help in reviewing this project with the community's concerns taken into consideration.

Valerie Fram

From: Aaron M. Goldman
Sent: Wednesday, May 11, 2016 8:35 AM
To: Terry Crowley; James Freas
Subject: FW: My Strong Opposition to John Staples Farmstead/Peck House Development - risk to Newton children

From: John Ryan [mailto:john_custer_ryan@yahoo.com]
Sent: Tuesday, May 10, 2016 9:44 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: My Strong Opposition to John Staples Farmstead/Peck House Development - risk to Newton children

Hello - I am writing as a member of the Waban community to voice my strong opposition to the John Staples Farmstead/Peck House Development, based on the risk it presents to children in Newton, as the news stories below demonstrate. There is a pool immediately abutting the proposed development, and families of Waban gather all summer long at that pool to enjoy time together. Most of those families have very young children. We are one of those families - we have a daughter that is 8 and a son that is 4. If there is a wall of windows looking down on that pool, I cannot think of more prime real estate for a pedophile to want to occupy. I was jarred recently after reading an account of pedophilia in the Boston Globe, which quoted posts from pedophilia perpetrators on internet websites stating how they loved to spend time in YMCA locker rooms and around pools where children swim.

Many other families in the Waban community feel the way I do about the risk to our children. If the proposed development is approved, Newton Planning and Mass Housing will be both introducing risk to Newton children and destroying an essential part of life in Waban (summer enjoyment of that pool and time with neighbors), because many families will simply stop using that pool. I understand the need for housing, and I'm trying not to be a NIMBY type of person, but I can't think of a worse place to put such a structure. The societal gain from the small number of affordable housing units in the project is dwarfed by the large adverse impact the project will have on life and community in Waban, either by introducing risk to children or by destroying one of the forms of community connection we have in Waban (spending time at the community pool). Newton will lose with this project. The developer will win by making large profits, but Newton, the community of Waban, and the children of Waban will all lose.

Please do not allow this development to proceed as planned. Please put the safety of Newton's children first.

Thanks for receiving my letter. Best, John Ryan

[YMCA member, 72, took pics of boys in locker room: cops](#)

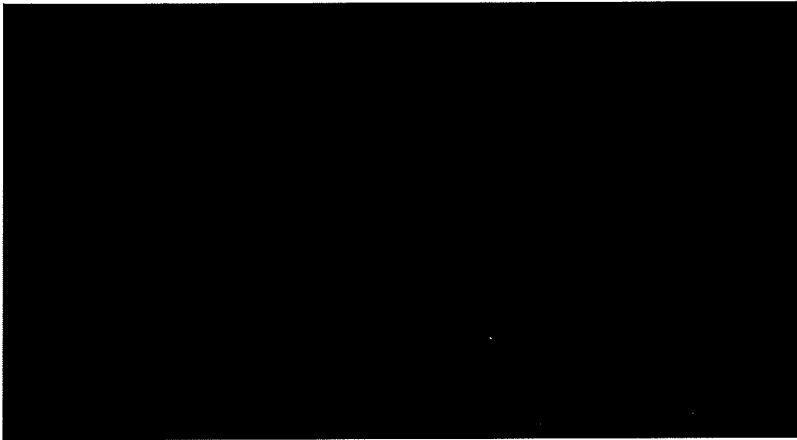


YMCA member, 72, took pics of boys in locker room: cops

A 72-year-old Colorado man was caught taking pictures of boys in a YMCA locker room, police said.

<http://wqad.com/2014/06/25/dad-confronts-and-videotapes-stranger-taking-photos-of-children-at-public-pooltos/>

[U.K. fears camera phones' use by pedophiles :: The Redwoods Group](#)



**U.K. fears camera phones' use by
pedophiles :: The Redwoods Group**

Valerie Fram

From: Aaron M. Goldman
Sent: Wednesday, May 11, 2016 8:35 AM
To: Terry Crowley; James Freas
Subject: FW: Opposition to current development plans for 1615 Beacon St. Waban

From: Amy Fournier Campbell [<mailto:mogulames@gmail.com>]
Sent: Tuesday, May 10, 2016 9:48 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposition to current development plans for 1615 Beacon St. Waban

I am writing to you today to express my strong opposition to the development at 1615 Beacon St. in Waban as it is currently planned.

Although, I welcome affordable housing options in Newton, they need to fit in with the area in which they are being built to ensure that we maintain the safety, character and historical integrity of each of Newton's unique 13 villages. It would be inappropriate to develop a Victorian home in the middle of Newton Centre and it is just an inappropriate to develop a large complex that is far larger in scale to any of the other buildings around it in the small "downtown" area of Waban. We have zoning laws to protect the character and safety of our neighborhoods, and it is concerning that the developer is using 40B as a means to skirt the typical development approval process. Given that the developer has refused to meet with the neighbors, a required step for non-40B development, it is clear that the developer is just in it to make a profit and does not have the best interest of Waban.

Safety

As a Waban homeowner with 3 children, I am deeply concerned about the traffic safety issues that this development presents. The intersection of Windsor Rd. and Beacon St. simply can not handle the addition of 24 units and the co-responding automobile traffic. Children walk through that intersection daily to get to the Angier school and frequently ride bikes in that area to visit the Lincoln Playground and the Windsor Club. Safety should be a primary concern in allowing any type of development into the community.

Character

The history of the farmstead would be completely destroyed if this development is allowed to proceed as planned. It is ironic that Strong's property would be used to destroy Waban when he was the visionary and founding father of Waban Village. It is on the registry of Historical Places and although the developer plans to keep the original building, the historical character of the site will be destroyed if an oversized building on less than 3/4 of an acre of land with only 5 ft setbacks is allowed.

Impact to the Windsor Club

The Windsor Club is one of only two remaining "neighborhood clubs" in Newton. This proposed development would cause damage to the tennis courts because it would block a large share of the sunlight, would raise enormous privacy concerns as the units in the top floors of the structure would be able to peer down into the fenced in areas of the swimming pool. Once again, safety should be at the for-front of the decision-making.

I implore the zoning committee to fight back against inappropriate loop-hole development and force the developer to come back with a revised development plan that is appropriate for the Waban village that takes safety into consideration along with historical preservation and aesthetics.

Mayor Warren - It is your duty as an elected official to protect Newton's villages from unscrupulous developers. Please send a message that we want affordable housing in Newton, but we need to be responsible in our approach to ensure safety and the integrity of our communities.

Thank you for your time and consideration.

Amy and Stephen Campbell

25 Ridge Rd., Waban

Valerie Fram

From: Aaron M. Goldman
Sent: Wednesday, May 11, 2016 8:35 AM
To: Terry Crowley; James Freas
Subject: FW: Opposition to proposed 40B project at Staples-Craft Farmstead

-----Original Message-----

From: Lori Silver [<mailto:lsilver@alumni.stanford.edu>]
Sent: Tuesday, May 10, 2016 9:43 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposition to proposed 40B project at Staples-Craft Farmstead

To the Newton Planning Board:

I am a Waban resident and am writing in opposition to the proposed 40B project at the historic Staples-Craft Farmstead in Waban.

The three-story building with underground parking is grossly out of proportion to the surrounding neighborhood and Waban Village. The addition of 30-40 new cars entering and exiting will result in excessive traffic in a congested street, which is already difficult to navigate during commuting hours, and will endanger pedestrians including children walking to Angier school or walking or riding their bikes to the Windsor Club. In addition, the scale of the building and small set back on the small lot are inappropriate for the least dense neighborhood in Newton.

It is unfortunate that the developers have shown no interest in involving the community in the design despite numerous efforts of abutters to contact them.

The City of Newton should reject this attempt to destroy the quality and character of Waban Village.

Sincerely,
Lori Silver
Carlton Road, Waban

Valerie Fram

From: Aaron M. Goldman
Sent: Wednesday, May 11, 2016 8:36 AM
To: Terry Crowley; James Freas
Subject: FW: PROPOSED DEVELOPMENT of the John Staples Farmstead/Peck house in Waban Square

From: candysidner@gmail.com [<mailto:candysidner@gmail.com>] **On Behalf Of** Candy Sidner
Sent: Wednesday, May 11, 2016 7:41 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: PROPOSED DEVELOPMENT of the John Staples Farmstead/Peck house in Waban Square

This letter is to indicate my opposition to the proposed development of the John Staples Farmstead/Peck house in Waban Square. While I am not opposed to multi-dwelling housing in the square in general, the particular plans that are envisioned are completely inappropriate for the space available. In particular,

- 1) the setback is absurd. 5 feet is completely unaesthetic, not in keeping with the rest of the housing (including multi-unit housing in the Square) and unnecessary in our community.
- 2) 24 units in that space is just too much in too little space. It will cram too much housing into a tiny lot.
- 3) the size of the structure is enormous and not in keeping with everything else around it (except perhaps the new neighborhood school, but that's a school, not local housing!).
- 4) the Windsor club next door includes a lot of play space and a pool for children. Something the size of the proposed development will conflict with the kids' needs.
- 5) the setting and use of the Farmhouse on the land, which is on the national registry of historic places. I don't see why the developers should be free to ruin a historical place.
- 6) parking on a scale that will lead to a huge increase in traffic and make the square unsafe for pedestrians and children, who must cross busy streets at all hours (including ones where there are NO crossing guards).

Finally, the developers have shown no interest in involving our community in their plans (despite numerous attempts to contact them). This is reprehensible and indicates their desire to serve only their own financial interests, and none of the needs of the Waban and Newton community.

A much smaller scale development, and one that takes into account the farmhouse and the local community would be fine. We do have multi-dwelling housing in Waban Square already, and something in keeping with the community, with sensible parking plans would serve the whole Newton community.

Sincerely,

Candace L. Sidner
49 Lawmarissa Rd.
Waban, MA 02468

Valerie Fram

From: Geline W. Williams <geline.williams@Edmands-Williams.com>
Sent: Wednesday, May 11, 2016 12:46 PM
To: 1615BeaconStreet
Subject: 1615 Beacon LLC's proposed apartment complex in Waban Square
Attachments: Aerial view of 1615 Beacon LLC proposed construction in Waban Square 2016.pdf

May 11, 2016

Newton Planning Board
Massachusetts Housing Partnership

Ladies and Gentlemen of the Planning Board and MHP:

We, as residents of Waban for many years, write to express our strenuous objection to the apartment complex that 1615 Beacon LLC proposes to construct on the land of the historic Staples/Craft Farmhouse.

As currently configured, the proposed development threatens the low-key character of the neighborhood and poses significant public safety risks.

The sheer size and density of this proposal make it incongruous with Waban Square and the surrounding neighborhoods. The main building will rise to almost 41 feet in 3 1/2 stories and hold 23 apartment units. Relative both to its own parcel of land and to Waban Square itself, its scale is enormous. As you can see from the attached aerial view, the building is shoehorned onto the lot and, to maximize the number of apartment units, is curved around the Farmhouse like a neck brace. It dwarfs the Farmhouse in height and mass. Its perimeter bulges to within five feet of the lot boundary with the Windsor Club, whose 400 neighborhood families will confront a looming 40' wall instead of the current hedge of trees.

Over the course of many years, families such as ours have chosen to raise their children here precisely because of the intimate "village" feel of Waban Square, with its low-scale buildings and mostly small, owner-operated stores. It is a relatively quiet, peaceful, neighborly place. Starbucks, an incredible success in Waban, has adapted its style to that of a local coffeehouse where friends can meet and linger. The nearest apartment complex, on Wyman Street, is modest in scale (two floors) and surrounded with open lawn and walkways. To impose on this modest village such a large structure, crammed into a small lot, will forever derogate from the essential character of Waban.

Equally important, the developers' plans pose significant traffic and public safety hazards. Anyone who frequents Waban Square is all too familiar with the congestion and pedestrian traffic from Angier School and the retail stores along Beacon Street. Beacon and Chestnut Streets are major commuter thoroughfares to Routes 16 and 128. Additionally, the Farmhouse property abuts two busy intersections: Woodward Street, Wyman Street, and Pine Ridge Road all converge at Beacon Street, across from the proposed Beacon Street entrance into the complex and a few yards short of a pedestrian crosswalk. On the west side of the development, Kinmonth Road splits off from Windsor Road to take traffic to the Waban Health Center, and Windsor Road carries through traffic to Moffat Road.

The Kinmonth/Windsor juncture, directly across from Waban Market's parking lot, is especially problematic. The parking serves Waban Market and the Waban Health Center nursing home and is usually full during the day, and cars must compete for street parking. The 1615 Beacon developers have located the entrance/exit to the complex's parking garage at this exact spot, thus funneling this additional traffic into a location already congested with pedestrians, parked cars, delivery trucks, moving vehicles and pedestrians.

Waban residents meet their neighbors for coffee or lunch in the Square; they walk their children to Angier through the Square; they go to the bank and the Post Office and patronize the merchants in the Square; they swim and play tennis at the Windsor Club, in the Square; they pass through the Square to walk up Windsor Road's winding hill for exercise; they walk through the Square to get the T. All of this will be adversely affected by this proposed project. And to what end? So that a for-profit developer, under the statutory protection of Chapter 40B, can provide eighteen luxury housing units with a monthly rental range of \$3,057-\$5,500!

Finally, the fact that the developers have expressed no interest in hearing the concerns of the community should be a strong negative factor in evaluating any of their requests for concessions by the City of Newton.

We ask you to consider the impact of this project on the residents of Waban when the City weighs the merits of this application.

Very truly yours,

Bruce W. Edmands
Geline W. Williams

Bruce W. Edmands and Geline W. Williams
12 Hereford Road, Waban, MA 02468
617.969.7263

May 11, 2016

City of Newton Planning Department
1000 Commonwealth Ave.
Newton, MA 02459

Re: 40B Proposal at 1615 Beacon Street, Waban, MA

Dear Planning Department Members:

I am writing to express my contempt for the current 40B proposal for the addition of 23 rental units in a massive building to be erected on the historic Staples/Craft property at 1615 Beacon St. in Waban. The developers of this site are exhibiting profound disregard for the historic importance of this landmarked property. While their proposal shows intent to maintain the historic house, it ignores the context in which this house stands. A building in the rear that towers over the original house and swings around its eastern side, with great visibility from Beacon Street, would produce a substantially diminished historic perspective to the property and be visually overpowering in the smaller scale of the Waban Center neighborhood.

I hope you will encourage the Mass Housing Partnership to confer with and gain approval from the Mass Historic Commission, as I believe it is its legal duty to do, before issuing any Site Eligibility Letter to the developers.

Do I oppose housing? No? Do I oppose rental units? No. Do I oppose Affordable Units? No.

I do, however, oppose the audacity of developers who show contemptuous disregard for the neighborhood, yet wish to be rental owners within it. These developers have chosen not to meet with our community, but to travel the "hostile" 40B route, as opposed to the "friendly" 40B route. While that is their legal prerogative, it sours their future relationships with their neighbors.

I have not spoken of the enormous scale or massing of this horrendous 23 unit building within the context of the neighborhood, nor have I mentioned the traffic hazard of entry of the multiple cars rising upslope, with diminished visibility, from their underground spaces to access Windsor Road, a sidewalk frequently filled with elementary school children and elderly residents; nor have I mentioned the fact that this proposal would cover an unconscionably large portion of the property's grounds, leaving a minuscule amount of open space. Those are also great concerns to me.

Hopefully the Planning Department will be able to convince the new owners of this property that their request for zoning relief in this proposal is beyond the limits of reasonableness. I hope you can help them to bring forward a plan that maintains the present historic house and office, extends the office a bit, and offers around ten units of rental housing with two Affordable Units. If they ask for that, I will write in praise of it!

Sincerely,

Nelson R. Lipshutz
24 Radcliff Road
Waban, MA 02468

Christopher Bonnier Pitts
1756 Beacon Street Waban, Massachusetts 02468-1405 USA

May 9, 2016

Re: Proposed Development at 1615 Beacon Street, Waban

City of Newton
Department of Planning and Development
1000 Commonwealth Ave.
Newton MA 02459

Dear Sir/Madam:

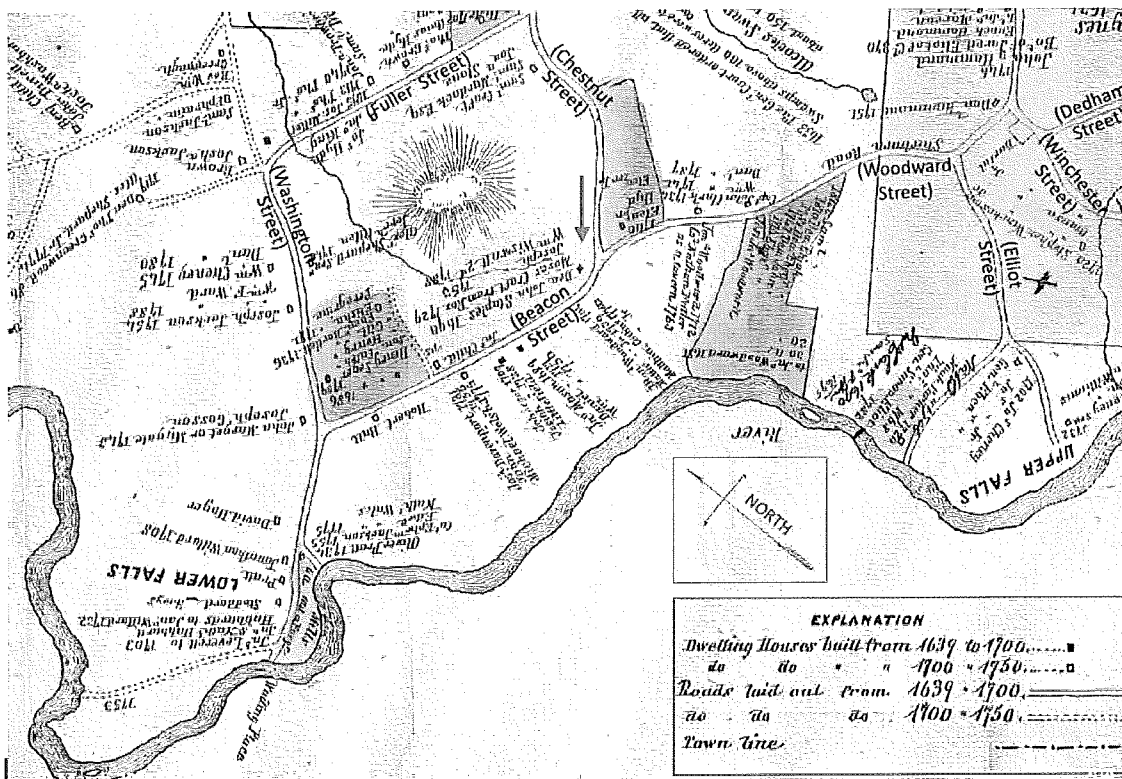
This letter is to confirm my absolute opposition to the developer plan for a proposed 40B development on this site. While I'm certain you will get plenty of cogent letters regarding the inappropriate massing, the traffic congestion and safety implications, I want to report the results of my historical research. Without hyperbole, it is truly amazing that with very little change, this farm has been preserved on the very grounds it was started 300 years ago. After you have read this letter, I hope you will agree that it is our responsibility to respect and continue to preserve this historic landmark intact.

The Staples-Craft farmhouse is not a grand mansion, but it's the oldest in Waban and the only link to our agricultural past. Some would argue the Farm on Fairlee is older but I am told that relatively little remains of the house and the property has been built over. The Staples-Craft farm was listed on the National Register of Historic Places in 1986. On April 23, 2015 the Newton Historical Commission voted unanimously to approve this property as a Newton Landmark Preservation Site. I attended the meeting but I did not know how significant this recognition was at the time nor was I aware of the responsibility that it implied.

Let's travel back in time to 1688. 68 years since the Mayflower landed in Plymouth, only a decade after the end of King Philip's or Metacomet's war. A war so vicious and traumatic, involving more than half of all New England towns, that his head could still be seen mounted on a pike at the entrance to Fort Plymouth and would remain there for another ten years. Four years from now the Salem Witch Trials will begin and in 12 years, Cambridge, or Cambridge Village, will be called New Towne, or Newton.

Deacon John Staples arrives in a land about 7 miles west of Boston that looks pretty much the same as the native Americans had seen it for hundreds of years. It was where Sachem Waban, a Massachusetts native, hunted. While various areas to the north and west have the beginnings of villages, there are no structures anywhere on his vast 93 acres of land. Perhaps it was the perfect mix of trees, rich earth, the slight scent of the sea, the nearby creek and pond, the sun painting the hills and valleys... whatever his reasons, John selected just the right spot to build his home. If you look at the map below, the speck on the right below the hill – later Moffat Hill – is where he chose to build.

(The original map had North facing down so I reversed it to orient it the way of most modern maps. The horizontal road is Sherbourne – eventually renamed Beacon.)



John was a weaver by trade but he ended up as the first public school teacher, the town clerk, a policeman, and a selectman or alderman, (now city councilor). In 1690, he married Mary Craft. In 1714, he helped do a survey and sited the new meeting house, found on the oldest map of Newton.

John and Mary had no children of their own but raised some of Mary's relatives including Moses Craft, who would eventually take over the home. Keeping the foundation, which is three feet thick in places, and as often was the practice, he reused all the material and built a new house – the home that would still be there 300 years later. Moses married Esther Woodward and had eight children. Their son Joseph would eventually take over the farm.

When Joseph died in 1821 – a year after Maine became a state – farmer William Wiswall purchased the property. It is believed that he and his wife Ruth added the Greek Revival updates to the house including the front porch. While Abraham Lincoln was accepting the nomination for a seat in the senate in 1858 and delivering his "house divided" speech, a Boston merchant named David Kinmoth bought the property. Apparently the property changed hands twice more before becoming the property of Waban's first power couple: William and Mary Strong.

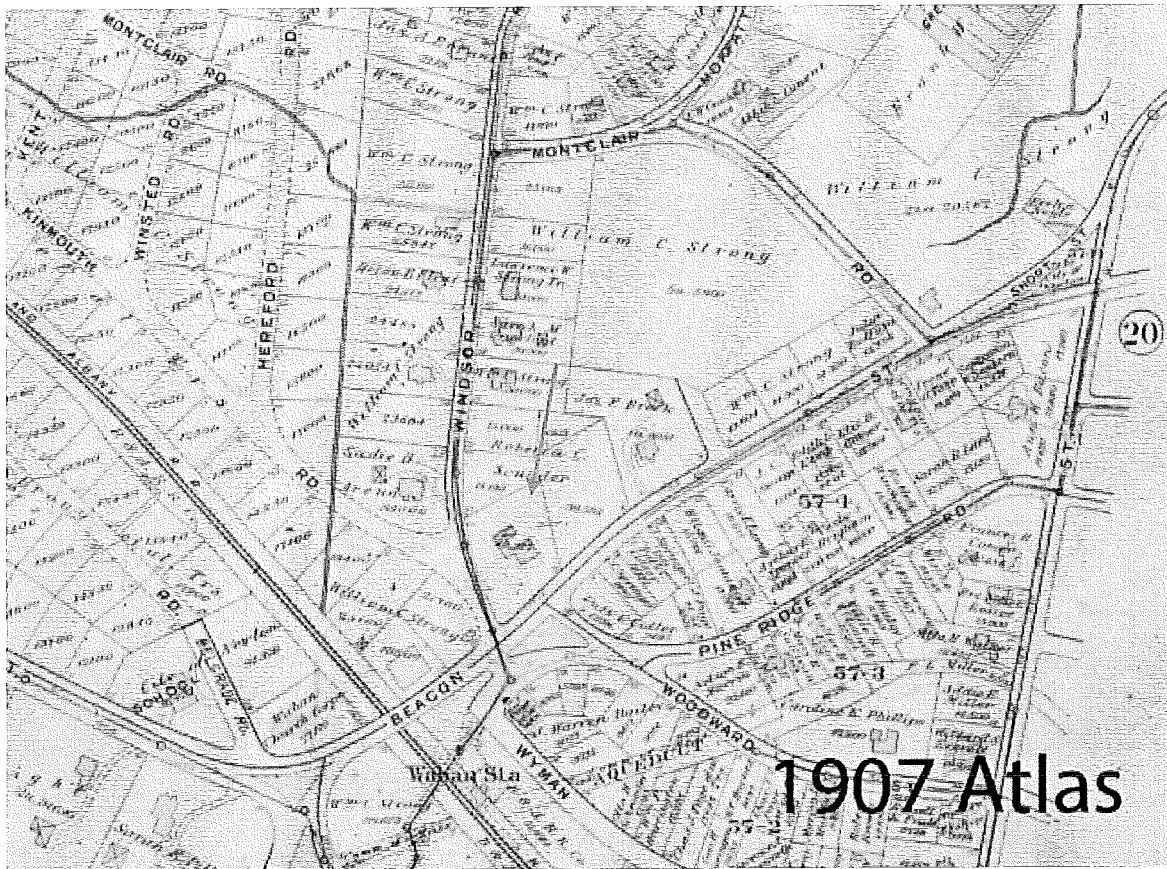
William Strong was the president of the Massachusetts Horticultural Society and he used the property as a nursery. William knew how to grow things. You have to be careful, choose what you plant, give it space, make sure it can sustain itself, tend to it, make sure nobody tramples it. Waban's commercial building on Beacon was built by Strong.



In the 1886 Atlas, the land is still one parcel but Strong eventually divided it into house lots.



Looking at the 1907 Atlas, one can see many of the homes built were owned by members of the Strong family.



At the geographic heart of Waban, the village literally emanates from the farm house: roads were added to reach properties for new homes, churches were built nearby, and the new railroad would bring new inhabitants. Throughout all this change, the farmhouse, planted firmly on the property John Staples thought was the perfect place to call home, would stand majestically, linking Waban to its agricultural and historical past. More families moved in over the years and became caretakers of the property. By 1961, it was the rectory for the Parish of the Good Shepard when it was sold to Donald and Virginia Nordbeck. Longtime Waban residents – the two attended Angier Elementary – they would see their daughter Caroline marry future Ward 6 Councilor Dick Blazar in the farmhouse. Eventually, charmed by a note left on their door by Sheldon Peck which said he loved the property, and would be a trustworthy caretaker of Waban’s historic icon just as they had, they sold it to him in 1983.

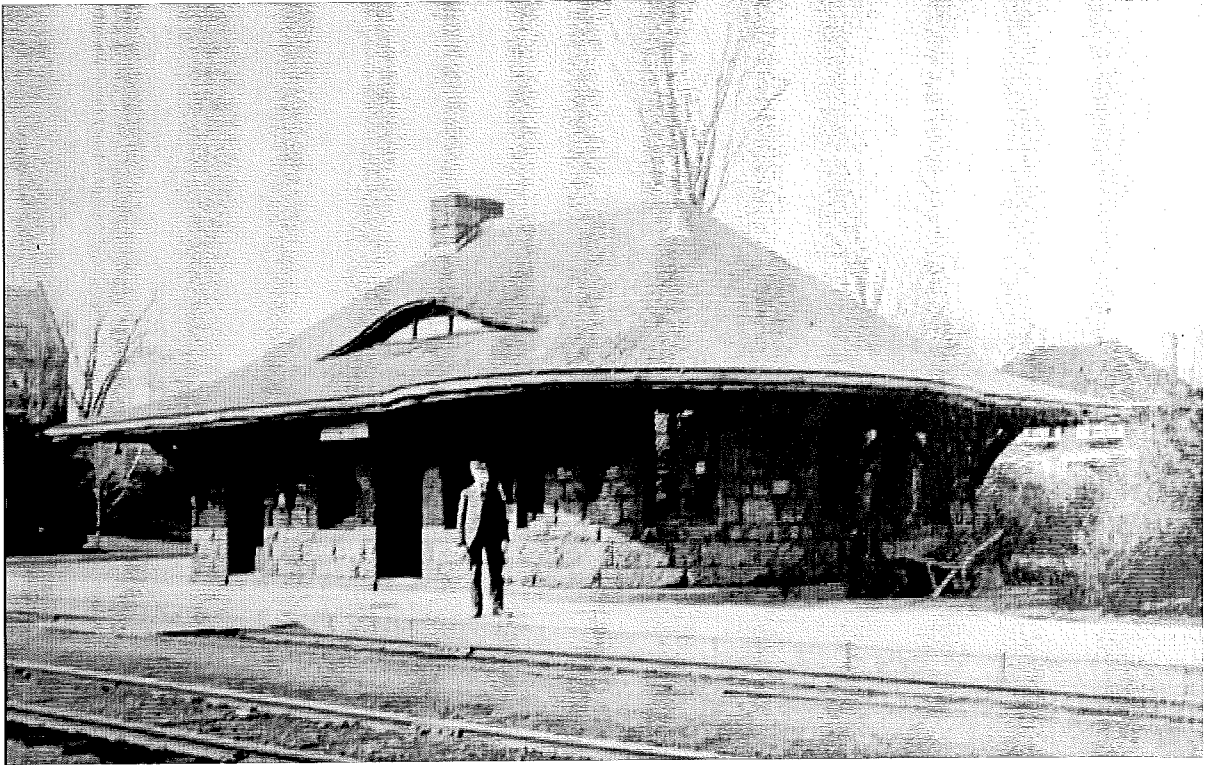
While Peck’s plan to create offices out of the barns was found reasonable and permitted, on two previous occasions, his plans for changes went too far and he withdrew their consideration at the time. All the neighbors on Windsor road, the Board and members of the Windsor Club, which surrounds the landmark, and the City, cried foul. Everyone understood the importance of keeping this 300 year old icon intact.



So why should we care? In my youth and early 20s, like most of my peers, I was busy trying to get a foothold on the ladder of life and in my mind, my home was nothing more than a roof over my head and a place to eat. I didn't consider that a house or a community had a history, or that I even had any connection. However, now that I've put in a few decades, my grandmothers and my father have gone, I've married and have two kids, my worldview has evolved considerably. I understand that all we do is built on the lives of others. We take much of that for granted: those who created the technology, transportation, life-saving medicines and other things we rely on every day... But those who came before us spent their lives creating the things we use everyday in our quest to make our own contribution.

Similarly, our village is made up of houses that craftsman built, that our predecessors worked hard to buy and maintain. Just like William Strong the horticulturist, they planted the garden that makes our lives flourish. They gave us our village library for cultural growth, a school to grow young minds, and parks and trees. Waban generations before us lived here, coached little league, gave piano lessons, went to war, helped each other in a flood, looked after each other's children, taught them how to ride bikes, how to cook, change a tire, on and on. As I walk the same steps that John, Mary, William, Moses, David, did so many years ago, I know they gave us our village, and it was no accident. Waban has been crafted over the centuries by foresight and care. What is wonderful is the fact we still have the first homestead that gave birth to Waban village – the house and the land that started it all. The heart and soul of the village.

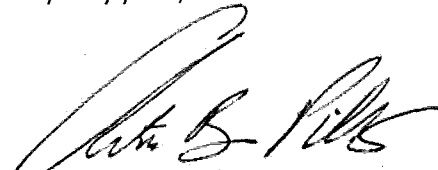
I do think that while we are here, we really should do our best to make things better for future generations. Part of that is recognizing the contributions made by those who came before us – paying due respect. While living in Paris, one of the criticisms I often heard about Americans is we seem to have little respect or knowledge of history, and do not notice when we trample or even destroy things that have stood for generations. I vowed not to be one of those who allow our heritage to be trampled. It is inconceivable to me that we would allow a landmark vestige of our history to be desecrated in some sort of profiteering Disneyland apartment complex that would overwhelm Waban's village center. Sacrifice the last remaining piece of farmland – the very ground that John Staples tended? Imagine a 4-story apartment building having swallowed every inch of green, towering over this historic house – and over a village where the structures are generally 2 stories. We literally tore down Waban's HH Richardson stationhouse to put up a parking lot. We must learn from such mistakes, and save the historic Staples-Craft property from any development now and forever.



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Pictures:
Newton Historical
MACRIS Report

Very truly yours,



Christopher Pitts

Valerie Fram

From: Jonathan Frieze <wholovesyababy@live.com>
Sent: Sunday, May 08, 2016 4:55 PM
To: 1615BeaconStreet
Subject: Newton Planning/Mass Housing/1615 Beacon st Waban
Attachments: Waban Station.jpg

For your consideration:

The picture below is of the Waban Train station, designed by H.H. Richardson and landscaped by Olmstead. It was torn down by the MBTA in the early 1950's to make way for the "modern" Trolley system. Of course we know now that tearing it down was a shortsighted shame; it was an architectural gem and a beautiful reminder of our history. But at the time, the thinking was that old buildings and concerns for history got in the way of progress.

That is what's happening today in the heart of Waban Square with the proposal for a 40B project at 1615 Beacon st (the Staples-Craft Farm), an historic, landmarked, property. The project's density entirely engulfs the historic plot and instantly changes the character of Waban Square.

The enhancement of Newton's 13 villages has been a focus of the Mayor's administration. This project flies in the face of that noble legacy. I hope you will honor our history and village life by taking the long view and preserve the property that gave birth to the village of Waban.

Sincerely,

Jonathan Frieze

43 Wilde rd

Waban, Ma 02468



Barbara and Richard Berenson
39 Karen Rd.
Waban MA 02468
barbarafberenson@gmail.com
rick@berenson.us

Re: Proposed Development at 1615 Beacon Street, Waban

May 7, 2016

City of Newton
Department of Planning and Development
1000 Commonwealth Ave.
Newton MA 02459

Dear Sir/Madam:

We write in opposition to the developer's plan for a proposed 40B development on this site. At the outset, we note that Newton has satisfied the state's requirement to have affordable housing on at least 1.5 percent of its developable land. Additionally, Mass Housing should not issue a project eligibility letter because the site is a protected historical site. Moreover, the developer's 40B proposal fails to satisfy the required criteria. Our primary concerns are as follows:

Historic Preservation

The Staples-Craft-Wiswall farm located at 1615 Beacon Street is a historic site. It has Landmark status and is listed on the National Register of Historic Places. This land parcel, including both the historical farmhouse and the open space surrounding it, is the village of Waban's remaining link to its agricultural past. Moreover, the house itself is architecturally significant, and stands on its original 1688 stone foundation. Although the developer claims that the house will be retained, the changes the developer plans for the site will in effect destroy the home. The home would no longer be visible in the neighborhood, but would be largely surrounded and dwarfed by an enormous multi-story apartment building. The proposed construction, including the creation of an underground parking garage with approximately thirty underground spaces, would damage the house. Placing a dense development around the home would completely obliterate the significance of the site as a link to Waban's past. The city and state should not permit the 40B law to be used to destroy history.

We believe that as a matter of both law and policy, the arguments based on historical and landmark status should prohibit this development. There are also, however, additional reasons why we oppose the plan.

Traffic and Safety

The developer would introduce dozens of cars (the plans provide for nearly forty parking spaces) onto streets heavily used by pedestrians. Children walk by the site (along both Beacon Street and Windsor Road) on their way to and from the nearby Angier Elementary School. A neighborhood recreational club, the Windsor Club, abuts the site, and many children and adults walk and bike there. Across from the site is Waban Square, the small commercial center of the neighborhood. Many people do errands on foot, as Waban Square is within walking distance of many surrounding homes.

Additionally, the intersection of Beacon Street and Windsor Road is crowded and treacherous; there is no light regulating traffic flow, and making a left turn from Windsor Road onto Beacon Street is particularly dangerous. Despite these well-known safety and traffic concerns, the developer has not proposed any plan to mitigate safety and traffic issues. A Project Eligibility determination should not issue unless and until the developer has satisfied traffic and safety concerns.

Massing and Scale

The density and massing are not “generally appropriate” for the site. The proposed mass and density would make this site far taller and denser than anything in the surrounding neighborhood. We are aware that any permitted multi-family development would introduce buildings into the neighborhood that differ from surrounding buildings. However, the developer’s proposed development is so enormous and disproportionate to the surrounding area that it is not “generally appropriate.”

Conclusion

A Project Eligibility determination should not issue because of the site’s historically protected status. The concerns over traffic, safety, massing, and scale provide additional reasons why a Project Eligibility determination should not issue.

Sincerely,

Barbara and Richard Berenson

Varda E. Farber
1860 Beacon Street
Waban, Massachusetts 02468-1442
(617) 965-5470

May 6, 2016

Mayor Setti D. Warren
City of Newton, Massachusetts

Re: Proposed Development on the Historic Staples Craft House Property (1615 Beacon St)

Dear Mayor Warren:

We have been notified that a commercial building developer is seeking to circumvent History Landmark designation by the Newton Historical Commission and to bypass zoning laws in order to overbuild on the above referenced property in the center of Waban square. We request that as Mayor of Newton you do your utmost to block the proposed development on this property.

The historic Staples/Craft Farmhouse (at the intersection of Beacon Street and Woodward Road in the center of the village of Waban in Newton) is without doubt one the most valuable historic properties in Newton. The history of this 300 year old house has been well documented. The house is prominently visible on Beacon Street, and the property provides a lovely view to the many people who ride, bike and walk by daily. It would be a visible blight on a main thoroughfare of Newton to build the proposed 3.5 story building complex tightly abutting this house on this 31,000 sq ft property. Furthermore, such a large scale construction so near to the house certainly risks structural damage to this historic property.

Our Village of Waban, is charming and historic. That is why I chose to live in Waban. The proposed construction in the middle of Waban Square is inconsistent with the character of the Square. While not against all development, we do believe that any building should be consistent with the neighborhood. There is at least one relevant property nearby that should guide the scope of any development of the 1615 Beacon Street property. Just on the other side of Beacon Street, there is a multi unit apartment building with rental units on an equivalent 29,000 sq ft lot at 55-75 Wyman Street. We believe any new development in the neighborhood should at a minimum fully conform to all zoning and building laws in terms of setbacks, percentage of developed land, parking, safety and other zoning laws in effect at the Lyman Street apartment complex.

This valuable historic house and property in the center of one of Newton's best preserved villages along Beacon St. should not be blighted for one developers benefit. It is very telling that the developers have refused to meet with the community to discuss their plans. The property should be preserved as part of the historical and architectural heritage of our beautiful city.

Respectfully submitted,



Varda E. Farber

Henry G Irwig & Sonia D Irwig

179 Moffat Road, Waban, MA 02468

Phone: 617.543.7439

E-mail: hirwig@earthlink.net

Newton Planning Department,
1000 Commonwealth Avenue,
Basement Level, Room B10
Newton MA, 02459

May 3, 2016

Att: Ms. Alexandra Ananth, Chief Planner

Re: 1615 Beacon Street

Application to Mass Housing for 40B Project Eligibility Letter

I am writing to you in response to the request for community observations and comments that might assist the Planning Department formulate a response to Mass Housing in connection with the abovementioned project. These comments are necessarily made without the benefit of any public presentation by the developer to the community at large.

1. MULTI-FAMILY DEVELOPMENT A POSITIVE -

We welcome the repurposing of the Staples-Craft-Wiswall farmhouse site as a multi-family development showcasing the Landmarked farmhouse. The site is a fitting location for a carefully modulated building or group of buildings that will (i) form a suitable backdrop to the historic farmhouse, (ii) enhance the urban character of the century-old Waban Village shopping precinct and, (iii) if properly designed and operated, contribute to the continued success of the precinct and the life of the community.

2. DENSITY OF DEVELOPMENT EXCESSIVE -

The FAR (ratio of built area to land area) of the 1615 Beacon Street project as currently conceived is approximately 1.15, excluding the garage area. Despite thoughtful architectural treatment and landscaping, this results in a new building that is too massive in scale and too tall, substantially overwhelming the historic farmhouse rather than creating a sensitive background to it. In regard to the latter, the adverse scale is especially discordant where the east wing of the new building extends southwards and, despite the setback at its top floor, overpowers the historic structure.

- a. For reference, the FAR of the other apartment buildings in Waban, located at comparable distances from the T station, is 0.5. These buildings, located opposite each other on Wyman Street, fit quite well into their surroundings.
- b. Although the proposed project is located in a far more pivotal location in the village and will constitute an intrinsic part of its character, it would not be inappropriate for this project to be scaled similarly to the Wyman Street buildings (at an FAR of 0.5).

- c. Acknowledging however that the useful addition of affordable housing in the development requires a density bonus to make it feasible, a liberal bonus of some 30% over an FAR of 0.5 might be viable, provided it does not adversely affect the landmarked structure. This would result in an FAR of 0.65, producing a built area of approximately 20,000 square feet, compared to the 35,700 square feet currently proposed.

From this perspective it would seem that a project comprising somewhere in the order of 16 residential units might be sustainable, rather than the 24 proposed. Employing the same detail design principles as the current scheme, this smaller number of units could result in a cluster of buildings that would optimize potential use of the land, be reasonably in scale with its surroundings, reinforce the urban character of Waban Village and, importantly, preserve the unique heritage of the site in the founding of Waban.

3. CURB CUTS FOR PRIVATE DRIVEWAYS A MAJOR PROBLEM -

Multiple access points for vehicles to the proposed development and to the adjacent Windsor Club create a significant hazard to pedestrians, aggravate an already dangerous vehicular traffic situation, reduce the number of curbside parking spaces required to serve the local stores, and undermine the consolidation of the existing urban fabric that needs to be a goal of this development.

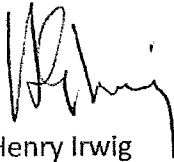
- a. The awkward intersection of Beacon Street, Woodward Street and Windsor Road includes four pedestrian crossings that are frequently used by local shoppers, commuters on the T, schoolchildren attending the recently reconstructed Angier School and, less intensively, users of the Waban Library Center, a community facility. Indeed, two crossings guards have typically been required to safely direct primary school students here.
- b. Within 250 feet of the northeast corner of this intersection there are currently four (4) curb cuts that provide vehicular access across the sidewalk. The two serving the existing residence on the site of the development are minimally used while the two serving the Windsor Club are at times more heavily used. Even now, this situation results in frequent 'near-misses' as folks rush to their destinations by car and on foot.
- c. The proposed project contemplates retaining the current two curb cuts and adding an additional curb cut leading to a 31-car garage. This would result in an incredible number of five (5) driveway crossings of the sidewalk at or immediately adjacent to the development, all of which would see significant use at critical times, exacerbating the hazardous situation described above.
- d. As no parking is allowed on Beacon Street, the 400 feet of frontage of the site will provide for curbside parking for a maximum of only 6 cars. Required setbacks at each of the driveways together with the necessary fire hydrants effectively halves the number of potential parking spaces along the east side of Windsor Road. This limits the attractiveness to customers of the local stores, specifically the long-established but competitively challenged deli and supermarket.

- e. Perhaps as importantly, if not more so, the multiple driveways and sidewalk interruptions (which are the hallmark of outlying suburban zones with little in the way of public transportation) frustrate the reinforcement of the vibrant urban environment in the village that the community and the City are seeking.

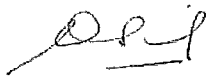
In an effort to reduce, rather than add to the number of curb cuts, serious consideration should be given to establishing a long-term collaborative arrangement with the Windsor Club to use their substantial L-shaped driveway which abuts the site on the east and the north. Unless a creative plan can be developed and put in place to give primacy to pedestrians on the Windsor Road sidewalk, it would seem that the proposed project needs to be rethought completely, probably even limiting further the number of residences suggested above.

Hopefully these comments will be helpful to the Planning Department and to Mass Housing in evaluating the proposed development.

Yours sincerely,



Henry Irwig



Sonia Irwig

Adrianna Henriquez

From: Steve Leese <Steve.Leese@quabbincapital.com>
Sent: Friday, May 13, 2016 6:03 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon Street Development

Newton Planning and Mass Housing:

I am a resident of Waban living on Byfield Road, which is not far from Waban Center. I am writing to express my strong opposition to the proposed development at the Staples-Craft Property. First, let me say that I am not opposed to this project because it includes affordable housing; I am a supporter of affordable housing to meet the needs of our community. Rather, I am opposed because the scale, size, mass and density of this project are simply inappropriate for that site and for this neighborhood in general. Also, this project is not at all in keeping with the historic nature of the building located on that property.

I am not suggesting that any development at that site be stopped; rather I ask that only a project of the appropriate size, density and character be approved. Whatever is built there will have a long-term, irreversible effect on the character, traffic, safety and density of that area, and on the abutters. The current proposal is wrong in all of these aspects. Simple common sense leads to this conclusion.

Thank you for your time and consideration of my comments.

Sincerely,
Steve Leese

Steven A. Leese | Managing Director | **Quabbin Capital, Inc.** | (617) 330-9055 | www.quabbincapital.com



Adrianna Henriquez

From: Marianne Yood <muyood@episource.org>
Sent: Friday, May 13, 2016 3:03 PM
To: 1615BeaconStreet
Subject: FW: 1615 Beacon Street

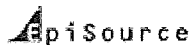
From: Marianne Yood
Sent: Friday, May 13, 2016 3:02 PM
To: 'swarren@newtonma.gov' <swarren@newtonma.gov>
Cc: '1615beaconstreet@newtonma.go' <1615beaconstreet@newtonma.go>
Subject: 1615 Beacon Street

Dear Mayor Warren and All Concerned,

I am writing to fully support the 1615 Beacon Street Development. My family belongs to the Windsor Club, and I am concerned that the information that they provide is inaccurate. Newton and Waban MUST be INCLUSIVE! It is the message that we need to send to our community and to our children. People who need affordable housing should be allowed to live in our wonderful community. I am incredibly surprised and disappointed by the fact that people are so afraid to allow the effort to continue. Please do all that you can to help this development happen in Newton. Many thanks.

Marianne Ulcickas Yood, DSc, MPH, FISPE
Principal Epidemiologist
EpiSource

53 Fenwick, Suite 300
Newton, MA 02468
muyood@muyood.com
Cell: 203 623 4334

 EpiSource
www.episource.org

Adrianna Henriquez

From: Ken Shuler <ken_shuler@tjx.com>
Sent: Friday, May 13, 2016 1:56 PM
To: 1615BeaconStreet
Subject: Staples-Craft Farmstead

Dear Newton Planning,

I am a resident of Waban and I want to voice my concern regarding the 40B development at the Staples-Craft Farmstead.

I believe that the current proposal's footprint is too large and creates traffic, parking and green space challenges for Waban.

Waban is desirable because it is manageable, you put that into jeopardy with all these high density proposals.

I also believe that it is an insult to the historical integrity of the village. In your rush to build all the new McMansions and apartments

In Waban and throughout Newton, you cast indifference to one of the city's greatest assets, it's historic charm. You can live in a 5,000

square foot McMansion in any city, anywhere. Every time you tear down or dramatically alter a historic home you lose a piece of history that can never be recovered.

One of the main reasons that Newton, Boston and even Massachusetts is so special, is our sense of history and our ability to take the long view and preserve it.

Please re-think the scale of this proposal and develop it with an eye towards the appropriate scale, history and feel of Waban.

Thanks you,

Ken Shuler

Ken Shuler | SVP, General Merchandise Manager

770 Cochituate Rd. | Framingham, MA 01701

P: (508) 390-5700 | F: (508) 390-3770 | E: ken_shuler@tjx.com



Adrianna Henriquez

From: Jeff Russel <jeffrey.d.russel@gmail.com>
Sent: Friday, May 13, 2016 12:21 PM
To: 1615BeaconStreet
Cc: Setti D. Warren; Megan Russel
Subject: You need to vote against the development at 1625 Beacon Street

Dear Newton Housing & Mayor Warren,

I am writing to ask you to oppose the development at 1615 Beacon street. My wife and I have been a Newton Citizens and Waban Residents for over 10 years. I strongly believe that the development plan for this building as it stands now is just too large for our neighborhood. I urge you to not approve it and compel the developers to reach an acceptable compromise with our community- a community they currently are reluctant to engage with,

There are five key reasons that I think warrant serious opposition.

i) The size: This lot is too small to take 21 units. The structure as it sits now will be completely out of context with the rest of Waban. Further, the five foot set back from the property line is not appropriate given the high amount of people traffic in that area particularly children. The building is also over 40 ft tall. This will position it to be one of the tallest buildings in the neighborhood. It will stick out sorely on both Beacon Street and Windsor road. Further, it will condense the open limiting site lines at a very busy intersection.

ii) Security: The amount of traffic that will be produced from this will be taxing for all. Look at what has happened with the new Angier, we had to add another new cross walk with flashing lights to slow traffic down to make it safer for kids. Adding 31 underground parking spots with a short driveway is going to materially add to congestion and raise safety concerns. As parents who bike in the neighborhood by this site with their kids, I think this is nerve wracking. As i drove past the site this morning there were two school buses stopped for pickup; and Parents with their children anxiously waiting for gaps in traffic so that they could safely cross the street so their kids could get to school. I would encourage to go sit at the bench at this intersection around school pick/drop off times and see for yourself. This development in its current size will make this intersection even more dangerous.

iii) Historical Nature of Property: This house as well as the land are listed on the National and Newton historic house registry. There is no way the design in its current context is able to maintain the historical integrity. This is the original farm house that owned 94 acres of what now is Waban and Newton lower falls. You need to advocate for a scaled down solution, one that can preserve this history. In fact, the way I understand it, no development should be permissible on this site at all without the approval of both the National and Newton Historic house committee. I urge you to incorporate their input in this process.

iv) Impact on the Windsor Club: This structure will dwarf the Windsor club. The Windsor Club was bought by our neighborhood and has served as a community meeting place for over 100 years. This development will add traffic impacting the ability of our children to play freely and members to congregate. Similarly, the structure will severely devalue this property. This property although owned by the Trustees, is really a community asset. Its sad to think that these developers will be able to build a structure predominately of luxury condos and profit at the expense of the entire community. A community that they won't engage with.

v) The developers attitude: They have refused to meet with the community. Given the impact this project will have on Waban and the significance of this landmark I do not believe the behavior that the developers have exhibited is consistent with being a productive member of our community as well as good stewards of our historic landmarks. You need to bring them to the table.

You need to vote against this project. My Wife and I and our children want 40B housing in Waban. However, lets make it fit in with our community and hold these developers to the same standards as all of the other members of the Waban community.

In conclusion, as our representatives you need to stand up for your constituents and not let them devalue our community, alter our historic buildings, impair our Club property and put our children at risk while they simultaneously refuse to be productive/engaged community members. This development is not for Waban or 40B- with all the luxury condos -lets scale it down. This current iteration of this project will enrich the developers while causing many negative externalities

You must stop it as it is currently designed and compel them to engage the community.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeff Russel".

Jeff & Megan Russel
133 Waban Ave. 02468

Adrianna Henriquez

From: Jonathan Talamo <jht@jhtmdpc.com>
Sent: Friday, May 13, 2016 10:29 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon St. Development Proposal

To whom it may concern:

As a member of the Windsor Club and long time (22 year) resident of Waban, I am writing to express my distress regarding the development of John Staples Farmstead/Peck house next door to the club on the corner of Windsor and Beacon. My concerns are manifold:

First, the scale of the contemplated development is wildly out of place and will substantially distract from the central focal point of our community (Waban Center). Its scale and design will also dwarf the club and detract from the aesthetics of its immediate environment and of the club itself.

Second, the development will take away from the conditions of the Windsor Club tennis courts. It is hard to imagine that the development will not cast a shadow over those courts, as least as currently contemplated.

Third, there will be a diminution in the privacy of persons (and families) using the pool. It appears that the pool will be visible from the upper floors of the contemplated development.

Fourth, and finally, the number of units in the contemplated development will surely lead to issues of noise that will impede the social activities of the club and overwhelm the parking capacity of Waban Square, which is already quite congested.

Sincerely,

Jonathan H. Talamo

Adrianna Henriquez

From: Feldman, Lee S. <lfeldman@choate.com>
Sent: Friday, May 13, 2016 10:04 AM
To: 1615BeaconStreet
Cc: Setti D. Warren; sqf1@verizon.net
Subject: Waban Project

All – I'm writing to express our serious concerns with the proposed project at 1615 Beacon Street in Waban. We have lived in Waban on Fredana Rd for the past 12 years and we have 3 school age children.

My concerns are the following:

- **Traffic Safety** – given the size and scale of the proposed project, and the additional traffic burden in a congested area, we are very concerned about potential traffic accidents. The location is close to Angier elementary school and there have already been various traffic accidents in Waban center over the years. I don't think our small childrens' safety should be jeopardized by a large scale real estate development in an already crowded location near an elementary school. Currently, numerous small children play and ride bikes in this location and this will put their safety in jeopardy. **We depend on our government officials to pay attention to issues of public safety, and those concerns ought to take priority over a developer's need to generate profits.**
- **Size and scale** – the proposed project is way too big for the neighborhood and will damage the historical character of Waban center. Also, we just lived through a large scale construction project with the Angier school.
- **Developer shows no interest in views of the community** – no meeting with neighbors has been proposed and the developer has demonstrated a complete lack of concern for the views of the community. **Given the lack of interest the developer has demonstrated in working with the community, this would set a terrible precedent to approve this project.**

Many thanks for your time and attention to this matter; much appreciated.

Lee S. Feldman

|C|H|O|A|T|E|

Choate, Hall & Stewart LLP
Two International Place
Boston, MA 02110
t 617-248-4053
f 617-248-4000
lfeldman@choate.com
www.choate.com

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Adrianna Henriquez

From: Bill Clifford <bill@sessionm.com>
Sent: Thursday, May 12, 2016 7:39 AM
To: 1615BeaconStreet
Cc: Setti D. Warren; Lauren Clifford
Subject: 1615 Beacon Development

Hello,

I'm writing to express my opposition to the proposed development of the John Staples Farmstead/Peck house. I am a new member of the Waban community, having recently purchased a house at 110 Waban Avenue. My wife and I have two kids under 4 and fell in love with Waban due to its historical village charm, great sense of community, and of course the incredible new elementary school walking distance from our house.

We were shocked and saddened to learn of the planned development of a 24 unit rental complex right in the heart of Waban Village, dwarfing the social club and surrounding properties. 24 units on .7 acres with only a 5 ft set back is absurd and its impact on the historical integrity of the Farmhouse and Waban Village as a whole would be tragic. It's my understanding that the developers shown no interest in speaking with abutters about the design despite numerous attempts, which seems like a foreshadowing of what's to come.

My wife and I are mostly concerned for the safety of our children who we had planned on sending to Angier School, but now feel like we have to send them to a private school if this development moves forward.

I urge you to reconsider this development and preserve the integrity of our special community.

Sincerely,

Bill Clifford
110 Waban Ave

--

session 
Bill Clifford
Chief Revenue Officer
917.856.5889
[Twitter](#) | [LinkedIn](#)

Don't just follow a customer's journey. Lead it.

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:56 PM
To: drochon@savingstar.com
Subject: FW: 1615 Beacon Street - URGENT

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment. The proposed project will be seeking a Comprehensive Permit, commonly referred to as a "40B", under a State law that allows development projects including a certain minimum amount of affordable housing to bypass normal local development review processes. The Zoning Board of Appeals (ZBA) is the entity charged with reviewing the proposed project and the Mayor and City Councilors have no formal role in the development review process. The Planning Department serves as the development review staff to the ZBA, providing technical and policy-related analysis of the proposed project as it relates to existing City regulations, the Comprehensive Plan, and good planning practice. Staff has had initial meetings with the developer to discuss the proposed design. The first formal step in the Comprehensive Permit process is the developer's application for a "site eligibility letter" from the Massachusetts Housing Partnership, which is where the project is now. The Department of Planning and Development will be compiling a letter to the Massachusetts Housing Partnership addressing comments and concerns about this proposed project later this month. Your emailed comments will be attached to that letter and will inform the content of the Department's letter. Any further comments should be submitted by Friday, May 13, 2016 in order to be included in this letter.

If the owner of 1615 Beacon Street obtains a site eligibility letter and moves forward with a filing with the Zoning Board of Appeals there will be additional opportunity for public comments at public hearings.

Please visit our website for more information about the process for this project:

http://www.newtonma.gov/gov/planning/current/devrev/hip/beacon_street_1615.asp

Notice of future public meetings and general information on the Comprehensive Permit process is also available through this webpage.

Please direct any comments to 1615BeaconStreet@NewtonMa.gov or feel free to contact Alexandra Ananth, Chief Planner for Current Planning at aananth@newtonma.gov with any further questions about this project or the process.

Best,

James Freas, AICP

Acting Director, Department of Planning and Development

----- Original message -----

From: David Rochon <drochon@savingstar.com>

Date: 05/04/2016 10:50 AM (GMT-05:00)

To: "Setti D. Warren" <swarren@newtonma.gov>

Subject: 1615 Beacon Street - URGENT

Dear Major Warren -

I participated in a community meeting at the Windsor Club last night with ~120 concerned Newton residents regarding the proposed 40B development at 1615 Beacon Street. I also understand you spoke with my neighbor/friend Bob Infantino and agreed with him/us that this development is simply too massive for this lot and inconsistent with the community. Twenty-four apartments on 0.71 acre, with 5'2" setbacks, 37 parking

spaces (under and above ground), 3 1/2 stories is so out of proportion with the neighborhood and would negatively impact Waban village forever. Based on mass/scale alone, this is absurd.

The developers with input from 40B consultant Geoff Engler have met with the Windsor Club but indicated they don't intend to hold a community meeting or meet with other abutters. This action speaks volumes and the community has retained Dennis Murphy to represent our collective interests. With the developers and Engler's confrontational approach, it's imperative the ZBA invoke the 1.5% safe harbor as they have with the two (2) previously proposed 40B projects.

It's virtually unprecedented for a historic property to be the target for 40B development. 1615 Beacon was named to the National Register of Historic Places in 1986 and unanimously approved by the Newton Historical Commission as a Newton Landmark Preservation Site only a year ago on April 23, 2015. It's an assault on historical preservation and Newton's own position that the heart of Waban village and our heritage is desecrated under the cover of 40B. I urge you to take action and ensure this does not happen under your watch.

Sincerely,

David Rochon

63 Windsor Road
Waban, MA 02468

David Rochon
Chief Executive Officer
(617) 259-0999 | (800) 618-3893 x101
drochon@savingstar.com | SavingStar.com



Adrianna Henriquez

From: TELkind@foley.com
Sent: Wednesday, May 11, 2016 11:13 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon Street proposed development (the "Property")

To Whom It May Concern:

I am a Waban resident and a member of the Windsor Club. Unlike many of my neighbors, I am not totally opposed to the proposed development of the Property. I am in favor of creating more affordable housing in Newton, and am not opposed in principle to that occurring where I live.

However, I do think that the scope of the proposed development is too much for the Property. In the elevation plan submitted, the new development appears to dwarf the existing house in size and height. Perhaps if the new development was one story lower and the siding and color were consistent with the existing house it would blend in better. Reducing the number of units would also ameliorate the traffic congestion that the new development will create.

Developers need to be sensitive to the character of the neighborhoods in which they intend to build. This developer appears to be driven to maximize its profits at the expense of the neighborhood, instead of attempting to preserve the character of the neighborhood while creating additional housing units.

I hope that these sentiments will be helpful in the process of determining whether, and to what extent, this project should be allowed to proceed.

Respectfully submitted,



Thomas I. Elkind
29 Wamesit Road
Waban, MA 02468
Tel: 617-342-4010

telkind@foley.com

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Adrianna Henriquez

From: Kathleen Hobson <kathleen.hobson@verizon.net>
Sent: Tuesday, May 10, 2016 2:59 PM
To: 1615BeaconStreet
Cc: James Freas
Subject: I support the 1615 Beacon St project.

To whom it may concern:

Judging from the drawings and descriptions in the application for eligibility, the 24-unit affordable housing and preservation project proposed for 1615 Beacon Street is thoughtfully designed and will be a beautiful addition to the neighborhood. It's in the perfect location, within a village center and close to the Waban T station. Newton desperately needs more multifamily and affordable housing, and appropriate sites are hard to come by. In a city with plentiful and well-distributed open space, we should prioritize and support compact, infill housing proposals for parcels like 1615 Beacon Street.

I am disturbed by a flyer I recently received, attached below, which sounds multiple alarm bells over this project: overwhelming mass and scale, public safety, parking, "historical integrity." The first three are classic reasons to oppose multifamily projects. If there's any validity to the claims in this case, I'm sure they can be addressed. The fourth is specious: The historic home is being meticulously restored, and the remaining "farmstead" acreage was repurposed decades ago.

The group that produced this flyer, Waban2020, originally formed to block the 1521 Beacon Street project, just down the road. They and other like-minded groups of concerned neighbors, inspired and encouraged by a citywide group called the Newton Villages Alliance, have done great damage to prospects for multifamily housing development in Newton over the past couple years. They deal in fear and misinformation, and have turned Chapter 40B into The Boogeyman.

The ZBA itself seems to have turned against 40B, recently invoking "safe harbor" in the case of 1521 Beacon Street despite two separate decisions against it by the Housing Appeals Committee, last June, and a Post-Decision Ruling responding to its request for "clarification": "The Board has no safe harbor available: it may not rely on its assertion that the Town has achieved that 1.5% minimum."

Rather than appeal, the developer decided to cut his losses, and who can blame him? But what could have been 48 units of housing (10 affordable) spread across the entire parcel, will now be 12 units (affordable TBD) on just the half facing Beacon Street. The remainder of the parcel (facing the street behind) will be split in two and sold as lots for two single-family homes. I hope 1615 Beacon Street fares better.

Sincerely,

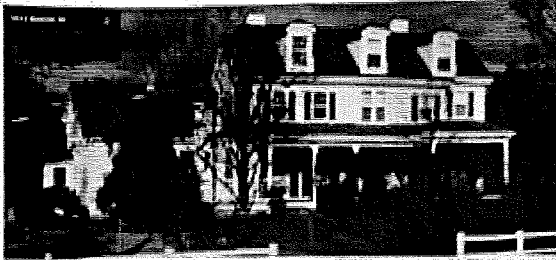
Kathleen Hobson
128 Dorset Road, Waban

TIME IS NOW TO VOICE YOUR OPINION

STAPLES-CRAFT FARMSTEAD (PECK HOUSE)

1615 BEACON STREET (CORNER OF WINDSOR RD)

PROPOSED 40B DEVELOPMENT



It is virtually unprecedented for a historic property to be the target for 40B development. The home at 1615 Beacon was named to the National Register of Historic Places in 1984 and unanimously approved by the Newton Historical Commission as a Newton Landmark preservation site only a year ago. **This farmstead is the historical heart of Waban village.**

The property developers plan to use Massachusetts 40B law to bypass local zoning regulations and build a **24-unit apartment complex** on 0.75 acres with only 32' setbacks against the Windsor Club to the north and east of the property and wrap around the historic house.

The 1980's addition will be removed, replaced with a 3.5-story building that is **9 feet taller than the historic front structure**, with an **underground parking garage for 31 cars**, and an additional **6 above-ground parking spaces**.

Traffic and safety concerns will increase at an already congested intersection.

KEY ISSUES:

- Overwhelming Mass & Scale
- Public Safety
- Parking
- Historical Integrity

See reverse for current plans.

TAKE ACTION TODAY

This is how to help:

Let Newton Planning know what you think.

Email comments **DUE NO LATER THAN 5/13:**
1615BeaconStreet@newtonma.gov

Tell Mayor Warren what you think.

Swarren@newtonma.gov

Join and get others involved, share with friends.

info@Waban2020.org

Contribute \$. Goal is to raise \$25,000 to defend Waban village from overwhelming development.

Send check to: Pam & Stuart Mathews, 77 Windsor Road, Waban, MA 02468 with "Friends of Waban2020" in memo line.

Find updates and drawings at Waban Area Council:
www.wabanareacouncil.com

Adrianna Henriquez

From: Judy Banker <jbanker@gattih.com>
Sent: Tuesday, May 10, 2016 2:26 PM
To: 1615BeaconStreet
Subject: against the proposed 40B development.

I am emailing this for my husband Perry Mehrling who is also opposed to the 40B development. Please do not let this happen.
Judy Banker Mehrling

Judy Banker
EVP & Managing Director
Gatti & Associates
Office: 508-359-4153
Email: jbanker@gattih.com
Website: www.gattih.com



Adrianna Henriquez

From: David Rochon <drochon@savingstar.com>
Sent: Tuesday, May 03, 2016 11:16 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon Street - COMPLETELY INAPPROPRIATE DEVELOPMENT

Newton Planning -

Our family of five (5) moved to Waban in 2000 from Connecticut. We love the quaintness of our villages, the feeling of a close neighborhood community and the sense of history that is Newton and Waban village in particular. Our three (3) children love it here too and I've heard multiple times how each of them hope someday to raise a family of their own in a place like Newton. We live at 63 Windsor Road, Waban, MA and I want to make sure you understand our perspective about the project planned in our village.

I am **COMPLETELY and TOTALLY AGAINST** the proposed development at 1615 Beacon Street in Waban. Twenty-four apartments on 0.71 acres, with 5'2" setbacks, 37 parking spaces (underground and above ground), 3 1/2 stories is simply too big and too high for this historically significant property. It is way out of proportion to the lot and inconsistent with the neighborhood. I actually can't believe Newton would allow this historically significant property to be besieged by developers under the cover of 40B. 1615 Beacon Street was named to the National Register of Historic Places in 1986 and unanimously approved by the Newton Historical Commission as a Newton Landmark Preservation Site on April 23, 2015!

The mass & scale of the developers plans are unconscionable and to make matters worse, they have met with the Windsor Club but indicated they don't intend to hold a community meeting or meet with other abutters. Newton ZBA must invoke the 1.5% safe harbor as they have with the two (2) previously proposed 40B projects.

There are so many issues with this but my major concerns include:

1. Overwhelming and completely inappropriate mass & scale for property at the heart of Waban village
2. Public safety because underground garage will dump too many cars in congested area. Very dangerous design for heavy pedestrian use, especially children. My wife and I walked our kids to Angier past this location everyday and this kind of traffic from underground parking is a tragic accident waiting to happen.
3. Historical integrity for the oldest property in Waban

Sincerely,

David Rochon

David Rochon
Chief Executive Officer
(617) 259-0999 | (800) 618-3893 x101
drochon@savingstar.com | SavingStar.com



Adrianna Henriquez

From: Alan Beck <Alan_Beck@williamjames.edu>
Sent: Monday, May 16, 2016 1:40 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Development of Peck House, etc. Property

Dear Mr. Mayor and City Officials:

As residents of Waban for 40 years and of Newton for 45 years we are well acquainted with proposals for property development throughout the city. Some appropriate, some significantly inappropriate to the considered settings and the locales. We have also seen appropriate modifications of some plans to make some proposals that were initially unacceptable more fitting for certain areas. The proposal to construct a four story building on the land occupied by the Peck House behind the Windsor club is distinctly inappropriate for the residential area in which it is proposed and for the Village of Waban in general. For so many reasons: historical, safety, aesthetics, the integrity of the community, the scale of the project and the arrogance of a proposal that has not engaged community feedback to begin with. We strongly oppose it. We do not, however, oppose the development of that whole tract of property that could allow for more affordable housing, housing that could be scaled to allow elders moving from our quite large homes to downsize and still remain in the community we love and a variety of other advantages, many of which would benefit the city.

Yours sincerely,

Dr. Alan Dodge Beck
Deborah Lisansky Beck
46 Waban Avenue
Waban 02468

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Adrianna Henriquez

From: Ted Nesson <ted@nesson.net>
Sent: Sunday, May 15, 2016 4:08 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Proposed Development at 1615 Beacon Street

Dear Mayor Warren, Newton Planning and Mass Housing,

I have reviewed the plans for the proposed development at 1615, and I am very disturbed by what I have seen.

As a member of the Waban community, I believe the proposed structure is much too large and dense for the neighborhood. The height of the buildings and the small setbacks (5 feet) further exacerbate the issue. The plan is not in keeping with the character of the community.

Safety is also a major concern. Children (and adults) walk or bike to Waban Center and/or to the Windsor Club, which abuts the property. The current plan calls for a short exit ramp onto the street from a 31 car garage. This seems like an accident waiting to happen.

Also, to date, the developer has shown no interest in working with the community to discuss the design, despite efforts by the community (including the abutters) to begin a dialogue. This is in striking contrast to the other nearby Waban 40B development (1521 Beacon Street) for which the developer and community are working together to reach a mutually agreeable plan.

I am a proponent of affordable housing, especially in Newton, where more is needed. However, high density developments must be carefully managed by the city and the state to ensure safety and to preserve the character of our neighborhoods.

Best regards,
Ted

Ted Nesson, 47 Karen Road, Waban, MA
ted@nesson.net

Adrianna Henriquez

From: Benjamin Shparber <shparberout@gmail.com>
Sent: Sunday, May 15, 2016 9:39 AM
To: 1615BeaconStreet
Cc: Setti D. Warren

Hello,

I am a Waban resident and I very much oppose the new development next to the Windsor club. I live less than a minute away from there I have many complaints about it.

1) a building like that, with its very large size and population, has no place in the nice community of Waban, which is full of houses. Had this development have been just some houses that match the rest of the community, I would have no opposition. It is ridiculous that even though the numbers show we have enough low income housing in Newton these developers are still able to abuse the 40B clause.

2) the intersections already have enough traffic out there with the traffic lights you put around angrier. The addition of these 30 units would make driving through there even more impossible, and the rush hour traffic already makes it difficult to have access to my street.

3) this proposition would seriously online on the history of the Waban farmhouse which has been here for almost 100 years and is registered by the historical society. Since when do developers get to destroy our villagers history?

Please don't let this get out of hand,
Yours truly,
--Ben Shparber

Adrianna Henriquez

From: Dolores Acevedo Garcia <dacevedo@brandeis.edu>
Sent: Saturday, May 14, 2016 6:53 PM
To: 1615BeaconStreet
Subject: Fwd: Continued anti fair housing issues in Newton - 1615 Beacon Street

Newton Planning Department:

I support the development proposed for 1615 Beacon Street. I am a resident of Waban, the Newton neighborhood where the development will be built. I support this project because it will increase the supply of transit-oriented, rental and affordable housing which we need in Newton. Additionally, I am very concerned about the anti fair housing climate in Newton and in Waban in particular, e.g., blocking 40B projects **as explained in the letter below**, which I submitted to the Newton Fair Housing Committee and I ask you to read and consider.

Sincerely,

Dolores Acevedo-Garcia

----- Forwarded Message -----

Subject: Continued anti fair housing issues in Newton

Date: Thu, 12 May 2016 14:43:42 -0400

From: dolores acevedo-garcia <dacevedog@comcast.net>

Reply-To: dacevedog@comcast.net

To: Ted Hess-Mahan <tedhessmahan@gmail.com>, Josephine McNeil <jam_cando@msn.com>, Josephine McNeil <jomac1941@aol.com>, Philip Herr <ppherr@msn.com>

CC: Kathleen Hobson <Kathleen.hobson@verizon.net>, Deborah Crossley <djcrossley26@verizon.net>, Nadine Cohen <nadinecohen@verizon.net>, Henry Korman <hkorman@kleinhornig.com>

Dear Members of Newton Fair Housing Committee,

I am writing to respectfully urge you to take action (for example, issue a statement from the committee to Newton residents) about the increasingly vicious anti fair housing movement in our community. There are several ways in which anti fair housing sentiment and actions are manifesting but I want to focus now on the strong current against 40B. Here is the pattern I have observed:

1. The ZBA has tried to circumvent our obligations under 40B by stubbornly claiming that Newton has reached the 1.5%, despite repeatedly being told by the state that it hasn't and that Newton is still subject to 40B requirements.
2. There is a strong anti 40B movement sponsored by Newton Villages Alliances and supported also in my neighborhood of Waban by the Waban Area Council and neighborhood organizations such as the Windsor Club. The first meeting against the proposed 40B development for the St. Philip Neri site took place at the Windsor Club. I emailed you then to urge you to pay attention to their strong anti-fair housing overtones.
3. The combination of the ZBA position on 40B (#1 above) and their implicit collaboration with certain community groups (#2 above) has already led to a reduction in the production of affordable units. The developer of the St. Philip Neri site decided not to fight the ZBA and the "community" and has considerably reduced the size of the proposed development and thus the number of affordable units.

4. The Windsor Club and other groups in Waban are now similarly trying to derail the proposed 40B development for the John Staples Farmstead/Peck house in Waban. I am copying below an email that the Windsor Club leadership has been sending to club members as well as an email I sent them in response to theirs.

5. The reduction in the production of affordable units created by the behaviors above will likely have a disparate impact on black and Latino families who are more likely to have lower incomes. An analysis of potential disparate effects could be undertaken by your committee.

6. In addition, there is of course the problem of lack of compliance with 40B under a pattern of egregious anti fair housing organizing by the "community" supported by ZBA's actions around the 1.5% issue.

I strongly urge you to consider this matter and take actions to expose and correct the behaviors described above. I will be happy to meet with the committee to discuss further.

Sincerely,

Dolores Acevedo-Garcia

To whom I may concern,

My family and I are members of the Windsor Club. The role you have played in creating a climate of exclusion in our neighborhood is disturbing. Your anti-fair housing overtones are reminiscent of past decades when the Club and the community practiced overt discrimination against people who wanted to live or lived in Waban.

I am cc'ing a few members I know to ask that people consider denouncing your role in promoting a climate of exclusion and fear. I am cc'ing too a couple of members of Netwon's Fair Housing Committee.

Dolores Acevedo-Garcia

On 5/10/2016 6:12 PM, The Windsor Club wrote:

> Submissions due Friday, 5/13 to manage the development next to the WC

>

> Help preserve the integrity of the Windsor Club-submissions re: abutting
> development due Friday

>

> The Windsor Club

> <<http://r20.rs6.net/tn.jsp?f=001VUqXZb->

[Sm1AEC7X2ADgwSc5SDV6gtB75depb1w_deUdofXyCR6X_eC8NB6ulNryBr-](http://r20.rs6.net/tn.jsp?f=001VUqXZb-Sm1AEC7X2ADgwSc5SDV6gtB75depb1w_deUdofXyCR6X_eC8NB6ulNryBr-)

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[PG6XI8ep40-FF0HSdia_105sY6Xgxiss5TFg==>](http://r20.rs6.net/tn.jsp?f=001VUqXZb-PG6XI8ep40-FF0HSdia_105sY6Xgxiss5TFg==>)

>

> Dear Windsor Club Members:

>

> On behalf of the Trustees and the club, we are asking

> you to write a letter to oppose the development of the John Staples

> Farmstead/Peck house next door to the club on the corner of Windsor and
> Beacon. The development as it is planned today has the potential to
> seriously impact a number of club activities including swimming and
> tennis. These letters are imperative to increase the club's negotiating
> position with Mass Housing and the developer should we have the chance
> to sit down to advocate for scaled down development later on in the
> process. Letters need to be emailed by *Friday May 13th *so time is of
> the essence.

> The developer is using 40B to try to get this approved.
> To be clear, the Board is not opposing this development because of its
> 40B status. The Board is opposing this development because within 5 ft
> of our property a 3.5 story building (over 40 feet tall), slightly
> smaller than the new Angier and higher than the Green Monster at Fenway,
> with 31 underground parking spaces, has the potential to adversely
> impact our club in numerous ways:

> · Aesthetics: This scale has no place in our neighborhood and
> will dwarf the club and the surrounding neighborhood (see pictures below)

> · Tennis: The shadow of the building has the potential to cover
> a substantial part of our tennis courts which will sour court conditions

> · Swimming: From the second and third stories of this building
> you will be able to see into the pool. This brings up potential safety
> concerns as the club will have no say in who rents these units while our
> children swim below.

> · Social Activities: Club gatherings including the Clam Bake and
> event rentals have in the past has lead to noise after 8pm. Locating 24
> units within 5 ft of the Club has the potential lead to noise violations
> that will curtail club events.

> What to do: Write a unique email (every email counts no matter how brief)
> Write an email to Newton Planning and Mass Housing at
> 1615beaconstreet@newtonma.gov, cc'ing the Mayor swarren@newtonma.gov
> opposing this development. In your letter identify yourself as a member
> of the Waban community and mention possible concerns including:

> -5 ft setback is too small for this type of development; 24 units is too
> much for 0.7 acres; structure is out of proportion with current
> neighborhood buildings

> -Safety and security of our children swimming in the pool

> -Express that the developers have shown no interest in involving the
> community in the design despite numerous efforts of abutters to contact
> them.

> -The Historical integrity of the Farmhouse. The farmhouse was the
> original Waban Farm consisting of 93 acres. Its land and building have
> been put on the national registry of Historic Places. This development
> will clearly take away from its integrity. Also why are these developers
> allowed to destroy village's history?

- > Please make all letters unique and be mindful that letters submitted
- > before May 13th carry more weight in the decision making process than
- > those submitted later.
- > Thank you for your help, remember if this gets built it will be next to
- > our club forever.
- >
- > For more information on the development
- > visit http://www.newtonma.gov/gov/planning/current/devrev/hip/beacon_street_1615.asp

> Sincerely,
 > The Windsor Club Board

> Picture 1. Development next to the club

> Picture 2. Aerial Plan

> Picture 3. Cross section

> See what's happening on our social sites
 > Facebook

> <http://r20.rs6.net/tn.jsp?f=001VUqXZb-Sm1AEC7X2ADgwSc5SDV6gtB75depb1w_deUdofXyCR6X_eC8NB6ulNryBr-SmARDMUS7TKCdpJSbzOEbp0VSfoiybah94s2rgRK-xtiRNd51A6XJ-23b9oRk_ZuEoHnzBLY_GmIms51pPVLjmwSfV2cPOqQDBCBb-R6Y=&c=ebseqY_YGIM5nueP6kC8zIP5EZrIU9Qcat92DqYjc3r6m3gQenL8xQ==&ch=Lh_8kIfjh8vH6FJStLPG6Xl8ep4O-FF0HSdia_105sY6Xgxiss5TFg==>

> Twitter
 > <http://r20.rs6.net/tn.jsp?f=001VUqXZb-Sm1AEC7X2ADgwSc5SDV6gtB75depb1w_deUdofXyCR6X_eC8NB6ulNryBr-SmARDMUS7TKCdpJSbzOEbp0VSfoiybah94s2rgRK-xtiRNd51A6XJ-23b9oRk_ZuEoHnzBLY_GmIms51pPVLjmwSfV2cPOqQDBCBb-R6Y=&c=ebseqY_YGIM5nueP6kC8zIP5EZrIU9Qcat92DqYjc3r6m3gQenL8xQ==&ch=Lh_8kIfjh8vH6FJStLPG6Xl8ep4O-FF0HSdia_105sY6Xgxiss5TFg==>

> LinkedIn
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Dolores Acevedo-Garcia, PhD, MPA-URP
Samuel F. and Rose B. Gingold Professor of Human Development and Social Policy
Director, Institute for Child, Youth and Family Policy
The Heller School for Social Policy and Management
Brandeis University

<http://diversitydatakids.org>

<http://icyfp.brandeis.edu/>

<http://www.diversitydata.org>

Adrianna Henriquez

From: Taryn <tpinstein@yahoo.com>
Sent: Saturday, May 14, 2016 3:35 PM
To: Setti D. Warren
Cc: 1615BeaconStreet
Subject: Concerned Citizen - 1615 Beacon Street Development Plans

Dear Mass Housing and Newton Planning Boards,

My name is Taryn Pinstein and I have been a Waban resident for the past 9 years. I am writing on behalf of my family to express our concern over the development of the historical site at 1615 Beacon Street, Newton, MA 02468 into 21 condo units rising multiple stories high.

As the mother of two young children ages 8 and 10 I am greatly troubled by the disregard of common sense safety issues inherent in the current development plans for a lot abutting a neighborhood club, the Windsor Club, local Waban Library, and the many village center businesses. Waban has a unique distinction of being part of the city of Newton while retaining a safe, neighborhood feel. The development of a 21 apartment living units and an underground garage with an entrance/exit directly onto the street, poses a safety risk for children who have up until now enjoyed walking and riding bikes throughout the village center.

In addition to my concern regarding children's safety related to higher concentrations of traffic and the parking garage exit/entrance directly onto the street, I am troubled by the impact such a development will have the unique atmosphere of the Windsor Club. As members of the Windsor Club our family has enjoyed the peaceful, safe, and private atmosphere of both the Windsor Club pool and grassy areas near the tennis courts. The proposed development would not only alter the general atmosphere of the Windsor Club outdoor spaces, but also pose a safety risk for children who enjoy the club if there are windows from 2nd and 3rd story apartments looking directly into the pool area and grassy play areas.

Please understand that we believe in the importance of affordable housing for all and all communities should make this a priority. With that being said, the current development plan for 1615 Beacon Street in Newton goes overboard by disregarding traffic safety for children and adults alike. Moreover, the mere scope of such a project on a lot that sits in the center of a unique village square, with so little space between the building and the abutting Windsor Club, is abhorrent and disregards the history and safe, private atmosphere members have always experienced at the Windsor Club.

Sincerely,

Taryn Pinstein

32 Pontiac Road

Newton, MA 02468

Adrianna Henriquez

From: Janesse Bruce <jantbruce@yahoo.com>
Sent: Saturday, May 14, 2016 9:08 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Proposed development abutting the Windsor Club

Dear Housing Authority,
I am writing to express our concerns over the proposed development in Waban at 1615 Beacon Street.

We have resided on Moffat Road for nearly 20 years and are well familiar with the community, the commercial aspects of Waban Square, the Windsor club and the traffic patterns of the neighborhood. We value the proximity of commercial and residential spaces that the village of Waban affords. Mr Mayor, I cc you here, because for you and the housing authority, leadership includes enforcing among all constituents values of cooperation, collaboration and community and transparency.

I write to express that my husband and I aren't opposed to 40B housing, rather we are extremely concerned about the current proposal for the property because of its scale, its size, and the impact these will impose on the traffic, the parking, and the impact on foot and bike traffic, on children walking to school and people waking around in the neighborhood, and in and out of the Windsor Club.

Most disturbing, the developers have to date been uncooperative in talking with the residents and collaborating on a proposal that will meet the needs of the neighborhood. Waban has been in our tenure a collegial community where people, even with diverse points of view and needs, have been able to come together to sort things out.

Our sense is that if we can all work together, with real intention to create a space that works for all, we will be able to continue the spirit of community in Waban, and that is the most important aspect of maintaining the value of the neighborhood.

Janesse Thaw Bruce
Private Email: jantbruce@yahoo.com

Cellphone: 617-833-7448

Adrianna Henriquez

From: pws <pws@massmed.org>
Sent: Friday, May 13, 2016 11:34 PM
To: 1615BeaconStreet
Subject: No Way!

Dear Newton Planning,

I am a 25 year resident of Waban on Windsor Road. I have watched our village center become increasingly congested with cars, trucks, and pedestrians.

I cannot imagine allowing this proposed building project with over 40 spaces for cars to proceed. The prospect of its two driveways with traffic exiting and entering right onto Windsor where the worst congestion already occurs is absolutely mind boggling.

Please do approve this development.

Sincerely,
Phyllis Scherr

Adrianna Henriquez

From: Mary-Sheila Leese <marysheila.leese@gmail.com>
Sent: Friday, May 13, 2016 10:40 PM
To: 1615BeaconStreet; Setti D. Warren
Subject: Peck House Proposed Development on Windsor Road

Dear Mayor Warren and Newton Planning & Mass Housing Department,

I have been a Waban resident since 2007, and I'm writing to express grave concern over multiple aspects of the proposed development at The John Staples Farmstead/Peck House. My four main concerns are as follows:

1. The integrity of the the Farmhouse (the original Waban Farm): This farm was put on the national registry of Historic Places, so I'm concerned about a structure so important to Waban's (and Newton's) history being modified. No developer should be given permission to alter such a significant structure to our history.

2. Safety. We are members of Waban's Neighborhood Club, The Windsor Club. Our children walk and bike to the club and a 31 car garage with a small exit ramp to the garage so close to the street is a significant hazard, not to mention the major increase in traffic at this intersection.

3. The Setback: a proposed 5 ft setback is absurd, especially for a development of this magnitude on 0.7 acres. It would be completely out of place in the neighborhood.

4. The Mass/Scale of the Project: The scale of the project, especially on a lot only 0.7 acres, is not in keeping with the character of the neighborhood. I'm concerned about the noise and congestion impact from the addition of a 31 car garage and 21 condo units, especially since this is abutting the Windsor Club where children have always played freely on the lawn next to the tennis courts. A 3.5 story building does NOT fit in this neighborhood, and the shadow of the building would have the potential to cover a significant portion of the tennis courts, negatively impacting conditions.

My husband and I chose to move to Waban to raise our family after looking at neighborhoods all over the Boston area, and once we narrowed our search to Newton, we looked all over Newton. The diversity, quiet tree-lined streets, old homes, and **lack of density** were key attributes that led us to decide to make Waban our home. We specifically chose NOT TO LIVE IN BROOKLINE, but fear now that developers and others are working to urbanize Newton, against the will of the people who live here. We love our community, but are very concerned about the incremental noise, traffic, congestion, and decreased safety for our children, that would result from the addition of 21 condos and a 31 car parking garage in Waban Square.

A note to Mayor Warren in particular: I believe that you have been very good for Newton, and I appreciate all your hard work on behalf of Newton's residents and taxpayers. You were elected by the people who live in Newton to represent and serve us. I can assure you that there is significant concern among Waban residents about this proposed monstrosity. Please ensure that only responsible, well-thought out development is permitted to move forward.

Thank you for seeking input from the community.

Sincerely,
Mary-Sheila (Myers) Leese
Byfield Road

Adrianna Henriquez

From: Steve Yood <steveyood@gmail.com>
Sent: Friday, May 13, 2016 9:59 PM
To: 1615BeaconStreet
Subject: 1615 Beacon

As a resident of Waban, I am writing in support of the project. We need more cultural diversity in Waban and if the appropriate steps are followed, this complex will add to the community. The actions of the Windsor Club are self-serving and do not represent the community at large. Please be thoughtful of the entire village as the project advances.

Best,

Steve Yood
53 Fenwick Road
Waban, MA 02468

Sent from my iPhone

Adrianna Henriquez

From: Matthew Weiss <mweissmd@gmail.com>
Sent: Friday, May 13, 2016 9:32 PM
To: 1615BeaconStreet
Cc: Setti D. Warren; Meredith
Subject: 1615 Beacon St. development

To Whom it May Concern at Newton Planning and Mass Housing, and Mayor Warren:

We are writing to voice our opposition to the proposed development at 1615 Beacon St. in Waban Village.

As with the previously proposed development at St. Philip Neri, the mass and scale of this project is inappropriate for the site. If a 40B waiver was not granted for the St. Philip Neri development, it should not for this proposed development, and therefore the structure should not be conceived to be so grossly out of proportion with neighboring buildings with such a small setback and tall height of the buildings. Despite a number of attempts on the part of the community to reach out to the developers, they have been entirely unresponsive and unwilling to involve the abutters or other neighborhood residents to provide input on the project.

Safety concerns related to pedestrian and bicycle traffic to the Windsor club are also of concern, as a blind exit ramp out of an underground parking garage will present a hazard for children going to and from the club.

Finally, the farmhouse's status on the National Registry of Historic Places and its primacy in the history of our village should engender due respect in the architectural design and overall layout of the site that, in its present form, would dwarf and destroy the integrity of the farmhouse, the surrounding and abutting land, and the overall form and function of our village center.

Thank you for your consideration and for deciding on this matter with due care and respect for the wishes and interests of Waban's residents.

Sincerely,

Matthew and Meredith Weiss
95 Larchmont Ave.

Adrianna Henriquez

From: Holly Happe <hollyhappe@gmail.com>
Sent: Friday, May 13, 2016 9:17 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Staples/Craft Farmstead at 1615 Beacon Street

I am a resident of Waban deeply concerned by the development proposed for 1615 Beacon Street. I am writing to express several of these concerns:

- 1. This proposal reduces neighborhood safety.** It would add traffic to an area that already presents dangerous car/pedestrian conflicts to the neighborhood children who go to the nearby school, use the nearby library, use the nearby recreation facilities & fields, and frequent the nearby village amenities.
- 2. It would destroy Newton's historical culture.** Not only the building but also the grounds of the Staples/Craft Farmstead has rightly been awarded Historic Landmark Status. One of the components of the proposal would destroy the landmarked historic setting of the Staples/Craft Farmstead, by destroying its important landmarked open space. Waban has already lost its beautiful historic train station, for lack of a landmark -- it should not suffer further loss, particularly given the prior achievement of landmark status (which, notably, existed before the development proponents decided to make their purchase decision).
- 3. The proposal is contrary to SmartGrowth principles.** Another components of the plan is to place a large underground parking structure in a residential development right across the street from a T stop. This violates basic Smart Growth principles, as well as other tenants of modern urban planning. For example, the curb cuts proposed for this garage (discussed further below) would eliminate already limited public parking spaces and effectively expropriate them for the private parking of the development.
- 4. Setbacks are offensive to neighbors.** Newton has reasonably balanced all competing interests to establish a setback requirement of 15 feet. It is a long-standing matter that predates the project proponent's purchase decision, and they should agree to live by it, just as I am happy to live with this restriction on my property. Indeed, given the towering structure being proposed, a larger setback is in order here, to preserve the existing air, light and viewshed amenities.
- 5. Requested curb cuts are incompatible with the mixed-use setting.** I leave aside here the inclusion of a large, anti-SmartGrowth garage, and the general increase in traffic it will occasion. I already discussed those issues above. In addition, however, the particulars of the curb cuts proposed for the garage would create safety concerns for the pedestrians and bicyclists who pass by this property (not to mention car traffic). This is no small matter. It can have fatal consequence. My husband was hit by a car not far from this area when he was bicycling, and we are lucky to have benefited from the speedy response of ambulance, police and fire resources to speed him to the hospital for timely treatment. I can say from experience that this is not a situation we want to foist on the children, elderly and others who frequent the grocery and other amenities of Waban Village.

In sum, the proposal is out of reasonable scale for the setting. Moreover, the developer has steadfastly refused to meaningfully engage with the Waban neighborhood. It smacks of extreme bargaining: disrupting the reasonable settled expectations of existing residents seeking quiet enjoyment of their neighborhood, in order to scare them into a settlement of the issues that would be more beneficial to the private economic interests for the developers.

Rather than rewarding these unsavory tactics, they should be met with particularly searching scrutiny. I want to thank you in advance for your careful review of this development proposal.

Sincerely,

Holly Happe
15 Homestead Street
Waban, MA 02468

--

Holly Elizabeth Happe

Adrianna Henriquez

From: PAULA H ZEITLIN <pzeitlin@mac.com>
Sent: Friday, May 13, 2016 8:51 PM
To: 1615BeaconStreet
Subject: Staples-Craft-Wiswall Farm Property: I OPPOSE development!!

I urge you to preserve the unique and historical Staples-Craft-Wiswall Farm Property in Waban Square from ANY development!! There are very few properties and land left in Newton that date from the 1600s, and allowing building on them with development is short-sighted, and will destroy a beautiful and historic building and surrounding greenspace that is part of Newton's heritage.

Thank you,

Paula Zeitlin
69 Withington Road
Newtonville, MA 02460

Adrianna Henriquez

From: Ivan O'Connor <ivan@oconnor-farris.net>
Sent: Friday, May 13, 2016 8:34 PM
To: Setti D. Warren
Cc: 1615BeaconStreet
Subject: Staples/Craft farmhouse property

Dear Mayor Warren

I am writing to voice my concern over a proposed development in my neighbourhood. The project, on the site of the historic Staples/Craft farmhouse property, would develop an over-sized apartment building in the centre of Waban that would irrevocably change the nature of the village centre.

The farmhouse on the property was unanimously approved as a Local Landmark by the Newton Historical Commission just over a year ago. It seems at odds with this decision to grant a 40B permit for the development of a large, modern building on the site.

The addition of 37 parking places so close to a challenging intersection (Windsor/Beacon) is sure to further degrade the already difficult traffic situation in central Waban. The proposed exit of the underground car park will emerge in an area that currently sees a lot of pedestrian traffic, raising concerns for the safety of those pedestrians, many of whom are children.

As a Waban resident I urge you and the Newton Zoning Board to assert the 1.5% land area minimum to halt the project in its current form.

Best regards,

Ivan O'Connor
84 Moffat Road

Adrianna Henriquez

From: lbwro <lbwrobbins@gmail.com>
Sent: Friday, May 13, 2016 7:30 PM
To: 1615BeaconStreet

do not deliver a site eligibility provision to developers who aim to hack down the historic WABAN property; these are our heritage. Developers have already torn down much of NEWTONS commitment to its historical roots. THEY CAN TURN THEIR ATTENTION TO THE LONG VACANT BUILDINGS IN THE BUSINESS DISTRICTS INSTEAD.

LBWRO HEATHERLAND RD NEWTON

Adrianna Henriquez

From: burkerj@verizon.net
Sent: Friday, May 13, 2016 6:32 PM
To: 1615BeaconStreet
Subject: possible teardown

Do NOT tear down this beautiful older home at 1615 Beacon St., Newton Mass. Newton is completely built up and doesn't need more density. Leave Newton alone and build your developments further west or north where space is more plentiful.

Rob

Adrianna Henriquez

From: Anabel Cable <anabelcable@comcast.net>
Sent: Friday, May 13, 2016 6:23 PM
To: 1615BeaconStreet
Cc: Setti D. Warren; Alexandra Ananth
Subject: Proposed development at 1615 Beacon Street

Dear Mayor Warren, Ms. Ananth, and all concerned,

I am writing to voice my strong support for the proposed development at 1615 Beacon Street, for many reasons:

1. Newton, and Waban in particular, is woefully underserved by affordable housing options. As a community, we are obliged to seek opportunities to redress that balance.
2. 1615 is a highly appropriate site for a 40B development. It is in the middle of a mixed use zone, opposite public transport, retail stores and a library, and a short walk to an elementary school which has recently been rebuilt to accommodate larger numbers and has well-established inclusive and adaptive programs in place.
3. Schematics for the new development present a building that has been thoughtfully designed to complement the style of the existing structure.
4. The historic part of the existing structure, the farmhouse, is currently diminished by a modern addition with no architectural or community merit. The proposed development will see this beautiful building sympathetically restored and returned to its original free-standing state.
5. Surrounded by green space, and with a low fence, the farmhouse will be more visible, much more of a local landmark than in its current setting behind a tall fence.
6. Only 9 feet higher than the existing farmhouse, and set back behind it, the new development will overlook the car park of the Windsor Club and cannot be considered a building that would overwhelm neighboring buildings. The only adjacent building – the Windsor Club – is separated from the proposed development by its own greenspace, two car parking spaces and a driveway. Concerns raised about the inadequacy of the 5'2" side setback seem irrelevant in this context. The Windsor Club building is as closely overlooked by its large neighbor on the other side.
7. Safety concerns have been raised about the danger posed to pedestrian traffic, especially school-aged children, by the proposed underground parking garage. Since there are already two car parks in the immediately vicinity – directly opposite and adjacent – as well as constant turnover in roadside customer parking, pedestrians, including children, are already required to be highly vigilant in this busy intersection. The underground parking facility could take advantage of the highly sophisticated technology now available to improve safety for exit ramps.

I am concerned by the very negative tactics employed this week by the Windsor Club to harass their members into sending you emails objecting to this development, which seems counter to their not-for-profit status as a community resource.

I hope to see this important new proposed development bring greater diversity and economic vitality to our village.

Thank you,

Anabel Cable
232 Collins Road
Waban
MA 02468

Adrianna Henriquez

From: Rebecca Katsenes <rebeccakatsenes@yahoo.com>
Sent: Friday, May 13, 2016 5:55 PM
To: 1615BeaconStreet
Subject: Staples - Craft - Wiswall Farm property - in Waban, MA

Hi -

I am sending this email in opposition to the home at 1615 Beacon Street, Waban, MA being torn down to build a 24 unit rental property -

I am shocked that such valuable early American homes, hand crafted from board to nail, would be considered worthless and replaced by a 24 unit rental -

Removal of such properties is the removal of our great cultural history and it means the destruction of our past.

This is Waban's oldest homestead.

Other cities and towns value these buildings. Why do we not?

Newton has already become known as the "land of tear-downs" and the character of our neighborhoods are being destroyed.

I urge you to reconsider the destruction of this valuable asset that is part of Newton's past.

Rebecca Katsenes
rebeccakatsenes@yahoo.com

Adrianna Henriquez

From: Norpat Wu <newtwebs@outlook.com>
Sent: Friday, May 13, 2016 5:31 PM
To: 1615BeaconStreet
Cc: Setti D. Warren

Dear Committee,

Please drive through Waban Square at the corner/intersection of Beacon Street -Windsor Road - Woodward St at 3pm when Angier School lets out. I was driving home today at that very moment. Newton employs 2 police officers to control the chaos that happens. Cars passing on the right trying to beat the polices STOP sign allowing people to cross and cars to wait to exit and enter Windsor Road,people in 4 separate crosswalks at one time, people straddling Beacon after turning off Woodward to try to break into the line of cars heading west on Beacon but stopped by crossing police. Its mayham! Please dont add another 30+ cars to the already dangerous intersection. As a 60 year resident of Newton (26 years in Waban) I am asking you to rethink the size of this project--it is just too big for that corner.

Sincerely,
Norman Wu
235 Waban Ave

Adrianna Henriquez

From: Anne Martin <annebadermartin@gmail.com>
Sent: Friday, May 13, 2016 5:24 PM
To: 1615BeaconStreet
Subject: Comments in support of the 1615 Beacon Street (Waban) development,

My name is Anne Martin.

I live at 32 Nehoiden Road in Waban.

I would like to state my support for the affordable housing project listed above.

I have no concerns and believe it could be a great thing for the neighborhood.

While I can understand that the private club may feel it is impinging on their activities, I think the need for affordable housing in Newton is much more important an issues and that solutions can be found that will still allow those members to enjoy their clambakes and other leisure activities.

I also believe that the project will create more vitality for the neighborhood in general, and will make the shops located in the the square here more viable,which in the long run will improve the quality of life for all residents of the area.

Most sincerely,

Anne Martin

617 930-3468

Adrianna Henriquez

From: Matthew Serra <matthew.a.serra@gmail.com>
Sent: Friday, May 13, 2016 5:15 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Regarding 1615 Beacon Street Development

To whom it may concern:

I am writing to voice concern over the scale of, and process for approving, the currently proposed development of 1615 Beacon Street. As a resident of Waban living on Chestnut St with two young children who attend Angier Elementary, our family has a vested interest in this project.

While I know there will always be change in the community, I do believe the proposed development requires further scrutiny before it is allowed to proceed.

The scale of the proposed development is beyond what can be accommodated by the property, especially given its location in the middle of Waban's already crowded village center. This particular property abuts the two main streets and other fully developed properties. The 5 foot setback called for in the developer's plans is far too small for safe and comfortable passage. This area is already difficult and dangerous for drivers, pedestrians, and cyclists - especially when children are traveling to and from Angier Elementary. These challenges already exist despite the daily deployment of crossing guards and law enforcement during rush hour. The development of a structure which further restricts visibility, adds up to 31 additional vehicles, and reduces on-street parking spaces along Windsor Road can only further exacerbate this situation.

It is very important that any proposal for this property be studied very carefully, and that the developer engage with the community on the design of a more sustainable and reasonable project. The decisions made here will affect Waban village for decades to come, therefore this project must not be taken lightly or approved hastily.

I strongly believe it is both fair and reasonable that any plan not conforming to the City of Newton's zoning laws be carefully studied by the city and its residents. Such a process is far more likely to result in a project design that better fits the infrastructure, history, and livability of Waban. I firmly believe this course of action is in the best interest of existing and future residents of Waban, including those that will ultimately occupy 1615 Beacon Street.

Respectfully,

Matthew Serra
646 Chestnut St, Waban.

Adrianna Henriquez

From: Simon Stillwell <stillwellsimon@gmail.com>
Sent: Friday, May 13, 2016 5:01 PM
To: 1615BeaconStreet
Subject: 1615 Beacon Street development

To whom it may concern,

I am writing to you about the The Staples Craft House proposed development at 1615 Beacon Street.

I oppose this development on the following grounds:

The Craft House building is of significant historic interest and should be preserved. In fact it was only last year that it was awarded a landmark designation, which I understand covers the whole property and not just the structure itself. We should take pride in the few historic properties we have left. It is a significant designation and dwarfing this house with a modern block of apartments would be a tragedy.

The proposal pays lip service to the landmark designation by leaving the house 'untouched' but by building a vast structure around it. This is the worst type of rule bending in my view and should be stopped.

The proposal to build a 24 unit apartment block with underground parking for nearly 40 cars on this site is ridiculous. It is completely out of proportion to its surroundings and will I am sure damage the Staples Craft House itself whilst being constructed.

The Waban Square area is already highly congested and this section of Windsor Road is particularly so. There are always cars parked in the street here, cars making u-turns or double parking and a lot of children walk this route to and from school or to get the school bus or T. I fear that having the exit to the underground car park right next to the Windsor Club driveway will create a dangerous situation with an elevated chance of a pedestrian getting hurt. For years I have walked to the Waban T every day for my commute in to Boston and I have nearly been hit by vehicles here many times.

Please do not allow this project to go ahead. It is not needed and it is being proposed on a very sensitive historic site. It is an irreversible decision and one that should not be allowed to proceed.

Please let us stick to the landmark designation. It was approved for a reason.

Thanks you for your consideration.

Simon Stillwell, 18 Moffat Road.

Adrianna Henriquez

From: Kathleen Kouril Grieser <kik860@mail.harvard.edu>
Sent: Friday, May 13, 2016 5:00 PM
To: 1615BeaconStreet
Subject: Comment re 1615 Beacon St. (the Staples-Craft Farmhouse) 40B Project Eligibility Application

To Mass Housing Partnership,

I urge you to refuse a site eligibility determination and letter to the applicants who propose to construct a 24-unit apartment building wrapped around one of Newton's most significant historic structures at 1615 Beacon Street in Waban for the following reasons:

1. The corner of Beacon St. and Windsor Rd. in the heart of Waban village is already a very dangerous intersection. The addition of cars associated with 24 new housing units, and the design of the vehicle access points to new structure itself would render that intersection even more dangerous.
2. Those eligible to be housed in the proposed affordable units are required to have low incomes. Low-income households are more likely to include members from protected classes under the federal Fair Housing Act and less likely to be able to afford to own a car. Low-income residents of the affordable units can be expected to include adults dependent on public transportation would need to walk to the MBTA station and children who would need to walk to Angier School. Since low-income residents of the affordable units could be expected to need to walk across the intersection made more dangerous by the proposed development, more than those who can afford to own cars, the new development would impose a negative disparate impact on the very people Chapter 40B is intended to help. A dangerously unsafe intersection, made more unsafe by the proposed development, would have a disparate impact on protected classes of residents. That disparate impact puts this proposed development in violation of the federal Fair Housing Act.
3. The negative impact of allowing the derogation of Waban's first colonial homestead and the remaining land that has been a part of the Staples-Craft Farm since 1688 is simply too profound to allow this proposal to advance. It would be difficult to imagine a site less "eligible" for a 40B luxury apartment building. We have a duty to preserve our history, and an obligation to steward our cultural heritage to future generations. That obligation trumps all others in the case of this important historical asset.

Thank you for considering my views.

Yours truly,
Kathleen Kouril Grieser
258 Mill Street
Newton, MA 02460

Adrianna Henriquez

From: HR@aol <houstonread@aol.com>
Sent: Friday, May 13, 2016 4:52 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Save John Staples Farmstead

>
> Dear Mayor Warren,
>
> We are writing to voice our strong opposition to the proposed development on the historic Staples Farmstead site at the corner of Beacon Street and Windsor Road in the heart of Waban. Though we applaud the idea of affordable housing near public transportation, the proposed development is not suited for Newton. It is too big, too dense, too close to the property lines and most importantly inappropriate for a property listed in the National Registry of Historic Homes. The structure at the front of the property deserves to be saved. The current design places this historic building in jeopardy.
>
> In addition, the number of safety and traffic issues that could arise are numerous. Many kids walk through Waban Square to Angier School. We are astounded that an underground garage is being considered.
>
> The developer seems to have no interest in meeting with the community nor any commitment to affordable housing. His goal appears to cram in as many units as possible.
>
> Please do everything to stop this development.
>
> Sincerely
>
> Katherine Read and John Houston
> Sent from my iPhone

Adrianna Henriquez

From: Stephanie Racin <sracin@comcast.net>
Sent: Friday, May 13, 2016 4:42 PM
To: 1615BeaconStreet
Subject: 1615 Beacon Street

To the Members of the Newton Planning Commission:

I have been a resident of Waban for over 30 years. You are the public servants **who represent the citizens of Newton** and who should put the interests of its citizens ahead of the needs and desires of the developers and lawyers who care only about their profits. What is the goal of these developers? To build as many projects as they can and if they can do that by including some affordable units (which may only have a 15 year life), that's what they will propose. If more money was to be made by developing a parcel as a single family house, that is what the developer would be proposing. Is the goal of the planning commission to create a densely populated city that does not resemble the present city of Newton with its gardens and green spaces? Is it the goal of your commission to insure that the traffic in Newton will become unbearable and threaten the lives of pedestrians and bikers?

The latest affront to the citizens of Waban is proposal to transform the Peck House into a 24 unit apartment complex. This is an historic site in Waban and this massive project is totally out of scale with the village and the neighborhood. It does very little to solve the housing problem, but it will alter the character of Waban forever. I have not met one person in Waban who thinks this is a good idea.

We are members of the Windsor Club and this project will ruin this cherished neighborhood institution. This one project nearly doubles the number of residents on Windsor Road.

In addition the environment will be negatively impacted by a development of this size and scope due to the need for massive energy and water resources on a lot designed for a single family home. The introduction of many more cars in the neighborhood will increase pollution as well.

Please carefully consider what this and other similar projects are doing to the city of Newton.

Stephanie Racin

Adrianna Henriquez

From: David Governo <dgoverno@GOVERNO.COM>
Sent: Friday, May 13, 2016 4:35 PM
To: Alexandra Ananth
Cc: tgoverno@dovercorp.com; David Governo
Subject: Governo family objection to 1615 Beacon Street Application for 40B Project Eligibility

David M. Governo
Tina S. Governo
163 Dorset Road
Waban, MA 02468
617.332.0355

May 13, 2016

Ms. Alexandra
Ananth
Chief Planner for Current Planning
Newton Planning and Development Department
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Re: 1615 Beacon Street Application for 40B Project Eligibility

Dear Ms. Ananth

We are writing to you to register our personal objections to the proposed 40B development at 1615 Beacon Street.

Tina has lived in Waban for over fifty years, attended Angier School and her father Thomas Sabin lives nearby on Collins Road. David has served the Waban community as the president of the Windsor Club and now as a Trustee of the charitable trust that owns the property at 1601 Beacon St. a direct abutter to the proposed development.

David has sent you an objection on behalf of the Windsor Club and we would now like to formally register our family's objection to this project for the reasons articulated in the Windsor Club's May 13, 2016 letter.

The proposed project is an abuse of the 40B process as it attempts to take advantage of the process for the developers' personal gain rather than for the benefit of the community. The historic nature of the site alone should be sufficient reason to locate the project elsewhere. This is luxury housing not affordable housing. The application does not comply with the rules and fails to demonstrate the building's mass and lack of appropriate size and location for the site.

We are among the vast majority of the Waban families who see this as a potential eyesore that would forever change the character of our neighborhood for the worse. Please deny this application.

Very truly yours

//s
David M. Governo

Adrianna Henriquez

From: Nary, Tamara <nary@fas.harvard.edu>
Sent: Friday, May 13, 2016 4:38 PM
To: 1615BeaconStreet
Subject: Save the 1615 Beacon St. property

To Whom it May Concern:

The Staples-Craft-Wiswall property is a true treasure – established in 1688 – Waban’s oldest homestead. To impose a 24 unit apartment complex on that space would be a tragedy for the village. Has there been a serious study done on the traffic impact? I urge preservation of the property. It should not always be about the money.

--

Tamara H. Nary
Programs Administrator
Ukrainian Research Institute
Harvard University
34 Kirkland Street
Cambridge, MA 02138
617.495.3549 / fax 617.495.8097

Adrianna Henriquez

From: dianepuerta@comcast.net
Sent: Friday, May 13, 2016 4:37 PM
To: 1615BeaconStreet
Subject: Do Not Distroy this Property

I oppose the conversion of the property to an apartment complex.

This is the oldest house in Newton, we need to keep it that way.

This is an inappropriate place for an apartment house. It will create more traffic, particularly at rush hour/Angier drop time, exacerbate the parking problems in Waban and a modern building is not in keeping with the architecture in Waban Square.

Adrianna Henriquez

From: Liz Oh <lizoh3@gmail.com>
Sent: Friday, May 13, 2016 4:22 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Concerns with 1615 Beacon street

To Whom It May Concern,

My family moved to Waban almost 2 years ago and while we were not specifically looking to live in Waban, our realtor told us about the amazing community. Now that we have been here for a couple of years, we totally understand why!

The Windsor club has been a great asset to creating that neighborhood feel. We are concerned about the development of such a large building so close to the Windsor club mainly for safety reasons. The increased traffic and parking garage that is proposed could be a safety hazard for children who are walking/biking to the Windsor club. Also, the proximity of the building to the pool area could pose a safety risk to children who are swimming below and parent may be worried about resident who have the ability to and could take advantage of spying on young children from above. The Windsor club is one the last remaining neighborhood clubs in the city. Please don't make families choose between safety of their children and their desire for community.

Finally, I admit that our home is a new construction, but now that we live here, we have come to appreciate the history and the architecture of this area. My fear is that a large 3 story building would be out of place in a historic area of the city.

I know that you all deeply care about the city of Newton as we do, and I hope that you consider the concerns of the residents over developers who's interests is purely financial.

If you have additional questions, I'd be happy to discuss further.

Sincerely,
Elizabeth Oh

Sent from my iPhone

Adrianna Henriquez

From: Melanie Henriques <henriquesm@comcast.net>
Sent: Friday, May 13, 2016 4:21 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon Street, Waban

To whom it may concern,

I'm writing regarding the development currently planned for 1615 Beacon Street, in Waban.

Looking at the plans, the scale of the development is not in keeping with the neighborhood. The size of the buildings and the very small (5') setback from the neighboring property far exceed the other buildings in the area. And the number of additional cars in Waban Square can only lead to more traffic and parking issues. The volume and flow of traffic already bad enough with the new traffic lights during school dropoff and pickup hours, and parking can be difficult to find at other times near the stores.

Please reconsider the size of the development to make it fit into the neighborhood, with input from the community. The developers don't have to live with the impact of a building of this magnitude; the neighbors do.

Sincerely,
Melanie Henriques

Adrianna Henriquez

From: Humphrey, David <dhumphrey@baincapital.com>
Sent: Friday, May 13, 2016 4:18 PM
To: 1615BeaconStreet
Subject: Concern

I am writing to express significant concern about the proposed development at 1615 Beacon Street in Waban.

I appreciate and respect the goals of lower income housing development very much.

However, the proposal is far too large for the site and would introduce significant safety and traffic concerns to the intersection and area. This is already a very challenging intersection with lots of pedestrian traffic and many near accidents. A large development with an underground parking garage will exacerbate this problem significantly.

Additionally the structure would overwhelm the 0.7 acre lot and appears designed to maximize the developer's return irrespective of the needs of the neighborhood or the residents of the development.

I ask that the housing commission reject or request significant modification to the current proposal.

Best,

David Humphrey
206 Windsor Road

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Bain Capital, LP
Boston, MA USA
+1 (617) 516 2000

Adrianna Henriquez

From: Britt Bardinelli <bardinelli@gmail.com>
Sent: Friday, May 13, 2016 4:17 PM
To: 1615BeaconStreet
Subject: 1615 Beacon Street

To the Planning Department,

I am writing to express my extreme disappointment in the plans for 1615 Beacon Street. It is unfathomable to me that we can allow a developer to destroy this building site with little regard for its history or significance to Waban. It is a designated Local Landmark and is listed on the National Register of Historic Places. The existing farmhouse, part of the Staples-Craft-Wiswall Farm, dates to c.1750 (evidence suggests that an earlier farmhouse at the site was constructed c.1690). According to the **Newton Historical Commission's Landmark Report** on the property, the house "provides the oldest link in Waban to its agricultural beginnings." Do these designations mean anything ?

How do 24 multi-family housing units with underground parking, jammed into an already congested village intersection, honor our shared history? The mass and scale of the building are completely out of character with the neighboring structures. It would completely overshadow the Windsor club, a integral part of the Waban community. Do we really believe that this developer who has only a business interest in the project share any of the interests or concerns with the tax paying residents of Waban? It would be a travesty to our history to let this project proceed as planned. Please consider the negative impact to our community and stop this project before it goes any further.

Respectfully Yours,
Britt Bardinelli
45 Mossfield Road
Waban

Adrianna Henriquez

From: Matthew K. Scott <matthewkscott@gmail.com>
Sent: Friday, May 13, 2016 4:12 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Concerned Waban resident re: development of 1615 Beacon St

To whom it may concern:

As a Waban resident, I am writing to express my concern about the proposed development of 1615 Beacon Street and the impact it will have on our community livelihood and historic integrity of our beautiful village.

In reviewing the developer plans, the size and scale of the massive proposed structure is completely inappropriate and incongruous with the rest of the town. Additionally, with set-backs of only 5 feet from the Windsor Club, it will dramatically impact the feel and safety of the club; children currently play on the adjacent lawn, there will be a parking garage entrance encroaching on the entrance to the club and the sidewalks, and the privacy of the pool and tennis courts are compromised due to the height and window views from the building.

Furthermore, the Farmhouse is one of the oldest remaining historic landmarks in Waban (if not the oldest) and it is on the national registry of history places, and building a 21 unit monstrosity around it is not honoring the intent of that protection.

Additionally, the new development and garage will cause significant congestion in Waban Village and remove parking spaces for those trying to make a quick trip into Waban Market or Barry's Deli. It will inconvenience community members and also negatively impact the stores' business.

Lastly, it is very disheartening that despite numerous attempts of neighboring residents and businesses to contact the developers to offer recommendations for this property, the developer has completely ignored those efforts and made these plans without any involvement from the community.

On behalf of my family and our community, I would ask that this development be reconsidered. Thank you in advance for your time and consideration.

Sincerely,
Matthew Scott
24 Pilgrim Rd

Adrianna Henriquez

From: Chip Franklin <cfranklin02@yahoo.com>
Sent: Friday, May 13, 2016 4:09 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Support for open 40B projects

Good afternoon all,

As a Waban resident, I'm a strong supporter of greater density village cores, and the 40B process as a way to create opportunities to strengthen our village centers. I believe in the benefits that density can bring, especially as a way to build community around a shared goal. However, the process only works if it's respectful and inclusive of local input, and the current process has shown few signs of being so.

Please give us the chance to direct the growth that will benefit our village, and ensure that the developer works with local groups to govern project elements integral to the character of our village (in particular, setbacks, traffic impact and overall scale / height). Let's model a 40B process that works, instead of one that maximizes developer profit at the expense of village vitality.

Thank you,

Chip Franklin
1791 Beacon Street

Adrianna Henriquez

From: cmkirtz@comcast.net
Sent: Friday, May 13, 2016 4:05 PM
To: 1615BeaconStreet
Subject: Opposition to proposed John Staples Farmstead/Peck house development

Dear Planning and Mass Housing department and Mayor Warren,

In addition to the comments my husband and I recently shared, I would like to point out that the traffic in Waban Square is already difficult for motorists and for children walking to and from Angier School. There is always congestion around Starbucks and the turn onto Wyman Street; entering traffic from Woodward onto Beacon can be problematic. More cars and congestion would be a nightmare - and that's without considering the safety of children in the neighborhood who walk to and from school daily.

Carol Kirtz

Adrianna Henriquez

From: Beth Lehman <blehman@gwwade.com>
Sent: Friday, May 13, 2016 3:58 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: John Staples Farmstead proposal must be scaled down

To Whom It May Concern:

My husband Tim McAllister and I are both attorneys and long-time Waban residents (92 Carlton Road) and we are writing to oppose the development proposed for the John Staples Farmstead at 1615 Beacon Street. We are also members of the Windsor Club, where we and our kids (8 and 10) enjoy lots of community activities. My husband has owned our house in Waban since 1986. He and I have been there together for almost 15 years. We love our neighborhood and the Angier school community.

We are gravely concerned about the overall aesthetics of this proposed project given the rest of the neighborhood. It is enormous. We are also especially concerned about the size of the project and the effect that may have on the safety of our kids – and many others – at the club next door. Right now this is a lovely, walkable, safe neighborhood. To be clear, we have no objection to a much scaled down 40B project at this site. The proposed project, however, is way, way too large. The developers must be required to re-draw the proposal so that it is consistent with the overall neighborhood and also incorporates the feedback of the community in a much more meaningful way. This is not the kind of large scale development that belongs in Waban. Please, please have this proposal scaled down, for the safety of our children next door and to retain the lovely quality of the current neighborhood.

Very Truly Yours,
Beth Lehman and Tim McAllister
92 Carlton Road, Waban

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Adrianna Henriquez

From: Scott Oran <scottoran@me.com>
Sent: Friday, May 13, 2016 3:50 PM
To: 1615BeaconStreet
Subject: 1615 Beacon Street

I am writing in support of the requested Project Eligibility Letter for 1615 Beacon Street.

This project appears to be thoughtfully conceived and exceptionally well located, simultaneously restoring and preserving an important historic structure while placing desperately needed transit-oriented, mixed-income housing in one of Newton's village centers.

Not only is the site very appropriate for residential development with Waban village amenities surrounding, including the adjacent Windsor Club and Waban Market and MBTA Green Line stop across the street, its eventual development would help negate the recent consistently anti-housing stance of Newton's Zoning Board of Appeal which has made spurious claims and placed undue burdens on recent affordable housing proposals, virtually stopping the production of affordable housing in Newton.

The conceptual project design is very good with restoration of a historic structure which becomes the centerpiece of a new building that serves as a backdrop to the restored historic structure.

Based on the reported purchase price of \$2.1 million, the project appears financially feasible.

The project will apparently will be owned by a limited dividend organization which controls the site.

In sum, the project appears generally eligible under 760 CMR 56.04.

Best,

Scott Oran

Scott Oran
147 Prince Street
Newton, MA 02465

Adrianna Henriquez

From: Kate Scott <katejscott1@gmail.com>
Sent: Friday, May 13, 2016 3:43 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Concerned Waban resident re: development of 1615 Beacon St

To whom it may concern:

As a Waban resident, I am writing to express my concern about the proposed development of 1615 Beacon Street and the impact it will have on our community livelihood and historic integrity of our beautiful village.

In reviewing the developer plans, the size and scale of the massive proposed structure is completely inappropriate and incongruous with the rest of the town. Additionally, with set-backs of only 5 feet from the Windsor Club, it will dramatically impact the feel and safety of the club; children currently play on the adjacent lawn, there will be a parking garage entrance encroaching on the entrance to the club and the sidewalks, and the privacy of the pool is compromised due to the height and window views from the building.

Furthermore, the Farmhouse is one of the oldest remaining historic landmarks in Waban (if not the oldest) and it is on the national registry of history places, and building a 21 unit monstrosity around it is not honoring the intent of that protection.

Additionally, the new development and garage will cause significant congestion in Waban Village and remove parking spaces for those trying to make a quick trip into Waban Market or Barry's Deli. It will inconvenience community members and also negatively impact the stores' business.

Lastly, it is very disheartening that despite numerous attempts of neighboring residents and businesses to contact the developers to offer recommendations for this property, the developer has completely ignored those efforts and made these plans without any involvement from the community.

On behalf of my family and our community, I would ask that this development be reconsidered. Thank you in advance for your time and consideration.

Sincerely,
Kate Scott
24 Pilgrim Road

Adrianna Henriquez

From: Beller, David I. <David_Beller@hms.harvard.edu>
Sent: Friday, May 13, 2016 3:37 PM
To: 1615BeaconStreet
Subject: proposed 40B

I realize that the city has limited capacity to address the placement of 40 B developments . Nevertheless it seems the city should be proactive in protecting the small village of Waban by considering the impact of the proposed project in the context of the already excepted 40 B development plan just down the street at the former Philip Neri Church .

Now, as specifically relates to the current proposal , it is clear that the scope of the project is simply too massive for the space which it would occupy . Second it seems obvious from the plans that the proposed addition to the existing house would dramatically compromise the aesthetic appeal of a house that was first built in the 1700s . Third it is my understanding that not only the house but the property on which the house sits is on the national historic register. I think there is little question that the proposed addition would totally compromise this historic site .

Beyond that, there is the question of how the significant addition of living and parking spaces would translate into traffic flow and pedestrian safety in an area so close to a public school , where children are continually walking to and from the school along Windsor Road .

Finally, Waban is a small and historic village. The addition of two proposed 40 B developments within two blocks of the center of the village cannot help but impact adversely on this small and historic nature which its residents so value .

Since the city believes it has fulfilled its 40 B requirement , it would seem reasonable to put any further projects on hold until this matter is resolved. Is this a possibility? The problem with 40 B developments, it would seem, is that the developers need to design buildings of a significant scope in order to make that project financially feasible. This massive scope is often completely incompatible with the architectural and aesthetic context in which it finds itself . Thus it seems that if the city cannot define the most appropriate areas in which 40 B developments are to be situated , then they are obligated , minimally , to protect the current residence of Newton by enforcing size end architectural restrictions that make these developments less objectionable .

Sincerely,
David Beller and Judy Bongiorno
74 Windsor Rd
Waban

Adrianna Henriquez

From: Lee <l.landsman@comcast.net>
Sent: Friday, May 13, 2016 3:28 PM
To: 1615BeaconStreet
Subject: 1615 Beacon Street

Lee Landsman
239 Windsor Road
Waban, MA 02468

May 13, 2016

Dear Planning and Development Department,

I was pleased to attend the unanimous vote last year designating 1615 Beacon Street a landmark, thus protecting this historic building and its lot.

The proposed apartment block would surround the landmarked structure and fill the site, denying the building of its context. Furthermore the apartment block is out of scale with the historic structure and with Waban Squares collection of historic buildings.

The proposed underground garage would exacerbate an already tortuous traffic condition at the street corner and across from the market. It is an accident waiting to happen.

Sincerely,

Lee Landsman

Adrianna Henriquez

From: John Koot <jkoot@verizon.net>
Sent: Friday, May 13, 2016 3:30 PM
To: 1615BeaconStreet
Subject: Against the proposed apartment building

Over the past century, various entrepreneurs have sought to build restaurants, motels, theaters, and even a casino on portions of the Civil War battlefield at Gettysburg. While the proposed apartment building on the site of the Staples-Craft House in Waban has a more laudable social goal, it is no less a violation of history and good sense. Although the MBTA Green Line runs through Waban, as a village center Waban retains more of its small-town, even rural, atmosphere than most other village centers in Newton.

It does not matter that the height of the new building is “only” 34’4”—it will still overwhelm the existing historically-significant house and grounds. Nor does it diminish the historic value of the site that the house and its surroundings have undergone alterations over the years. Despite those changes, the corner lot preserves the aura of an earlier day, when Waban held both orchards and a nursery. Leaving aside the historical significance of this particular site, the area itself is simply inappropriate for erecting an apartment building of such mass and scale.

I strongly urge you to reject the proposed plan for an apartment building on this site.

John Koot
430 Winchester St
Newton Highlands

Adrianna Henriquez

From: Cristina Alexander <crisinabalexander@gmail.com>
Sent: Friday, May 13, 2016 3:23 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Concerns

Hi, I am a longstanding member of the Waban community. I have concerns about the proposal for this large building with underground parking on a very small parcel of land. I am concerned about the safety of this garage with access close to the street, right at an already confusing intersection that is where children frequently cross, including when going to school.

Thank you,
Cristina Alexander

Sent from my iPhone

Adrianna Henriquez

From: William Kirtz <cbkirtz@gmail.com>
Sent: Friday, May 13, 2016 3:21 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposition to proposed John Staples Farmstead/Peck house development

Dear Planning and Mass Housing Department and Mayor Warren:

The proposed development of the John Staples Farmstead/Peck house near the corner of Windsor and Beacon Streets would have a negative impact on a residential neighborhood.

Twenty-four units (and 31 parking spaces) are far too much for a .7 acre area, and a 3 ½ story building would be inconsistent with the ambience of the area, dwarfing the surrounding neighborhood and Windsor Club.

And a 5-foot setback is not nearly enough for this scale of development.

We also note that the proposed development undercuts the need to protect this historical property, which is included on the National Registry of Historic Places.

Thank you for your consideration,

Sincerely,

Carol and Bill Kirtz

Adrianna Henriquez

From: Mike Hill <mhill11@comcast.net>
Sent: Friday, May 13, 2016 3:20 PM
To: 1615BeaconStreet; Setti D. Warren; Alexandra Ananth
Subject: Revised Comments of Michael Hill and Susan Bear for 1615 Beacon Street Proposed 40B Development

Dear Mayor Warren, Ms. Ananth and the Newton Planning Department:

Please use the comments below instead of the ones we sent earlier today.

Thank you,

Michael Hill and Susan Bear

++++
++++

Michael Hill and Susan Bear
55 Windsor Road
Waban, MA 02468

May 13, 2016

Newton City Hall
Planning and Development Department
1000 Commonwealth Ave.
Room 202, 2nd Floor
Newton MA, 02459

Re: 1615 Beacon Street Proposed 40B Development Comments

My wife, Susan Bear, and I live on 55 Windsor Road with our two children. We recently learned about the proposed development at 1615 Beacon Street -- two houses away from us on Windsor Road. We are absolutely shocked that a project as massive and out of character with the neighborhood could even be proposed. The thought of seeing a structure such as this as you enter the quaint village of Waban is disturbing given the historic nature of the property. The existing historic Staples – Craft farmhouse / property sets the tone as the gateway to Waban in terms of its architectural features and fit with the neighborhood. Set out below are the reasons we are completely against this project moving forward.

1) The footprint, height (40 feet 10 inches) and close proximity (5 feet, 2 inches) of the proposed building to the property line and sidewalk is too massive. The proposed development is completely out of proportion to the 0.71-acre-property with 38 parking spaces and 24 apartments at 3.5 stories high – 9 feet taller than the existing historic house. The bulk, height and mass of the building will dwarf the surrounding area and village center. In addition, the size of the building will cast shadows on adjacent properties.

2) The lack of appropriate buffer zones (the plans calls for 5 feet 2 inches) will destroy the aesthetic character of the neighborhood. The inappropriate setback will not allow for buffer plants to grow adequately.

3) This is an extremely busy area, especially at morning rush hour, before and after school hours, evening rush hour and all of the shopping traffic throughout the day. The close proximity of the underground garage opening onto the sidewalk and street is extremely dangerous. Drivers won't see pedestrians including many children walking along the Windsor Road or oncoming vehicular traffic as they exit the garage.

4) The additional curb cut to allow for another entrance on Windsor Road will eliminate valuable parking and add yet another threat to an already dangerous and congested area for cars and pedestrians.

5) There are already three traffic lights within 75 yards of the proposed project and four traffic lights within 1.5 blocks. The current Windsor Road, Woodward Street and Beacon Street intersection is already problematic despite these nearby traffic lights. Anyone who tries to cross this intersection by foot or car knows the perils of this intersection. The proposed project will further exacerbate the existing traffic problems and safety.

6) This property, known as the Staples-Crafts-Wiswall Farm, was listed on the National Registry of historic places in 1986 and just last year, on April 23, 2015, the Newton Historical Commission unanimously approved this location as a National Historic Landmark Preservation Site. Surely, the City of Newton recognizes the historical significance of this property for many reasons. The Newton Historical Commission approved this property as it is “an architecturally significant... example of 18th-century architecture.” Furthermore the City's Landmarks Ordinance provides the highest level of protection for properties determined to be the most architecturally or historically significant. Under Landmarks Program, the Newton Historical Commission identifies buildings, structures, landscapes and places which define the historic character of the city and have over time, helped to establish a sense of place.

What a tragedy that this property, once owned by William Strong, the visionary and founding father behind Waban Village and surrounding area as we know it today could be ruined by careless stewardship and overzealous planning. Newton must stand up and walk the talk to preserve the fabric of our community.

7) What makes this project disgraceful is that that developer has indicated that he has no intention of meeting with the neighbors and community. This indicates to us that he will be a difficult and disrespectful neighbor and do whatever he can get away with and more. It is our understanding that the previous owner had a history of disregarding the zoning regulations. It is unclear to us whether or not he is involved with the project, but it is clear that the new ownership is sending the message that they don't care about the neighborhood safety, history and aesthetics.

8) Furthermore, it is our understanding that Newton's affordable housing stock already makes up 1.5% of the eligible land. Therefore, the waivers afforded by Chapter 40B to Newton's zoning laws do not apply to this site. We urge Newton's Zoning Board of Appeals to invoke the 1.5% threshold to this property and preserve the integrity and safety of our neighborhood.

We appreciate the opportunity to voice our concerns. Let's strive to maintain the integrity and character of the village of Waban in Newton and have smart development that fits into the neighborhood and preserves the area that the people of Waban chose to live in. Not only to the current and future residents deserve this, but so do any future residents of 1615 Beacon Street.

Sincerely,

Michael Hill and Susan Bear

Michael C. Hill
Cell: (617) 413-6107

From: "Mike Hill" <mhill11@comcast.net>
To: 1615BeaconStreet@NewtonMa.gov, swarren@newtonma.gov, aananth@newtonma.gov
Sent: Friday, May 13, 2016 1:58:33 PM
Subject: 1615 Beacon Street Proposed 40B Development Comments

Michael Hill and Susan Bear
55 Windsor Road
Waban, MA 02468

May 13, 2016
Sent Via E-Mail

Newton City Hall
Planning and Development Department
1000 Commonwealth Ave.
Room 202, 2nd Floor
Newton MA, 02459

Re: 1615 Beacon Street Proposed 40B Development Comments

Dear Mayor Warren, Ms. Ananth and the Newton Planning Department:

My wife, Susan Bear, and I live on 55 Windsor Road with our two children. We recently learned about the proposed development at 1615 Beacon Street -- two houses away from us on Windsor Road. We are absolutely shocked that a project as massive and out of character with the neighborhood could even be proposed. The thought of seeing a structure such as this as you enter the quaint village of Waban is disturbing given the historic nature of the property. The existing historic Staples – Craft farmhouse / property sets the tone as the gateway to Waban in terms of its architectural features and fit with the neighborhood. Set out below are the reasons we are completely against this project moving forward.

1) The footprint, height (40 feet 10 inches) and close proximity (5 feet, 2 inches) of the proposed building to the property line and sidewalk is too massive. The proposed development is completely out of proportion to the 0.71-acre-property with 38 parking spaces and 24 apartments at 3.5 stories high – 9 feet taller than the existing historic house. The bulk, height and mass of the building will dwarf the surrounding area and village center. In addition, the size of the building will cast shadows on adjacent properties.

2) The lack of appropriate buffer zones (the plans calls for 5 feet 2 inches) will destroy the aesthetic character of the neighborhood. The inappropriate setback will not allow for buffer plants to grow adequately.

3) This is an extremely busy area, especially at morning rush hour, before and after school hours, evening rush hour and all of the shopping traffic throughout the day. The close proximity of the underground garage opening onto the sidewalk and street is extremely dangerous. Drivers won't see pedestrians including many children walking along the Windsor Road or oncoming vehicular traffic as they exit the garage.

4) The additional curb cut to allow for another entrance on Windsor Road will eliminate valuable parking and add yet another threat to an already dangerous and congested area for cars and pedestrians.

5) There are already three traffic lights within 75 yards of the proposed project and four traffic lights within 1.5 blocks. The current Windsor Road, Woodward Street and Beacon Street intersection is already problematic despite these nearby traffic lights. Anyone who tries to cross this intersection by foot or car knows the perils of this intersection. The proposed project will further exacerbate the existing traffic problems and safety.

6) This property, known as the Staples-Crafts-Wiswall Farm, was listed on the National Registry of historic places in 1986 and just last year, on April 23, 2015, the Newton Historical Commission unanimously approved this location as a National Historic Landmark Preservation

Site. Surely, the City of Newton recognizes the historical significance of this property for many reasons. The Newton Historical Commission approved this property as it is “an architecturally significant... example of 18th-century architecture.” Furthermore the City’s Landmarks Ordinance provides the highest level of protection for properties determined to be the most architecturally or historically significant. Under Landmarks Program, the Newton Historical Commission identifies buildings, structures, landscapes and places which define the historic character of the city and have over time, helped to establish a sense of place.

What a tragedy that this property once owned by William Strong, the visionary and founding father behind Waban Village and surrounding area as we know it today could be ruined by careless stewardship and overzealous planning.

7) What makes this project disgraceful is that that developer has indicated that he has no intention of meeting with the neighbors and community. This indicates to us that he will be a difficult and disrespectful neighbor and do whatever he can get away with and more. It is our understanding that the previous owner had a history of disregarding the zoning regulations. It is unclear to us whether or not he is involved with the project, but it is clear that the new ownership is sending the message that they don’t care about the neighborhood safety, history and aesthetics.

8) Furthermore, it is our understanding that Newton’s affordable housing stock already makes up 1.5% of the eligible land. Therefore, the waivers afforded by Chapter 40B to Newton’s zoning laws do not apply to this site. We urge Newton’s Zoning Board of Appeals to invoke the 1.5% threshold to this property and preserve the integrity and safety of our neighborhood.

We appreciate the opportunity to voice our concerns. Let’s strive to maintain the integrity and character of the village of Waban in Newton and have smart development that fits into the neighborhood and preserves the area that the people of Waban chose to live in. Not only to the current and future residents deserve this, but so do any future residents of 1615 Beacon Street.

Sincerely,

Michael Hill and Susan Bear

Michael C. Hill
Cell: (617) 413-6107

Adrianna Henriquez

From: MaryAnn & Kevin McCabe <mccabesbos@verizon.net>
Sent: Friday, May 13, 2016 3:08 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Concerns about proposed residential development

To whom it may concern,

I am writing to express my deep concern about the development currently proposed for 1615 Beacon Street in Waban. I have resided in Waban for 15 years and my family and I have put down deep roots in this community. We enjoy walking and biking to Waban Square to shop, run errands at the bank and Post Office, take the T, visit the Library, and use the many offerings of the Windsor Club. The development that is currently being proposed for 1615 Beacon Street has no place in our community.

The size and scale of the proposed development will dwarf the surrounding properties and is out of character with our village. I am strongly opposed to allowing only a five foot setback as it is far too small for a structure of this size. As I walk around the neighborhood, I see "McMansions" being put up on almost every street with only a five foot buffer to adjacent properties. Many neighborhoods across Newton are rapidly losing trees, green space, and sky - at some point we will no longer be able to proclaim ourselves "The Garden City.". In addition, having a building of the height and size that is currently proposed only five feet from the Windsor Club property line will close in and loom over what is currently a wonderful outdoor recreation and community space enjoyed by hundreds of neighborhood families.

Another objection that I have is about safety for pedestrians, especially children. The garage entrance and resulting traffic flow raise significant safety concerns for all of the children (including my 11 year old daughter and 14 year old son) who pass by that property everyday on their way to school, the bus stop, the Windsor Club, the Waban Library, and local shops.

It is not that I am opposed to any multi unit development in Waban. The apartments on Wyman Street are a great example of rental units that are adjacent to transportation and services while still in keeping with the neighborhood - two stories, with lots of green space and trees. 21 units crammed into 0.7 acres at a busy intersection is not smart development, it is excessive and not in keeping with our village and our city. The proposed development will also dwarf an historic landmark and the design shows no thoughtful integration of that landmark - just a large apartment building stuck out the back and squeezed into every last feasible inch of space.

I urge the city to reject this development as it is currently proposed.

Sincerely,
MaryAnn McCabe
39 Agawam Rd.
Waban, MA 02468

Adrianna Henriquez

From: Barbara Smiley <basmiley@comcast.net>
Sent: Friday, May 13, 2016 3:05 PM
To: 1615BeaconStreet
Subject: Please don't

Three stories -- true, the farm house has roof dormers, but it also sits well more than five feet back from the property line (and will be nine feet shorter than the proposed structure). Four, possibly five, trees are to be preserved. There will be a "fitness and community" center (presumably for residents). This proposal just seems so cynical. It also completely disregards the existing village context. It was clearly designed for one goal: maximum profit.

I've been doing research on the history of homes in my community (Newton Highlands) and have been amazed at how real and human and creative the people who developed that village were. I expect the people who built the Waban village were like that too. Is it completely naive to think that developers can build properties that both allow profit and respect the existing scale of the community?

Please don't let this historic property be destroyed for the sake of building 24 new rental units in the center of Waban. Some people would benefit financially, but many more would lose an important part of what makes a village center the heart of a Newton community. (It *is* interesting that this development will have its own community center.)

Adrianna Henriquez

From: Terri Cohen <terrigo77@gmail.com>
Sent: Friday, May 13, 2016 3:04 PM
To: 1615BeaconStreet
Subject: Waban Sq development

Waban Square has historically interesting architecture and is also an area of neighborhood commercial use. Expanding a single family residence to house 24 additional units and parking spaces spoils the neighborhood. For starters there will be less new parking spaces than units and many people will have two vehicles and park their second vehicle on the street. That will make it difficult for neighbors to use the area for commercial use as there won't be adequate parking. Additionally, I find it hard to see more than four units in the space without compromising the integrity of the neighborhood. I am very disappointed in this plan.

Terri Cohen
141 Oliver Rd
Waban

Adrianna Henriquez

From: Katie Brigham <kbrigham@gmail.com>
Sent: Friday, May 13, 2016 2:59 PM
To: 1615BeaconStreet; Setti D. Warren
Subject: 1615 Beacon St

Hello,

I live at 407 Waban Ave in Waban. I am relatively new to Waban (moved here 3 years ago) but quickly fell in love with the tree lined streets and sense of community. While I feel that Waban could certainly use some diversity in its housing stock, as so many smaller houses that go on the market are torn down and McMansions are built, I am concerned about the planned development at 1615 Beacon St.

The size and scale of this project seem really out of proportion for Waban. It will dwarf nearby buildings. It seems like it is much too large of a building for the small lot (24 units in 0.7 acres!)- one of the things I love about Waban is all the green space, and this would destroy a very pretty green space right now. In addition, we have this beautiful new school, which based on the most recent redistricting presentation that I saw, looks like it will already be at ~99% capacity in the near future, so I worry that large developments like this will really crowd the school. An additional concern is the fact that people in the upper floors will be able to see into the Windsor Club and potentially watch the children that gather there. Finally there aren't very many historical places in Waban, and this would take away from the farmhouse's integrity.

I am not opposed to all development on this lot. I would love to see different development designed, one that fits in with the scale of the neighborhood and would not adversely affect the lots neighbors or stress the school system. This proposed development really seems like a bad idea for Waban.

Sincerely,
Kathryn Brigham

Adrianna Henriquez

From: Emily G. Kahn <nhakep@aol.com>
Sent: Friday, May 13, 2016 2:58 PM
To: 1615BeaconStreet; Setti D. Warren

Gentlemen:

This is an outrage to even consider such a project, as that currently proposed for 1615 Beacon Street.

In today's climate of horrific crimes against humanity, you want to be a part of giving a pass to constructing a building where a sick person can watch young people swim - and, quietly stalk, abduct them?

That, alone, is reason to give a "No" on this proposal.

In addition, it would negatively change the tone of the whole neighborhood. Homeowner's have not spent thousands of dollars to buy in to the neighborhood, pay taxes, get involved with their neighbors to have some off-putting, inappropriate building be constructed.

We have voted you in to a position of authority to protect our community.

The expectation is that you will.

I have been a resident for nearly 40 years. I have consciously chosen to remain. Please HELP us maintain a healthy, positive environment.

Thank you.

Sincerely,

Emily G. Kahn
180 Kent Road
Waban, MA 02468

Adrianna Henriquez

From: Terry Whelan <txwhelan@gmail.com>
Sent: Friday, May 13, 2016 2:47 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon Street Development

Dear Newton Planning and Mass Housing:

Hello, my name is Terry Whelan and I am a member of the Waban community. I actually live in Waban Square and can see the Farmstead/Peck home from my front door. I am writing today to express concern about the size and scale of the proposed development. I believe the development is inconsistent with the existing surrounding neighborhood and community. Additionally I find it concerning that the developer has not embraced the Waban community and not sort community input and feedback on the proposed development. As you know community support is imperative to the success of any public or private project. So I ask the board not to support the development in its current form until the community and the developer objections are better aligned. Thank you for your time and service.

Adrianna Henriquez

From: itdfl@levymeister.com
Sent: Friday, May 13, 2016 2:53 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Staples-Craft Farmstead

Hello, Newton Planning Department,

We have some comments about the proposed development to the Staples-Craft farmstead. There are many problems with this project.

1. The proposed development is completely out of scale to the 2-story buildings around it, and to Waban Center in general. The argument is exactly the same as it was for the proposed apartment building on the St. Philip Neri property. It is just way too massive and high compared to everything around it. The tiny, 5-foot setback would make the width of the structure even more overwhelming to its shorter neighbors.
2. It does a disservice to the concept of historic preservation, which should be a key part of the decision whether to approve this process. Dwarfing a farm house that founded Waban Village with a modern structure that surrounds it on two sides pays only lip service to the idea of preserving city history. The small amount of remaining farmland around the house should be considered historic as well, and care taken to preserve it.
3. There would be a loss of precious green space, trees and natural drainage. 40B should not be an excuse to pave or build over over huge amounts of green space. Once paved, always paved. The green space will never come back. Let's not cover it to begin with.
4. It is too dense. Streets in the area cannot sustain the traffic that 38 parking spaces in one small area will bring. At a minimum, a traffic light would be needed at the corner of Beacon and Windsor Road, which is more traffic regulation than this little village center can sustain without becoming hopelessly blocked. The traffic lights recently installed on Beacon St. to accommodate traffic around Angier school are already too numerous and complicated. Another light within 100 feet would be absurd even if it is necessary. And the large amount of pedestrian traffic in Waban Square would be endangered by a large increase in traffic.
5. Let's find a way to build affordable housing, which is definitely needed in Newton, without ruining the character of our villages. There are many ways to design a building that includes affordable housing while allowing developers a reasonable profit, and maintaining the charm and livability that attracts people to Newton (and Waban in particular) in the first place. Zoning laws exist to preserve the quality of life in our city. Let's not use 40B as an excuse to allow variances for greedy developers to ruin our village centers. Let's use it thoughtfully, to increase affordable housing that blends in with the character of each unique Newton village. The developers will not restrain the scale of their own projects. We, the voting citizens of Newton, must do it ourselves, though our city government.

Please require a radical reduction in size and scope of this project.

Thank you.

Sincerely,

Adrianna Henriquez

From: Cheri Biggs <cheri.biggs@yahoo.com>
Sent: Friday, May 13, 2016 2:35 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Development at 1615 Beacon Street

I am writing as a member of the community of Waban to oppose approval for current plans to develop 1615 Beacon Street. The current proposed development is not to scale with the surrounding area, is too close to the property line, and doesn't account for the pedestrian traffic surrounding the area. I have two children who regularly walk this area and have serious concerns over the increased traffic and visibility as they access our neighborhood services including Waban market, the nearby library, and Windsor Club. We should not permit this type of property development which only benefit the developer and do not take into consideration the aesthetics of our charming historic neighborhood. Allowing this kind of development sets precedent for other opportunities and risks changing the approachable nature of our neighborhood.

Thank you,
Cheri Biggs
170 Oliver Road Waban MA

Adrianna Henriquez

From: Inger Karlsson <inger_b_karlsson@yahoo.com>
Sent: Friday, May 13, 2016 2:32 PM
To: 1615BeaconStreet
Cc: swarren@neetonma.gov
Subject: Vote against new development

Hello,

I am writing to express our family's opposition to the proposed development at 1615 Beacon st in Waban. As Waban residents we can attest to the fact that the proposed structure is not in keeping with the character of the neighborhood, particularly as it requires destruction of a historic farmhouse. As a Windsor club member, we also have concerns about the apartments offering a direct view into the pool area where our children are active. We are also very concerned for the potential traffic issues that such construction and increased residential capacity would cause. It is already difficult to get through that intersection at peak commute times and would add danger to families whose children bike and walk in the area. We urge you to consider taking action to ensure this project does not go forward.

Thank you,
Inger & Stefan Karlsson
55 Fairlee Rd
Waban MA
201-675-1777

Sent from my iPhone

Sent from my iPhone

Adrianna Henriquez

From: Malcolm Love <malcolm.love@gmail.com>
Sent: Friday, May 13, 2016 2:24 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Concerns regarding the proposed development at 1615 Beacon Street in Waban

May 13, 2016
Mass Planning and Housing
100 Commonwealth Avenue
Newton Centre, MA 02459

Dear Madam or Sir,

As a resident of the village of Waban, I am compelled to share my views on the proposed development at 1615 Beacon Street in regards to this serious matter. I moved to Waban a couple years ago with my family, attracted to Waban's quiet oasis with its walkable streets and quaint village center. Living just two blocks from the village center, I love being able to send my middle school daughter down the street to the market or Starbucks without concerns of busy streets. Within a week or so of moving to Waban, I already knew many of the local merchants and neighbors that use the village center as a social hub, an actual social hub, not a social media hub as most rely on.

Learning of the plans for a 21 unit facility to be built in the heart of the village center was very concerning to me and my family for a number of reasons. This is not a NIMBY issue. This is an issue of whether or not a single company can radically change an entire village without consulting its residents, addressing possible concerns or engaging them in dialog. I am sure you have received other similar messages of concern from others here in Waban that outline the long list of concerns regarding scale of project, traffic impact, destruction of historic landmarks. I would like to address a different point of view.

My concern is this: that if this development is to proceed, then the unique, quaint, charming social hub that I enjoy every day will be gone forever. There is no way to undo this kind of development. Everyone has some special place that they would hate to see destroyed by poor urban planning. Parks and playgrounds. Ponds. Historic farmhouses and churches. Everyone benefits from the protection of these places. There are many places throughout Newton and neighboring towns that are much more ideal for the development of projects of this scale. It is not the right of a developer to tear down a historic landmark and put up whatever they like in its place.

As a citizen of Newton, I would like to see this process put before the neighbors that will be affected by it and let us be a part of the decision making process. Newton has a solid history of social engagement and civic participation, so I am confident that this message will be well received and will be given due consideration in regards to this very important issue.

Sincerely,

Malcolm Love
711 Chestnut Street, Waban

Adrianna Henriquez

From: Russell Price <bhadleyprice@aol.com>
Sent: Friday, May 13, 2016 2:23 PM
To: 1615BeaconStreet
Subject: Fwd: 1615 Beacon Street Application for Project Eligibility Letter

-----Original Message-----

From: Russell Price <bhadleyprice@aol.com>
To: 1615BeaconStreet <1615BeaconStreet@newtonma.gov>
Sent: Fri, May 13, 2016 2:18 pm
Subject: 1615 Beacon Street Application for Project Eligibility Letter

To: The Planning Board

Ref: 1615 Beacon Street comment letter to Mass Housing Partnership.

The proposed project, at 1615 Beacon Street, Waban, is not appropriate for a residential development. The site is in the middle of a long existing business area, with business enterprises around the sides of the proposed project.

The conceptual design is inappropriate considering the building massing, topography, environmental resources, and integration into future development patterns.

We, the undersigned, respectfully request, that the "1616 Beacon Application for Project Eligibility Letter" be denied.

Sincerely, Russell Price, Beverly Hadley
142 Moffat Road
Waban, MA 02468

Dated: May 13, 2016

Adrianna Henriquez

From: Daniel Egan <dfegan113@gmail.com>
Sent: Friday, May 13, 2016 2:16 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposition to current plan

Good afternoon,

My name is Dan Egan and I have been a Waban resident for 35 years. I am writing today in opposition to the proposed plan to construct a 3 1/2 story structure, standing over 40 Feet tall surrounding the historic John Staple Farmstead/Peck House and containing 24 housing units and 31 underground parking spaces. This size development is not suited for the lot size or for the character of the Village of Waban. The fact that the building will be within 5 ft of the Windsor Club property line is further evidence of its unsuitability for the parcel of land. It clearly infringes on the use and function of the Windsor club by the many members of the Waban community that use those facilities. The pool will be dwarfed by the proposed 40 ft structure and will violate the privacy of all the children and families who use the Windsor pool throughout the summer. The danger posed by parking over 31 vehicles on the property will severely impact an already congested area of Waban and will be a safety hazard to children going to and from school as well as pedestrian traffic throughout the day. Finally, beyond the building size problems, the encroachment on the Windsor club facilities, privacy issues, traffic safety issues, and unsuitability for such a structure on a historic piece of property, the developers arrogance in not even consulting with the abutters and neighbors shows a total disregard for consideration and cooperation with the community. I would hope that the city would oppose this development in the strongest manner possible.

Thank you for your consideration of my input.

Sincerely,
Dan Egan

Sent from my iPhone

Adrianna Henriquez

From: Sara K., Creative <sarakcreative@gmail.com>
Sent: Friday, May 13, 2016 2:06 PM
To: 1615BeaconStreet; Setti D. Warren
Cc: info@waban2020.org
Subject: Peck House/1615 Beacon 40B Development Objection

Dear Waban Neighbors and Community Leaders,

As a new resident, the Peck House/1615 Beacon project has been the topic of nearly every conversation that has arisen in my short time here--and it has not been a positive one.

Having looked into the details, both the process and scope are understandably points of contention.

Bypassing local zoning laws is never endearing to neighbors, regardless of reason. Local zoning exists because residents value the nature and character of their area.

The proposed development project not only bypasses local zoning, but is significantly out of character and scale with the town center and neighborhood. And to literally back up within 6 feet of an existing structure is beyond unreasonable--to say nothing of the resulting privacy issues with the Windsor Club, of which I am a member.

In addition, as a parent to an Angier school student, the significant addition of traffic from 31 new cars to the center area is a major concern as well.

I am a proponent of effectively planned and managed growth developments that include affordable housing. As it currently stands, I cannot support this project. My hope is that collectively the community can come together to revise this proposal to a smaller, safer, and more historically appropriate scale.

Thank you,
Sara Kaminski

221 Dorset Road
Waban, MA

sara k., creative
sarakcreative@gmail.com
617-697-8907

Adrianna Henriquez

From: Barbara E. Epstein <barbepstein@gmail.com>
Sent: Friday, May 13, 2016 2:03 PM
To: 1615BeaconStreet
Subject: 1615 Beacon Street Waban

Dear Newton Planning and Mass Housing,

I am writing to oppose the plan for new construction on Beacon Street. It's a pity the landscape of the city has been driven by greedy developers who have no vested interest in the community other than for the almighty dollar.

The developers have shown NO interest in involving the community in the design despite numerous efforts of abutters to contact them.

The Historical integrity of the Farmhouse. The farmhouse was the original Waban Farm consisting of 93 acres. Its land and building have been put on the national registry of Historic Places. This development will clearly take away from its integrity. Also why are these developers allowed to destroy village's history?

Safety and security of our children; People walk or bike to the club on their own and will pass directly in front of the entrance/exit to the garage. The short exit ramp out of the 31-car garage directly onto the street is not safe for children walking and biking along the sidewalk. Currently children play on the adjacent lawn.

5 ft setback is too small for this type of development; 21 units is too much for 0.7 acres; structure is out of proportion with current neighborhood buildings; too high a percentage of luxury condos

I hope you will take these valid points into consideration and maintain and respect the integrity of the Waban neighborhood.

Thank you,
Barbara
Waban resident for 10 years.

Barbara E. Epstein
barbepstein@gmail.com

Adrianna Henriquez

From: James Freas
Sent: Friday, May 13, 2016 1:54 PM
To: 1615BeaconStreet
Subject: FW: Staples-Craft Farmstead

From: Setti D. Warren
Sent: Friday, May 13, 2016 1:18 PM
To: James Freas; Dori F. Zaleznik
Subject: Fwd: Staples-Craft Farmstead

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: jim.knocke@compass-fci.com
Date: 05/13/2016 8:22 AM (GMT-05:00)
To: "Setti D. Warren" <swarren@newtonma.gov>
Subject: Staples-Craft Farmstead

To: Mayor Setti Warren

Dear Mr. Mayor,

I wanted to share my thoughts regarding the proposed development designed to eclipse the founding settlement of our village.

It seems today that developers today think of Newton as the New-Bronx; once an open, rolling-hill green space, destined to be paved, overshadowed, obliterated. This proposed development is inappropriate on so many levels, I hardly know where to begin.

1. Historical context. The Staples-Craft Farmstead is perhaps the only colonial-era structure remaining in Waban. It is the homestead of our entire community, and (along with Lincoln field) all that is left of a once sprawling colonial farm. This proposal seeks to diminish this historical gem in every way, towering over it, enveloping it on 2 sides, and thereby removing any connection to the land it once overlooked. Imagine wrapping a 40+ foot structure, bending around 2 sides of the Jackson Homestead. Ridiculous? Indeed!

There is no place for a structure greater than 2 stories in any proximity to this property. The monolithic footprint as well, consuming every available square foot of green space, mocks the entire concept of an historical farmstead; it must be reduced to a single-sided abutment to the house, or separated into two less imposing structures.

The Staples-Craft Farmstead is an historical anchor to our village, and much can be done to enhance its contributions. This proposed development does nothing of the sort. It seeks to overwhelm and blot out any links to its history and the land.

2. Neighborhood Density. Waban Center is already splitting at the seams with the configuration at the new Angier school. The intersection at Windsor road and Beacon can barely sustain the traffic, and protect the safety of children walking to school. The area is not anywhere near suited to absorb such a large number of new residential units. The current environment holds a precarious balance pedestrian and motor vehicle needs. Popping in such an overwhelming structure will tip the balance to cars, in a way that will destroy any semblance of a village. Walking to the village center will become a hazard, which will be followed by more traffic lights, angry motorists, and a complete degradation of the village center.

3. Loss of green space. By opening the area around Staples-Craft Farmstead, there is an opportunity to increase and preserve the available green space in the village center. Paving this over does nothing to enhance our community, or retain its character.

4. None of my comments are intended to undermine the quest for more affordable housing in Newton. But approaching this with total disregard for aesthetics, safety, and history is short-sighted and reckless. There is room of additional affordable housing at the Staples-Craft Farmstead and elsewhere. However, every new development cannot be grasped at as if it were the one best hope to solve this for the entire city. We can and must be smarter about how we approach our city's development.

5. I wanted to close by letting you know that we have supported you in the polls for both elections and the tax overrides. However I encountered my first pause when I heard to opposed the motion to disallow the transfer to demolition permits from one owner to the next. It is starting to seem as of you are increasingly siding with development at all cost. There are many of us who understand and support the need to increase affordable housing in our community. But to many of us, it makes no sense to see the city fight Wells Avenue, and then support shoe-horning in a project like Staples-Craft Farmstead. We will resist the wholesale urbanization of Newton villages that will be the inevitable result of developers left unchecked. I would like to know that you acknowledge, if not share, our concerns.

Kind regards,

Jim and Ann Knocke
14 Oakvale Rd
Waban

Adrianna Henriquez

From: McFarland, Michael <Michael.McFarland@commscope.com>
Sent: Friday, May 13, 2016 1:51 PM
To: 1615BeaconStreet
Subject: Monstrosity of 1615 beacon

Please reconsider the enormous development being planned at 1615 Beacon st. So far the developer has not responded to any community outreach, showing a lack of good faith in trying to work out our differences. Further, the city government has a responsibility to protect the integrity of historical sites and maintain a safe environment for our families. The short driveway and heavy traffic that will result is going to be dangerous.

Please stop the current development as currently defined and allow for discussions on an appropriate size development.

Best,
Mike McFarland, Waban resident and voter.

Adrianna Henriquez

From: pgeltman@verizon.net
Sent: Friday, May 13, 2016 1:46 PM
To: 1615BeaconStreet
Cc: pgeltman@verizon.net
Subject: Staples/Craft house

To Whom It May Concern:

I am writing to express my significant concerns about the proposed development of the historic property at 1615 Beacon Street in Waban, MA.

As proposed, the development is substantially out of proportion with the neighborhood and, most importantly, with the historic home and its grounds.

As one of the oldest structures surviving in Newton, this home should be cherished and maintained in a historically appropriate manor rather than surrounded by an oversized apartment building that would be reminiscent of the Seattle home that inspired the animated children's film, Up. Not only would the proposed structure loom ominously over the historic homestead, but it would present like a 3-4 story wall along the property line of the Windsor Club next door.

In addition, I have grave misgivings about the potential for excessive traffic and pedestrian safety relative to the egress from the adjacent Windsor Club driveway and the proximity of the proposed development's garage door from the street. The plans allow for virtually no space for cars to stop off-street when going in and out of the garage and would require an additional curb cut in an area that has frequent in and out pedestrian and car traffic related to the adjacent retail district and the Windsor Club, not to mention children walking to the Waban Library Center, Angier Elementary School, and the bus stops for Brown Middle School, Newton South High School, and various private schools in and around Waban Square.

While this location would seem to be an appropriate spot for some residential construction, the plans for such an oversized development would make a travesty of the historic nature of the property and permanently alter the village center atmosphere in a negative and unrecoverable way.

I implore Newton Planning and Mass Housing to reject the proposed plans as submitted with the directive that the developer should resubmit revised plans that are appropriate to the history significance of this property and take into consideration the potential impact on safety in Waban Square, which currently has no traffic light, pedestrian activated or otherwise.

Sincerely,

Paul Geltman

192 Pine Ridge Road (located just outside the official abutters designated zone)

Waban, MA 02468

Adrianna Henriquez

From: Christina Petrigliano <cpetrigliano@gmail.com>
Sent: Friday, May 13, 2016 1:39 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposing the development of the John Staples Farmstead/Peck house

To whom it may concern:

I am shocked and saddened to learn of the proposed development at 1615 Beacon St. I am a resident of Waban and strongly opposed the current plans for development of the John Staples Farmstead/Peck house. I recently moved to Waban with my family, and part of the reason we chose to move to the area is because of the historic nature and charm Waban offers. I believe the development of the John Staples Farmstead/Peck house would destroy the very nature of the neighborhood. I am also concerned about the size of the development. A 5 ft setback is too small for this type of development, 24 units is too much for 0.7 acres, and the structure is vastly out of proportion with current neighborhood buildings.

Please stop the development of this property.

Christina Petrigliano

300 Woodward Street

Waban, MA 02468

Adrianna Henriquez

From: thaddeus beal <thadbeal@tiac.net>
Sent: Friday, May 13, 2016 1:32 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon LLC's proposed apartment complex in Waban Square

Dear Commission members:

The enduring problem with ch. 40B is that it can be an aesthetic blunderbuss. The proposed apartment building at the Staples/Craft Farmhouse in Waban is a classic example of this. The proposed building surrounds a beautiful mainstay at the center of Waban village with an awkward, incompatible building which reads like a neck brace, if not a choke collar. And it would, indeed, choke the over-all gestalt of the Windsor Club which has served as the principal community center of Waban for 100 years (it is a volunteer run organization formed originally called the "Waban Neighborhood Club"). To be sure, affordable housing is necessary and Waban should bear its fair share, but this proposal addresses those needs in a reckless way. While it is good to provide low income housing, it should not be done in a way that will substantially undermine the very asset it is meant to be part of. It forsakes a village.

Please do whatever you can to preserve what is special about Waban.

Thank you, Thaddeus Beal

Thaddeus Beal
thadbeal@tiac.net
170 Varick Road
Waban, MA 02468-1832
617 821 7258

Adrianna Henriquez

From: charles.rich@alum.mit.edu
Sent: Friday, May 13, 2016 1:12 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Size and Scale of 1615 Beacon Street Proposed Development

To Newton Planning and Mass Housing:

I am writing to register with you my strong opposition to the development at 1615 Beacon in its current proposed size and scale:

* The proposed building will damage the historical integrity of nationally registered Historical Site and an official City Landmark. Basically, the new modern construction will surround and loom over a small historical farmhouse.

* The overall density of the proposed site is out of proportion with the surrounding area: 21 units in a 0.7 acre site is unreasonable.

* The proposed setback of only 5 feet on most sides is an affront to the adjoining properties.

* Related to the setback issue. the way that the underground parking garage exits onto Windsor Road creates a safety hazard because of the lack of visibility to pedestrians. This exit crosses a busy sidewalk that is used by elementary school students on their way to Angier and is in the middle of a commercial area with a lot of foot traffic. A blind car exit at this location is a safety hazard---a car-pedestrian accident waiting to happen.

Finally, to make matters worse, the developers have clearly expressed their *lack* of interest in interacting with the local community regarding this development.

Thank you,

Charles Rich
49 Lawmarissa Rd
Newton, MA 02468

Adrianna Henriquez

From: Lydia Kenin <lydiakenin@gmail.com>
Sent: Friday, May 13, 2016 1:08 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Development overreach

RE: 1615 Beacon Street project

As a Waban resident and Windsor club member of many decades , I am taken aback by the scope of this protect in the heart of Waban. 21 units is too much for .7 acres and the surrounding environment and structures. The setback of 5 feet combined with the height of the building makes the project an ungainly looming monstrosity in the heart of a charming and venerable town. The driveway entrance poses a danger to pedestrians and bikers, not to mention a problem with traffic congestion.

I'm not aware of meetings you might have had for residents' input. Why is it permissible to destroy the village's history and uniqueness?

Sincerely,
Lydia Kenin
45 Metacomet Rd
Waban

Adrianna Henriquez

From: Amy Wayne <awayne1616@aol.com>
Sent: Friday, May 13, 2016 1:03 PM
To: 1615BeaconStreet
Subject: Don't ruin Waban Square

To Whom it May Concern:

Waban Square and the historical Staples-Craft-Wiswall-farm property deserve better than the monstrosity being proposed for that site. Please do not let this project go through.

Thank you,
Amy Wayne
Centre Street

Sent from my iPhone

Sent from my iPhone

Adrianna Henriquez

From: P A M Spierings <pspierings@att.net>
Sent: Friday, May 13, 2016 1:00 PM
To: 1615BeaconStreet; Setti D. Warren
Cc: PAM Spierings
Subject: The Staples/Craft Farmhouse; Its Proposed Development under Massachusetts 40B Law.

Dear Mayor Warren;
Dear Newton Planning Board;
Dear State of Massachusetts Housing:

On May 3, 2016, I attended the Waban Community Meeting at the Windsor Club and could not believe hearing about the insulting free-enterprise attack on the value system of our community. While the proposal is legal, your leadership and decision making is urgently needed to prevent the installation of a permanent public reminder of this insult with the Staples Craft House at its focal point.

I am living at 160 Windsor Road in Waban and have raised my children there. The proposed development flies in the face of everything that describes my community as I have experienced it for 23 years now. More specifically I notice:

- The development is monstrous, given local zoning laws;
- It is much higher than local structures;
- It does not have any New-England flavor;
- It is a high density residential structure at the busiest intersection in Waban and its driveways will further crowd Waban Square and its two intersections;
- It changes negatively the restful environment of the adjacent Windsor Club and the privacy of its pool area due to the high floors and its windows.

I am looking forward to your legal submission of Newton's proof that it is already above the threshold of affordable housing, and your plans to stay above that threshold to forestall these 40B profiteering schemes at everybody's expense.

Respectfully submitted,
Dr. Petrus A.M. Spierings

Adrianna Henriquez

From: George Roy Lee Jr. <george.r.lee.jr@gmail.com>
Sent: Friday, May 13, 2016 1:02 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon Street.

Dear Mayor Warren and members of the Newton Planning and Mass Housing committee,

My name is George Lee and I recently moved onto Windsor Road with my wife and young daughter. I understand there's plans for a 24 unit condominium complex to be built on the corner of Windsor Road and Beacon Street. I oppose the project as it currently stand proposed and have several concerns:

First, there is already moderate traffic in the morning from parents dropping their children off at Angier and neighbors heading to work. Adding two dozen more families on that corner, all of who will be trying to pull out of their parking lot is only to to increase the backup. My daughter will start going to Angier in a year; I am also concerned how safe she will be with cars exiting the parking garage and zipping down Windsor Road.

Second, the proposed complex is completely out of place given its size and appearance. It will dwarf any building currently nearby it on Beacon Street. It is also concerning that the developer will wrap the John Staples Farmstead with this condo complex - which will make the farmhouse look out of place, like a nail house blocking a much bigger development.

Last, the way the developer has gone about getting approval for this project is concerning. It's clear the developer is looking to monetize 1615 Beacon with as many luxury condos they can cram into the property, and it's clear the developer doesn't want to involve the rest of the community with the design of this project. I think the community needs a voice when it comes to a project like this, which is drastically change Waban village and the day to day lives of the people who live there.

Thank you for your time,

George Lee
184 Windsor Road
Waban

Adrianna Henriquez

From: Savage, William J.,M.D.,Ph.D. <WJSAVAGE@PARTNERS.ORG>
Sent: Friday, May 13, 2016 12:49 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: opposing development at 1615 beacon st

Hello, I am writing to express my opposition to the extent of development at 1615 Beacon St. I recognize that developers have rights, but the current plan infringes disproportionately on the neighboring community. Increasing setback, changing/eliminating the garage for pedestrian and bicycle safety, and decreasing the disproportionately large size relative to neighboring structures are priorities that I see.

Thank you for your consideration.

Will Savage
1412 Beacon St.

William Savage, MD PhD
Division of Transfusion Medicine
Brigham and Women's Hospital
Amory 260
75 Francis St.
Boston, MA 02115
wjsavage@partners.org
Office: (617) 732-8634
Cell: (443) 691-6014
Fax: (617) 277-9013

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Adrianna Henriquez

From: Cathie Greene <cgreene7500@gmail.com>
Sent: Friday, May 13, 2016 12:46 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon Street Proposed Project

I am sending this to express my concerns regarding the proposed development at 1615 Beacon St., Waban. My concerns are as follows:

Aesthetics: This scale has no place in our neighborhood and will dwarf the club and the surrounding neighborhood

· **Tennis:** The shadow of the building has the potential to cover a substantial part of our tennis courts which will sour court conditions

· **Swimming:** From the second and third stories of this building you will be able to see into the pool. This brings up potential safety concerns as the club will have no say in who rents these units while our children swim below.

· **Social Activities:** Club gatherings including the Clam Bake and event rentals have in the past has lead to noise after 8pm. Locating 24 units within 5 ft of the Club has the potential lead to noise violations that will curtail club events.

- 5 ft setback is too small for this type of development; 21 units is too much for 0.7 acres; structure is out of proportion with current neighborhood buildings; too high a percentage of luxury condos
- The developers have shown no interest in involving the community in the design despite numerous efforts of abutters to contact them.
- Safety and security of our children; People walk or bike to the club on their own and will pass directly in front of the entrance/exit to the garage. The short exit ramp out of the 31-car garage directly onto the street is not safe for children walking and biking along the sidewalk. Currently children play on the adjacent lawn.
- The Historical integrity of the Farmhouse. The farmhouse was the original Waban Farm consisting of 93 acres. Its land and building have been put on the national registry of Historic Places. This development will clearly take away from its integrity. Also why are these developers allowed to destroy village's history?
-

I strongly request you to deny approval of the proposed project. Thank you for your time and consideration.

Catherine Greene-Homeowner

Cgreene11@comcast.net

Waban, Massachusetts

Adrianna Henriquez

From: Judy Willett <judywillett14@gmail.com>
Sent: Friday, May 13, 2016 12:37 PM
To: 1615BeaconStreet
Cc: Judy Willett
Subject: Waban development

To Whom It May Concern,

I want to express my concern for the size and impact that the proposed development at 1615 Beacon St would have on the neighborhood and the City. As you know this proposed development is right at a busy corner of a small commercial area, very close to the elementary school. I have grave concerns over the added traffic that 24 units would have on the safety of the residents of Waban and of Newton.

I am also concerned about the density in general of this project. I support appropriate development. I do not tend to be a "not in my back yard" person but building should not drastically change the character of the neighborhood, negatively effect a building with great historic significance, and raise the major concerns for traffic for the City. I truly think that this proposed development does raise all of these concerns and that unless this project was reduced significantly I am very opposed to the current plans.

My husband and I have lived in Waban for 37 years and have raised our 3 children here. We plan to stay in the community and hope to support diversity here in Waban but not to the detriment and safety of its residents.

Thank you for considering my thoughts. Judith Willett, 287 Waban Ave

Adrianna Henriquez

From: Robert Bojar <rmbmd76@gmail.com>
Sent: Friday, May 13, 2016 11:59 AM
To: 1615BeaconStreet
Subject: swarren@newtonma.gov

I am writing in regards to the proposed construction at 1615 Beacon Street.

I have lived in Waban for the past 16 years and appreciate the beauty and safety of living in this area of Newton. I am also a member of the Windsor Club and have used the facility for a social event for a Saturday evening party several years ago. Several months ago, I was notified that there was a potential plan to place a 4 story building, possibly for low-income housing, wedged into the small space between the parking lot at the Windsor Club and the Peck Homestead house. I walked by that area to see exactly which parcel of land was being considered for this development and I left shaking my head saying "what is wrong with these people".

It is difficult to conceive of any logical plan to build on this lot. The property is a historical landmark in the first place. The corner of Beacon and Windsor streets is not very safe for driving or pedestrians due to parking for the Waban market, people constantly crossing the street, children walking to Angier, etc. let alone overflow from the Windsor club in the summertime, and will only be made worse by more traffic; parking is difficult and limited all the time for Waban market; a 4 story building is totally out of character for this area, which otherwise is nearly all single family homes; there is potential to block sunlight into the club and affect privacy of the pool, and there is concern that there might be a restriction on noise after 8 PM in the area which generally is not an issue but could be.

I am proud to live in Newton, and I pay tons of taxes to do so, but sometimes I scratch my head at the decisions that are made by our elected officials or appointees that to me reflects lack of common sense and appears subservient to politics and money -otherwise, why would developers come up with such projects? Clearly, these factors are at the root of any proposal and decision to allow a building to be placed in this tiny lot. It is totally out of character for the area and there is no justifiable basis for allowing this development to go through. It is simply embarrassing to see something like this even being considered.

Robert Bojar, MD
47 Montclair Road
Waban, MA 02468

Adrianna Henriquez

From: Denise Barreira <dlbarreira@gmail.com>
Sent: Friday, May 13, 2016 11:58 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposition to 1615 Beacon Street Development Proposal

To Whom It May Concern:

I am writing in opposition to the proposed development of the property at 1615 Beacon Street. My major concern is with the size of the project proposed for this site. The corner of Windsor Road and Beacon Street is already congested due to the Windsor Club exit and the traffic going in and out of the parking lot for the shopping area. Traffic back ups on Beacon Street have become worse since the installation of additional traffic lights associated with the Angier School renovation. An apartment complex of the proposed size will contribute further congestion to this intersection and pose a particular safety hazard for pedestrians.

Thank you for your consideration,

Denise Barreira
11 Ferncroft Road
Waban, MA 02468

Adrianna Henriquez

From: Lois Levin <loisalevin@gmail.com>
Sent: Friday, May 13, 2016 11:56 AM
To: 1615BeaconStreet
Cc: James Freas
Subject: Fwd: Letter about 1615 Beacon St project

I neglected to note our address when I sent a letter at 11:33 am today. We have lived at 497 Chestnut St. Waban for 39 years.

Lois A Levin
617-283.5077

Begin forwarded message:

From: Lois Levin <loisalevin@gmail.com>
Date: May 13, 2016 at 11:33:34 AM EDT
To: 1615BeaconStreet@newtonma.gov
Cc: jfreas@newtonma.gov
Subject: Letter about 1615 Beacon St project

To whom it may concern,

We received a hand delivered flyer from Waban2020 stating, entirely falsely, that the 1615 Beacon St project is of “overwhelming mass and scale”. To the contrary, this project follows a good design, and is very appropriate in size for the site. It will help us to meet the city’s housing goals, bring more pedestrians and bicyclists to Waban Square businesses and create a more vibrant village.

Every effort to increase density in our villages, a widely supported goal of our Comprehensive Plan, is meeting opposition from groups and individuals that appear not to share our deep concern about the city's serious housing shortage. There is ample data to show that it is almost impossible for those with low and moderate income to find housing in Newton today. We all have a responsibility to change this.

Young people who do not to own cars and older people who are no longer able to drive will surely find this new housing very appealing, especially as it will be less than a block to the Waban Green Line stop and to Zip Cars. Covered bicycle parking will be needed to make the project more bicycle friendly. The current plan is to create too many parking spaces for such transit-oriented housing, unnecessarily increasing the cost of the housing to pay for underground parking, or requiring the removal of landscaping to create more pavement for surface parking. Fortunately, the number of parking spaces can be reduced during the permitting process.

There has also been concern expressed about the “historical integrity” of the project. However, the property currently respects the historic design only when viewed from the east on Beacon St, where the original farmhouse facade is still visible, covered in aluminum siding. The new developer plans to retain that facade and to completely restore the historic structure with new

clapboard siding and new windows. The new project will be a vast improvement aesthetically, including the view from the west, now a dental office built in recent years with no regard for the original historic architecture.

Sincerely,

Lois A Levin and Helen Rittenberg

Adrianna Henriquez

From: Caroline Wilson <cwilsonsemail@gmail.com>
Sent: Friday, May 13, 2016 11:43 AM
To: 1615BeaconStreet
Subject: Oppose the development at 1615 Beacon Street

Hello,

I am writing to express my opposition the the proposed size and scale of the development at 1615 Beacon Street. The proposed building and parking structure are too large and too close to the existing Windsor Club, the historical integrity of the Farmhouse will likely be lost, and the additional vehicular traffic will impact the safety of pedestrians and bikers in area.

Thank you,

Caroline Wilson
Waban resident

Adrianna Henriquez

From: Jay Wagner <jmw NYC@me.com>
Sent: Friday, May 13, 2016 11:28 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposition to 1615 Beacon Street Development Project

To whom it may concern, I am a Waban resident and a member of the Windsor Club who is writing to you to express my deep concern and opposition to the proposed redevelopment of 1615 Beacon Street.

As a member of Boston's professional real estate community I am not reflexively anti-development. Unfortunately the height and unit density of the proposed project is so out of character with the surrounding neighborhood that I am forced to voice my opposition. The developer's lack of communication or willingness to work with the community is unacceptable and flies in the face of what 40B is supposed to be. I am sure that you would agree that the program was not intended to circumvent public input in the development process. I am also at a loss to understand how 40B allows for the total transformation for what is a historic property.

Thank you for your attention.

Best Regards,

JW

Jay M Wagner

35 Kodaya Road

Waban, MA 02468

Adrianna Henriquez

From: Morgan Hanlon <morganhanlon@gmail.com>
Sent: Friday, May 13, 2016 11:25 AM
To: 1615BeaconStreet; Setti D. Warren
Cc: 'Mai Hanlon'
Subject: 1615 Beacon Development Project

To our City Officials

Me and my family are residents of the village of Waban. We understand that there is a proposal for a new development project at 1615 Beacon Street. I am writing to you as I have some significant concerns with the proposed project. This proposal appears to disregard just about every aspect of our community's zoning bylaws.

- 24 units on 0.7 acres is far too dense
- A 40 foot tall structure with 5 foot setbacks does not at all fit in with the look and feel of our community.
- Adding a curb cut on Windsor reduces parking in an area that is already over parked.
- I am concerned that the traffic associated with a 37 stall parking lot at this corner will create a safety hazard. Seems like a pedestrian accident in the making.
- Finally, this property is a historic landmark. The proposed project will forever change and alter this historic spot that is vital to the character of our community.

In summary, the scale and proportion of this project is utterly inappropriate for this parcel.

I have been told that the developer has chosen to not enter into any sort of dialog with our community. Apparently, the developer has no interest in any feedback from the community. Our only hope for the developer to hear our concerns is you, our City officials.

It is my strong hope that the members of our local government take these issues into account when considering the merits of this project.

Thank you

Morgan & Mai Hanlon
188 Collins Road
Waban, MA

Adrianna Henriquez

From: Andrea Kelley <rtcdesign@aol.com>
Sent: Friday, May 13, 2016 11:08 AM
To: 1615BeaconStreet
Subject: proposed housing

Having reviewed the current plans for a renovated home and new housing at 1615 Beacon Street Waban, I support the proposal. This site is very well suited to such a use, and the restoration of the original farmhouse is a terrific boon. Any physical connection to its previous "agrarian" history have long since been erased, but restoring the farmhouse is something important to keep a part of Newton's history.

Given that there are no residential abutters, and the objections from the Windsor Club board are abysmal (really, they worry about "those people" peering at their children swimming?!) I hope this project proceeds.

Andrea

Andrea W. Kelley, M.L.A.
Principal
Rockwood Terrace Consultants
Landscape Design and Site Planning
28 Putnam Street
Newton MA 02465

617-633-0900 c
617-527-1467 w
andrea@rockwoodterrace.com

Adrianna Henriquez

From: Zanni, Eleni <EZANNI@massbay.edu>
Sent: Friday, May 13, 2016 11:04 AM
To: 1615BeaconStreet
Subject: Proposed building concerns

Hi,

I have been a Newton resident for nearly 35 years. My two adult children and their young families are also Newton residents. I would like to express my concerns about the plans to built a 40 feet high building with 38 parking spots on a 0.7 acre lot at the intersection of Beacon, Windsor and Woodward streets. This is an extremely busy intersection- the site of pedestrian crosswalks to the Angier elementary school as well the bus stops for junior high and high school students. The proposed building on the historic landmark site would congest this crowded intersection and introduce serious safety concerns for residents and their children.

Sincerely

Eleni E. Zanni (PhD)
150 Hartman Rd
Newton, MA 02159

Adrianna Henriquez

From: Peter Kalil <peterkalil55@msn.com>
Sent: Friday, May 13, 2016 11:02 AM
To: 1615BeaconStreet
Subject: Proposed Development Staples - Craft Farmstead

Dear Newton Planning,

We are writing to urge you to reject or require major modifications to scale back the proposed development of 1615 Beacon St. As proposed, it would be highly detrimental to the neighborhood.

The current proposal is extremely out of scale to its surroundings.

A large building constructed very close behind a historic house would ruin the historic character of the house, as well as the attractive and historic character of Waban Square overall. The Staples - Craft Farmstead is in the Massachusetts Historical Commission Windsor Road historic district. It is one of the oldest surviving structures in Newton, built in 1750 and on the National Register of Historic Places.

The proposed apartments would also create a heavier traffic pattern and make parking harder, both to the detriment of the area.

We urge you to not allow this project to proceed without insuring that it fits properly into the neighborhood and its historic context.

We fully support the idea of more affordable cost housing.

Thank you very much.

Sincerely,

Peter and Suzanne Kalil
62 Pine Ridge Rd.
Waban

Sent from [Outlook](#)

Adrianna Henriquez

From: Bill <bsteel@live.com>
Sent: Friday, May 13, 2016 11:01 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Concerns about the 1615 Beacon St Development

Good morning,

My name is Bill Steel and I have been a resident of Devonshire Road in Waban since 2002. I am sending this letter to express my concerns over proposed development at 1615 Beacon. This is the latest in large, over sized developments which I feel, cannot be supported as a part of the neighborhood.

A development at this size, 21 units, cannot be supported by the infrastructure. This project, combined with an even scaled down development at 1521 Beacon will make the neighborhood very difficult to navigate especially when Angier is in session. During prime commuting hours, Chestnut Street currently backs up from Commonwealth Ave to Beacon St as it is now, never mind with all the additional traffic. The added traffic with an underground garage exiting directly to the street in a busy square creates additional safety concerns to pedestrians and bike riders. The additional families will also continue to stress our schools.

However, my primary concerns revolve around the scope and the size of the development. A 5 ft setback for a building this size is ridiculous. If I as a homeowner have a 15-20 ft to build a modest structure, why does a 40 ft building not have to adhere to seemingly any regulation? The building will be shoehorned around the historical farm building. A 40 ft tall building jammed up against the property line towering over the historical farm house is well out of proportion with the rest of the neighborhood.

The developers have not shown any interest in involving the community. In fact they are using the 40b regulations as a hammer for their greed. The developers have no interest in providing affordable housing. The percentage of luxury condos to affordable housing makes this very clear. This is a pure cash grab that will negatively impact the community long term.

Lastly, the property has been listed as a historical landmark since the mid 80's. It would be a shame to allow these developers to destroy a piece of history. That public trust should be protected.

As an active member of the Waban community, I cannot voice strongly enough my opposite to a project this size on that lot. I hope that common sense prevails over greed and the property ends up being developed in a manner that is respectful to its neighbors and community.

Regards,
Bill Steel
Devonshire Road

Adrianna Henriquez

From: Ben & Sherie Heywood <benandsherie@heywood.net>
Sent: Friday, May 13, 2016 10:57 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon Street Development Opposition

Dear Newton Planning & Mass Housing boards -

I am a Waban resident with elementary aged children. We walk around Waban Center all the time and use all of its amenities, including the Windsor Club. I am concerned about the impact of the new development proposed for 1615 Beacon Street. It just seems too big, too crowded, and visually too different from the rest of the immediate area. I am not opposed to 40B developments, and I was one of the few accepting of the previously proposed changes at the former fire station and the Philip Neri site — but this one seems more detrimental. The size and scale of it will significantly negatively impact the Windsor Club - which I believe has something like 400 neighborhood residents as members who use it extensively in the summer. With a giant building looming over the property it will not feel as bright or inviting. 21 units is too many for such a small area. Parking in Waban Center has become much tighter in the 5 years since we moved in, I can only imagine that adding 21 units to the center will make it much worse.

Please consider vetoing this project in its current state and including the voice of the community in the future developments.

Best Regards,

Sherie Heywood

Waban Resident

Adrianna Henriquez

From: Meghan Smith <meg@modestplans.com>
Sent: Friday, May 13, 2016 10:55 AM
To: 1615BeaconStreet
Subject: Preserve Please!

I am a resident of Newton, and I would please like you to consider preserving the 1615 Beacon Street property.

The history, and quality of craftsmanship of these homes are valuable to our community.

Thank you for your consideration.

Meghan Smith

Sent from my iPhone

Adrianna Henriquez

From: Carol Summers <casummers@verizon.net>
Sent: Friday, May 13, 2016 10:53 AM
To: 1615BeaconStreet
Subject: Save this property

Please do not allow the development of this beautiful, historic property into multiple units. Please save Newton from the Newton housing strategy that wants to develop and increase density in Newton villages. There are appropriate places available in Newton to add housing but village centers aren't appropriate for many reasons...traffic and congestion being two. This is not the Newton that the voters moved here for. The residents are finally starting to pay attention to what is happening and projects like this can't slip through unnoticed by the residents anymore. Please help to retain the character of our villages.

Thank you,
Carol Summers
11 Marshall St.
Newton Centre

Adrianna Henriquez

From: Katherine Wangh <kwangh@brandeis.edu>
Sent: Friday, May 13, 2016 10:31 AM
To: 1615BeaconStreet
Subject: Staples-Craft-Wiswall Farm

Please save the Staples-Craft-Wiswall Farm!! Historic preservation is critical to our future!
Katherine Wangh

Sent from my iPhone

Adrianna Henriquez

From: Bonnie G <BBonnieg@aol.com>
Sent: Friday, May 13, 2016 10:18 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Concerns regarding new development at 1615 Beacon St.

We are writing to express concern about the size of this project at 1615 Beacon St in Waban. We are quite worried about the effect it will have on our neighborhood in terms of safety and ambiance. It is dangerously close to the road! We have a large community of children who attend the school just down the street and play in the area next door to this site. The short driveway from the garage to the street will be a horrendous danger. Given that the lot is barely larger than 1/2 acre, the size of this project is ungainly. The developers have shown no interest in involving us, the community that will be affected. Hopefully, it is not too late to make adjustments to this project to preserve the history and nature of our neighborhood.

Sincerely,
Dr. and Mrs. Lawrence J Greenberg
Waban MA

Adrianna Henriquez

From: Kate Carleton <katecoach@gmail.com>
Sent: Friday, May 13, 2016 10:15 AM
To: 1615BeaconStreet
Subject: Keep the historic buildings

I support not tearing down the 1625 property

Kate Carleton, Special Advisor to VP Alumni Relations. Northeastern Univ.

m. 617.416.9240

Adrianna Henriquez

From: Andrew D. Myers <AMyers@DavisMalm.com>
Sent: Friday, May 13, 2016 10:13 AM
To: 1615BeaconStreet
Cc: Setti D. Warren; Sara K., Creative
Subject: Opposition to 1615 Beacon

Dear Mayor Warren, Representatives and Administrators for Newton Planning and Housing and Fellow Member of the Newton Community,

As a homeowner on Dorset Road and a member of the Waban community, I am writing to you in opposition to the size, density and overall plans for the proposed construction at 1615 Beacon Street.

I grew up in Newton on Vine Street and had a particular appreciation for the historic and quant surroundings and architecture of Waban, including the homes, store fronts and the Windsor Club, where my mother performed as a member of the Newton Country Players community theatre many years ago. My affection for the Waban neighborhood and community led me to purchase my home on Dorset Road recently after living in Boston's South End for 25 years. I purchased my new home to escape from the daily congestion of Boston in favor of more open space, a historic district with unique architecture, and more safety for my daughter, and a community feel. I am saddened and alarmed that this type of development could pass in Waban, as it would contravene each rational for moving back to Waban!.

The density of the proposed development, 21 units in less than 1 acre of land, is out of context for the community. Although there are some apartments on the other side of Beacon across from the green line, they are smaller, closer to the green line, less congested and more consistent with their immediate surroundings, and have been there for a long time.

In contact, the proposed development is in a historic neighborhood on historic Farm land. The specific location sits next to a social club frequented by many families and children who walk or ride their bikes there (including mine). The proposed 31 car garage would be adjacent presents a dangerous risk to our children and to others who use the Windsor Club, in addition to adding the traffic problems on Beacon Street. 31 cars is too many to accommodate and not in synch with Newton being the Garden City, or our commitment to combat climate change. We should be doing our part, and this size garage, adjacent to public transportation, would be hypocritical for a city that promotes itself as "green."

Other elements of the proposed construction project that are out of synch with the neighborhood and a more reasonable approach to thoughtful development include the 5 foot set-back for such a large building, and the building height of 40'.

My mother, Linda Myers, still lives on Vine Street (and deals now with the construction of Kessler Woods). My sister also lives in Newton wither husband and two children on Concolor Ave. So, my family has deep roots to the city.

I urge you to reconsider this proposal and have the developer consult with community members so that he may present a project with a more appropriate size and scale, more in keeping with the neighborhood, and one that will be less of an eyesore, and that presents less risk to our children.

Sincerely,

Andrew Myers
221 Dorset Road
617-281-8858

ANDREW D. MYERS

Attorney at Law

DAVIS, MALM & D'AGOSTINE, P.C.

One Boston Place

Boston, MA 02108

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Adrianna Henriquez

From: Nanci Ginty Butler <nanciginty@gmail.com>
Sent: Friday, May 13, 2016 10:11 AM
To: 1615BeaconStreet
Cc: Setti D. Warren; James Freas
Subject: A letter in support of the proposed project at 1615 Beacon Street

To Whom it May Concern,

I write as a Waban resident, a member of the Windsor Club, and a 15 year employee of human services in Newton.

I am in support of the proposed development at 1615 Beacon Street. As you know, our city desperately needs more affordable housing, and more housing in general, and I am pleased to see a potential to host some of that in Waban. Given that this is located close to the village center, near public transportation, it is an ideal setting for this kind of multi-family housing. I specifically moved to Newton, and in particular, chose my address on Wyman Street, because of it's progressive values and diversity in housing and people. I welcome more opportunities for similar diversity to the neighborhood.

I am looking forward to continuing dialogue on two issues/questions related to the proposal: as a parent of young children, I am very interested in learning how this project will impact safety in the crosswalks crossing Beacon Street and Windsor Road. I one day hope to allow my children to cross safely there as they walk to Angier, to the deli, or to the playground, and I would like to understand how this project, and the addition of accompanying vehicles, could impact the likelihood of those crosswalks being safer. I would also like to get a better understanding of the proposed height of the building and how that fits with the rest of the neighborhood buildings. I I look forward to hearing more about that from the Developers, in what I hope to be cordial, neighborly conversations.

Thank you for this opportunity to provide feedback about the project, and I look forward to learning more.

Sincerely,
Nanci Ginty Butler
38 Wyman Street
617.244.9113

Adrianna Henriquez

From: Susancorson <susancorson@gmail.com>
Sent: Friday, May 13, 2016 10:04 AM
To: 1615BeaconStreet
Subject: 40 B development

To the Newton Planning Commission

I am so tired of developers hiding behind 40B in building over scaled and inappropriate projects without any regard for the neighborhoods they invade in order to line their pockets with money. In my opinion it's a total sham.

Susan Corson

Sent from my iPad
Susan Corson Designs
617-332-9207
www.susancorsondesigns.com

Adrianna Henriquez

From: Elinor Nelson <nelsonelinor@gmail.com>
Sent: Friday, May 13, 2016 9:58 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon Street

To the Members of the Newton Planning and Mass Housing Board and to Mayor Warren:

We are writing to inform you of our opposition to the proposed development at 1615 Beacon Street. We are residents of Pine Ridge Road, living just down the block from Waban Square.

The proposed structure would be harmful in many ways to the village of Waban:

First, we are concerned for safety reasons. There are many children in the neighborhood, people passing through on their way to the Square and the school, and plenty of people coming and going from the Windsor Club next door. The 31 car garage has a short exit ramp and could be a hazard.

Next, we cannot help but be dismayed about how out of proportion this development is with the surrounding community. The building would be very tall in relation to its surroundings. The setback, at only 5 feet, would feel very cramped on the perimeters. And, 21 units for only 7/10 of an acre would be way too dense.

We are also concerned about the developers' complete failure to show any interest in involving the community.

Also, the current structure on the property has real historic value to our community and to our city. The developers' proposed structure would destroy this example of our history. What a shame.

Finally, while the developer plans to use 40B to get approval, it is crystal clear from the numbers that this structure is all about making a huge profit on luxury housing while offering only the most minimal of affordable housing. What a farce. We are not opposed to affordable housing, but we are opposed to the cynical use of the 40B statute in order to make a profit on luxury housing that is damaging to the surrounding community, while offering very little to help people in financial need.

Sincerely,
Elinor Nelson and Robert Bargar

Sent from my iPhone

Adrianna Henriquez

From: Alison Corkery <alison.corkery@gmail.com>
Sent: Friday, May 13, 2016 9:57 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Comment on Proposed Development at 1615 Beacon St.

To whom it may concern,

As a Waban resident, I am writing to express my concerns about the proposed development at 1615 Beacon St in Waban. While I support the addition of multi-family and affordable housing in Waban, I do not think that the current proposal as it stands is appropriate for the site. In particular, I am concerned about the following issues:

1. The massing and scale of the property is inappropriate for the site, especially as the property occupies such a prominent spot in the heart of Waban village. The new structure will become the focal point of the village center and is inconsistent with neighboring architecture and scale.
2. The structure has only a 5 ft setback from the adjacent Windsor Club property and that combined with its significant height will cast shadows and negatively affect the sunlight on that property, which will detract from the enjoyment and community use of that property.
3. The proposed underground garage will introduce a third curb cut along the property leading to significantly reduced parking available for village merchants in the area.
4. The entrance/exit to the garage slopes down immediately and will make it very difficult to see the many pedestrians walking in that area, especially during high traffic times in the morning when many school-aged children are passing through that area walking to school. This makes for a particularly dangerous situation.
5. The proposed new structure is inconsistent with the historic character of the existing home, property, and other historic properties in the Waban area.

Thank you for your consideration.

Sincerely,

Alison Corkery

68 Larchmont Ave
Waban, MA 02468

Adrianna Henriquez

From: Cheryl Hersh <cherylhersh@yahoo.com>
Sent: Friday, May 13, 2016 9:50 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposing this project

To home it may concern,

I am writing to express my safety concerns regarding the proposed building on 1615 Beacon St. I am a member of the Windsor club which abuts the property of the proposed structure. I am particularly worried about the safety of my three children. The height of this structure is such that the residents will be able to see into the property of the Windsor club where are small children in bathing suits playing. It is particularly concerning to me in this day and age as my job as a mother is to protect them to the best of my ability.

If this building could be notably reduced in scale and height I would feel safer about my family.

Thank you,
Cheryl Hersh

Sent from my iPhone

Adrianna Henriquez

From: Jana Leary <cerullojl@yahoo.com>
Sent: Friday, May 13, 2016 9:36 AM
To: 1615BeaconStreet
Cc: Setti D. Warren; Timothy Leary
Subject: opposition to proposed 1615 Beacon St. development

Hi there, we are members of the Waban community, and want to write to voice concerns that we hold and have also been expressed by many other members of the Waban community regarding the proposed development of 1615 Beacon Street. We have been told by members of the community who abut the property that the developers have been unwilling to involve community in the design despite many attempts to contact them. This is of great concern, and we hope voicing our concerns in this manner will be more effective. We are not opposed to the development of this property all together, but have concerns regarding the details that have been proposed for its development. Specifically:

1) Our greatest concern is for the safety of our community members, especially children. The proposed exit ramp onto the street from the car garage will be very close to the Windsor Club and especially during the summer, there are many children and adults walking and biking into and out of the club via the sidewalk. Children also play on an adjacent lawn during the warm months. The proposal, as it stands now, would put our community members at greater risk of harm, with a large influx of cars into a busy pedestrian area. To keep the safety of our community intact, the proposal would need to be changed so that the garage exit ramp was moved to an area with greater visibility and less pedestrian traffic. A 31 car garage also seems excessive, especially given close proximity to public transportation, and decreasing the overall size of the garage would also help to decrease traffic and improve safety conditions.

2) The proposed structure seems much too large for the acreage that it will be on, and will appear out of proportion to surrounding buildings. The 5 foot set back seems much too small for this development.

3) We would like to keep the historical integrity of the original farmhouse intact. The farmhouse and its land have been put onto the national registry of historic places, and this development will detract from its integrity, and an important piece of history for our community.

Thank you so much for your consideration.

Sincerely,
Jana and Timothy Leary

Adrianna Henriquez

From: Eric Davidson <ericdavidson7@gmail.com>
Sent: Friday, May 13, 2016 9:33 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Waban issues

To whom it may concern

Regarding the development of apt adjacent to the Winsor club. I know you have received a lot of emails regarding this issue.

I will not send you a long winded email. However, you have to admit that in the end it's really just about money. In the end it's really just about a developer who is looking to make money and do his job. Unfortunately this developer has not been easily available to talk with to discuss the pros and cons of this project.

It would be nice if the developer was more open about this project. The observation that he has been easy to communicate with is obviously his strategy to try to get this done. I'm sure he does not want to talk with anyone of us. I would not want to either. That makes sense.

In the end, perhaps this is just the urbanization of our suburbs. The people who live in the suburbs are not proponents of type of urbanization in such close proximity to a neighborhood center. If the developer lived in our community he would probably not want this done. Simply put I do not think he's truly putting the interest of the community members.
I would encourage the developer to be more receptive to the community members interest.

Regards
Eric Davidson

Adrianna Henriquez

From: Joe Robbins <joseph.robbins@gmail.com>
Sent: Friday, May 13, 2016 9:32 AM
To: 1615BeaconStreet
Subject: 1615 Beacon St. Development

May 13, 2016

To Whom It May Concern,

I am writing to express my concerns about the current proposed design for 1615 Beacon St. in Waban. I live off of Windsor Road less than half a mile from the site and my children and I will be impacted by this development every day.

While this is an appropriate lot within Waban for a denser development, and I support efforts to develop it in this way, the plans as constituted currently pose several problems:

First, the intersection of Beacon and Windsor simply cannot accommodate this many units and parking spaces, especially given the proposed traffic pattern. This intersection is very busy at all hours of the day. The commercial establishments on the street – critical to the feel and economic health of Waban Village – draw substantial vehicle and pedestrian traffic. Multiple school buses stop there morning and afternoon. The proposed plan includes a separate entrance on to Beacon St. as well as one on to Windsor Rd.; these dual roadways will be dangerous to pedestrians and intensely problematic for cars given the multiple roads converging there to begin with. One entrance and exit on Windsor Rd. would be much safer.

Second, the proposed plan, while of a density that could easily be appropriate for the site given its proximity to Waban Center and the urban village there, has several features which will make it difficult to integrate into the Village, especially for pedestrians. It is substantially set back from Beacon St. and from Windsor Rd., despite the fact that the other multi-story buildings in the vicinity (such as the mixed use building across Windsor housing various commercial establishments) all directly abut the sidewalks on Beacon and Windsor and have easy pedestrian access to the sidewalk and to Waban Village. While the plan's desire to leave the historic farmhouse alone is laudable, they accomplish this by creating a car-centric development in a pedestrian-centric area. This is a large missed opportunity to further enhance the walk-ability of Waban Village. A development right along Beacon, perhaps to the East of the farmhouse, would allow seniors and others with mobility issues to live comfortably in the units; enhance pedestrian circulation in the neighborhood; and all the while maintain the proposed size of the development.

Finally, while the farmhouse is a historic structure, it seems to me that its presence on this site prevents the development of an optimal, denser structure on the lot. This is a very busy intersection in an urban village and would be ideal for denser development. The lot could accommodate a 24 or even 36 unit development, and an underground garage accessible from Windsor (with the appropriate additional traffic control) is likely the right flow and will be a benefit to the whole community. But the optimal such design would be built right up to Beacon and Windsor. While I appreciate the community's reverence for the farmhouse, it feels like we may be letting our desire to preserve overcome what's best for the long-term interests of the entire neighborhood. If there were a way to move the farmhouse to a different location on the lot (perhaps in the northeast corner nearest to the Windsor Club property boundary?) or to a different location within Waban altogether, or even if it were ultimately taken down, I think the developers and the community could come to agreement on a design meeting all parties' needs. I would encourage the city government to consider proposals to this end and encourage the developers to explore their options.

Best,

Joe Robbins

196 Kent Rd.

Waban, MA 02468

--

joseph.robbs@gmail.com

h 617.426.1776

m 617.510.9438

Adrianna Henriquez

From: Linda Lynch <lhelenlynch@gmail.com>
Sent: Friday, May 13, 2016 9:18 AM
To: 1615BeaconStreet; Setti D. Warren
Cc: 'Kevin Johnson'; Linda Lynch
Subject: Opposition to development at 1615 Beacon Street

To the Newton Planning Department:

We are residents at 131 Windsor Road. We have 3 kids age 11 and under. We have never commented or opposed any other Newton development before this one.

We strongly oppose this development. It wasn't communicated to the community properly, and the proposed apartment complex with parking garage is inappropriate for this site for multiple reasons: congestion, aesthetic, scale and safety given the proximity to the school and major walking and biking thoroughfare. We have strong concerns already about control of traffic congestion and safety so far with the new Angier building – the 5 point intersection already presents a lot of safety issues for our kids walking, biking and any pedestrian for that matter. Having a rental unit complex in Waban residential area simply doesn't make sense – particularly at this historic site.

We are shocked and deeply concerned that the sale of this property went forward with these plans before any discussion with the community, particularly after the long process of the proposed rental complex at the nearby church – that was a tough process for all involved, including the developers and the contractors trying to sell the new houses on that street.

Our opposition isn't simply because we are Windsor Road residents that would be negatively affected. We are community members who deeply feel that better zoning and planning should take place before these kinds of transactions are allowed through without thought to appropriateness of location for certain developments.

Our specific concerns about this development are:

- The 5 foot setback is totally inappropriate for the scale of this proposed building.
- 21 units is completely outsized for this property, and given the surrounding commercial and residential setting.
- Our biggest concern is traffic safety, beyond the fundamental problem with the scale and plan for the site, as stated above. There is just no way that it can work given the entrance/exit onto Windsor and Beacon, which is already way too congested especially at rush hour during any month, and particularly given the current backups and safety issues already present during the school year. There have been many near-misses of accidents with cars and kids/strollers, pedestrians with no construction or this development!
- Finally, this site is so important to the community and the history of Newton and Waban specifically. An apartment complex and garage completely ruins this site, and forever destroys yet another piece of Massachusetts history. If we don't preserve these sites now with proper zoning and planning, we are making a long-term and permanent mistake for future generations who live in these communities. Please, please please oppose this plan.

We agree that more apartments need to be made available in Newton – this is just the wrong place, and a sub-optimal process.

We would be happy to present our thoughts more explicitly in any format that would be constructive.

Many, many thanks,

Adrianna Henriquez

From: jgm@tiac.net
Sent: Friday, May 13, 2016 9:08 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Unreasonable development on historic farmhouse site at 1615 Beacon in Waban

To Newton Planning and Mass Housing
Copy to Mayor Warren
Re: Proposed development on the historic farmhouse site at 1615 Beacon in Waban

To whom it may concern

As a resident of Waban for more than 10 years, I am very disheartened to see this proposed oversized development on the historic farmhouse site at 1615 Beacon. Our family are part of the adjacent Windsor Club, where the enjoyment of the outdoor facilities will be adversely impacted by its size and proximity. We are frequent costumers of the Waban Market, Barry's Deli and other small shops in the village.

The building will not be in keeping with the nearby buildings; it will tower over them; and the 21 units will push right up to the boundaries of the small (less than 1 acre) site. I understand that the proposed setback is only 5 ft when 15 ft is the norm.

The short exit ramp from the 31 car underground garage directly onto the street is very worrying, it is a serious danger on what is currently a quiet and safe sidewalk for the neighborhood's children.

It is very disappointing that developers have shown no interest in involving the community in the design, a more reasonable proposal might be acceptable.

I hope that you will consider my, and my neighbors, concerns carefully. Our village will be badly affected if this development is allowed to continue as planned.

Regards

John Marrinan
149 Upland Rd, Waban.
5/13/16

Adrianna Henriquez

From: Steve Harris <staharri@yahoo.com>
Sent: Friday, May 13, 2016 8:51 AM
To: 1615BeaconStreet
Subject: Opposition to Development Proposal

Newton Planning and Mass Housing,

I'm writing to express my opposition to the proposed development at 1615 Beacon St. In Waban.

I live in Waban and have two young children. We visit the town center often and as my children get older, I'd like them to be able to ride their bikes there on their own. I'm concerned about the increased traffic that would be associated with a condo building at this location and also the cars that would be entering and more importantly exiting the parking garage.

In addition, I'd be very surprised if the city of Newton allowed a developer to replace a historic farmhouse with a condo building of this size and scale. The proposed development does not seem appropriate for Waban village.

Thank you for your consideration.

Steve Harris

Adrianna Henriquez

From: David Bono <davidbono@gmail.com>
Sent: Friday, May 13, 2016 8:48 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Staples/Craft Farmstead at 1615 Beacon Street

I am a resident of Waban deeply concerned by the development proposed for 1615 Beacon Street. I am writing to express several of these concerns:

- 1. This proposal reduces neighborhood safety.** It would add traffic to an area that already presents dangerous car/pedestrian conflicts to the neighborhood children who go to the nearby school, use the nearby library, use the nearby recreation facilities & fields, and frequent the nearby village amenities.
- 2. It would destroy Newton's historical culture.** Not only the building but also the grounds of the Staples/Craft Farmstead has rightly been awarded Historic Landmark Status. One of the components of the proposal would destroy the landmarked historic setting of the Staples/Craft Farmstead, by destroying its important landmarked open space. Waban has already lost its beautiful historic train station, for lack of a landmark -- it should not suffer further loss, particularly given the prior achievement of landmark status (which, notably, existed before the development proponents decided to make their purchase decision).
- 3. The proposal is contrary to SmartGrowth principles.** Another components of the plan is to place a large underground parking structure in a residential development right across the street from a T stop. This violates basic Smart Growth principles, as well as other tenants of modern urban planning. For example, the curb cuts proposed for this garage (discussed further below) would eliminate already limited public parking spaces and effectively expropriate them for the private parking of the development.
- 4. Setbacks are offensive to neighbors.** Newton has reasonably balanced all competing interests to establish a setback requirement of 15 feet. It is a long-standing matter that predates the project proponent's purchase decision, and they should agree to live by it, just as I am happy to live with this restriction on my property. Indeed, given the towering structure being proposed, a larger setback is in order here, to preserve the existing air, light and viewshed amenities.
- 5. Requested curb cuts are incompatible with the mixed-use setting.** I leave aside here the inclusion of a large, anti-SmartGrowth garage, and the general increase in traffic it will occasion. I already discussed those issues above. In addition, however, the particulars of the curb cuts proposed for the garage would create safety concerns for the pedestrians and bicyclists who pass by this property (not to mention car traffic). This is no small matter. It can have fatal consequence. I was hit by a car not far from this area when I was bicycling, and I am lucky to have benefited from the speedy response of ambulance, police and fire resources to speed me to the hospital for timely treatment. I can say from experience that this is not a situation we want to foist on the children, elderly and others who frequent the grocery and other amenities of Waban Village.

In sum, the proposal is out of reasonable scale for the setting. Moreover, the developer has steadfastly refused to meaningfully engage with the Waban neighborhood. It smacks of extreme bargaining: disrupting the reasonable settled expectations of existing residents seeking quiet enjoyment of their neighborhood, in order to scare them into a settlement of the issues that would be more beneficial to the private economic interests for the developers.

Rather than rewarding these unsavory tactics, they should be met with particularly searching scrutiny. I want to thank you in advance for your careful review of this development proposal.

Sincerely,

David Bono
15 Homestead Street
Waban, MA 02468

Adrianna Henriquez

From: Markella Zanni <mvzanni@gmail.com>
Sent: Friday, May 13, 2016 8:47 AM
To: 1615BeaconStreet
Subject: 1615 Beacon St.

May 13, 2016

As a longtime resident of Newton and parent of three young children, I am writing to express concerns about the proposed development for 1615 Beacon Street - including a 3.5 story building and a 31-spot underground parking garage. The 0.7 acre lot which represents the proposed building site is situated at an extremely busy diagonal intersection (Woodward-Beacon-Windsor) which small children traverse with the help of two designated crossing guards to reach the Angier elementary school, just blocks away. I am concerned that the proposed development would overwhelm the space and pose safety concerns for children, other pedestrians, and commuters at this intersection.

Markella Zanni

Adrianna Henriquez

From: Tracey Hyams <traceyhyams@aol.com>
Sent: Friday, May 13, 2016 8:39 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon Street Proposed Development

As a longtime resident of the Waban community, I strongly oppose the proposed development at the intersection of Windsor and Beacon Streets. The scale of the building is significantly out of proportion to the rest of the community and the surrounding buildings, and will significantly impact both vehicle and foot traffic in this area. There are important safety concerns for children and adults who walk to school and ride their bicycles to Waban businesses. The historic nature of our community will be changed by this new, overscale building.

The developers have not taken any of these issues into consideration and have refused to work with community members to address or even discuss these issues. It is incumbent upon those whose role it is to protect our neighborhoods to stop this intrusive development.

Thank you for listening.

Tracey Hyams
34 Upland Road
Waban

Tracey Hyams
traceyhyams@aol.com

Adrianna Henriquez

From: Susan Heyman <heymans@comcast.net>
Sent: Friday, May 13, 2016 8:09 AM
To: 1615BeaconStreet
Subject: support for project

I have live in Waban for 35 years and am a member of the Windsor Club. I support the proposed development. It will bring needed diversity to housing options in Waban and is perfectly located near stores and transit. I hope you will report positively about this application.

Susan R. Heyman
70 Varick Road
Waban, MA 02468

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

Adrianna Henriquez

From: jim.knocke@compass-fci.com
Sent: Friday, May 13, 2016 8:04 AM
To: 1615BeaconStreet
Cc: Ann Knocke
Subject: Staples-Craft Farmstead

To: Newton Planning

Hello,

I wanted to share my thoughts regarding the proposed development designed to eclipse the founding settlement of our village.

It seems today that developers today think of Newton as the New-Bronx; once an open, rolling-hill green space, destined to be paved, overshadowed, obliterated. This proposed development is inappropriate on so many levels, I hardly know where to begin.

1. Historical context. The Staples-Craft Farmstead is perhaps the only colonial-era structure remaining in Waban. It is the homestead of our entire community, and (along with Lincoln field) all that is left of a once sprawling colonial farm. This proposal seeks to diminish this historical gem in every way, towering over it, enveloping it on 2 sides, and thereby removing any connection to the land it once overlooked. Imagine wrapping a 40+ foot structure, bending around 2 sides of the Jackson Homestead. Ridiculous? Indeed!

There is no place for a structure greater than 2 stories in any proximity to this property. The monolithic footprint as well, consuming every available square foot of green space, mocks the entire concept of an historical farmstead; it must be reduced to a single-sided abutment to the house, or separated into two less imposing structures.

The Staples-Craft Farmstead is an historical anchor to our village, and much can be done to enhance its contributions. This proposed development does nothing of the sort. It seeks to overwhelm and blot out any links to its history and the land.

2. Neighborhood Density. Waban Center is already splitting at the seams with the configuration at the new Angier school. The intersection at Windsor road and Beacon can barely sustain the traffic, and protect the safety of children walking to school. The area is not anywhere near suited to absorb such a large number of new residential units. The current environment holds a precarious balance pedestrian and motor vehicle needs. Popping in such an overwhelming structure will tip the balance to cars, in a way that will destroy any semblance of a village. Walking to the village center will become a hazard, which will be followed by more traffic lights, angry motorists, and a complete degradation of the village center.

3. Loss of green space. By opening the area around Staples-Craft Farmstead, there is an opportunity to increase and preserve the available green space in the village center. Paving this over does nothing to enhance our community, or retain its character.

4. None of my comments are intended to undermine the quest for more affordable housing in Newton. But approaching this with total disregard for aesthetics, safety, and history is short-sighted and reckless. There is room of additional affordable housing at the Staples-Craft Farmstead and elsewhere. However, every new development cannot be grasped at as if it were the one best hope to solve this for the entire city. We can and must be smarter about how we approach our city's development.

Regards,

Jim and Ann Knocke
14 Oakvale Rd
Waban

Adrianna Henriquez

From: Averi Price <averiprice@gmail.com>
Sent: Friday, May 13, 2016 8:01 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon Street

Good morning,

I wrote concerning the proposed development at 1615 Beacon Street. I am a lifelong Newton native (Newton North '94) who now lives in Waban on Quinobequin Rd.

The proposed development it would have a significant impact on Waban, much of which is of concern to me. The lot is too small for the proposal and would disrupt what is unique and wonderful about Waban center. The Windsor Club abuts the space and would also be negatively impacted. The proposed development is significantly out of line with the current buildings on that corner and would dwarf them, both with people, traffic and building. The developer, however, has been unwilling to work with the Windsor club thus far in ensuring that this neighborhood treasure is able to continue functioning and providing a place for neighborhood families to meet and for kids to play outside.

We don't need more luxury housing in Waban, and we certainly don't need a monstrosity of a development on that corner. I request that you deny the proposal until it is significantly and sufficiently downsized to meet the neighborhood's needs.

Kind regards,
Aver Price

Sent from my iPhone

Adrianna Henriquez

From: Susan O'Connor-Farris <susan@oconnor-farris.net>
Sent: Friday, May 13, 2016 7:45 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon St Waban

I am writing with respect to the 1615 Beacon Street project in Waban. There are many reasons why this project should be opposed as it stands, scaled back and environmental and historical considerations included in the design.

The scale of the proposed apartment complex would overwhelm the community by adding a lot of additional traffic to an already busy intersection and worsening pollution (both air and noise pollution) plus this project is in addition to the St Philip Neri project--combined it will be a huge environmental burden and transform Waban from a close knit community to a population and traffic dense place. The character of a community is so important and two oversized housing complexes will destroy that.

A 5 ft setback is too small for this type of development; 24 units is far too many for a 0.7 acres plot of land and the structure is out of proportion with current neighborhood buildings. It absolutely encroaches on the Windsor Club land--a welcome center of our community.

I was shocked that the developers have shown no interest in involving the community in the design despite numerous efforts of abutters to contact them.

The farmhouse was the original Waban Farm consisting of 93 acres. Its land and building have been put on the national registry of Historic places- why are these developers allowed to destroy village's history?

There is no plan for green space -- where does the run off drain? Will it all run into the street now that every square inch of the plot is being built up? Will that impact neighbors' yards, the Windsor Club tennis courts and swimming pool and possibly even the Lincoln field areas? What about privacy? This building will be substantially taller than anything in the neighborhood--is that fair to people wanting privacy to swim in the pool or play a game of tennis? What will the impact be of so many apartments straining the sewers in Waban? There are no plans for trees or landscaping to help abate the environmental impact of this high density building. No thought was given to energy efficiency or environmental standards. The project only contributes to worsening pollution, congestion, noise, waste, and will blight an historic neighborhood.

This is a tremendously overscale building in the middle of a residential neighborhood--many of these homes are historical homes. It detracts from the historic character of one of Newton's charming villages. It is also extremely high density and congested for this community.

The existing house is an historic building which fits in nicely with its surroundings. There are beautiful old trees on the property. It is a waste to destroy the charm of a historic landmark like that down to build an oversized structure that does not respect the environment or the character of the neighborhood. Can't the developer create something tasteful within the scale of the existing building? It's a shame to destroy the past.

Why would the government prioritize the interests of a developer with no ties to the community and no interests in doing what is best or what is right, over the Waban community--honest people who work to make Waban a beautiful place to live. The developer is there to maximize profit and could care less about the negative impact

this will have on our beautiful neighborhood. The law-abiding Newton residents, neighbors and taxpayers deserve to have a say in this project.

I strongly oppose the project as it stands and would not be in favor until I saw the issues described above addresses.

Sincerely,
Susan Farris
84 Moffat Rd
Waban, MA 02468

Adrianna Henriquez

From: Marian Knapp <knappml@comcast.net>
Sent: Friday, May 13, 2016 7:27 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon Street support

To decision-makers:

I write in support of the 1615 Beacon Street project to be included in the Planning Department's letter to the Massachusetts Housing Partnership. Although there are some people in our city that argue against more housing in Newton, the need for affordable housing is clear. Every demographic study clearly identifies this as a major, significant issue. With this in mind, city administration has committed to continually increase the number of affordable units.

The arguments against development in Newton may have some valid points, but as I have seen in other projects, developers and city decision-makers have done a great job of modifying plans to accommodate neighborhood concerns. The arguments that I have seen against the 1615 Beacon Street project seem to me to be very weak, reflecting privileged attitudes that fly in the face of efforts to make Newton a welcoming and inclusive place to live.

Waban is a very good place to build more housing because of existing amenities and services: T-stop, bank, restaurants, grocery store, school, and even a hardware store! What a great place to offer more housing.

Thank you for your good work and please move this project along to the next step.

Marian Leah Knapp

250 Hammond Pond Pkwy, 706N
Chestnut Hill, MA 02467

Adrianna Henriquez

From: Debra Waller <wainscoat@aol.com>
Sent: Friday, May 13, 2016 6:28 AM
To: 1615BeaconStreet; Setti D. Warren
Subject: Opposition to 1615 Beacon St.

I am writing to oppose the current form of the proposed project to be built at 1615 Beacon Street, in the heart of Waban's village center, right next to the Windsor Club. I live at 10 Bonaire Circle, about a mile from 1615 Beacon Street and am a frequent visitor to the Waban village center stores and the Windsor Club.

I oppose the current 1615 Beacon Street project for 3 reasons: A) Impact on the green space and small-town feel of the widely used Waban village center; B) Impact on the safety of the intersection of the intersection of Beacon Street and Windsor Rd.; C) Impact on the Windsor Club (Waban Neighborhood Club) at 1601 Beacon Street, the immediate abutter on two sides of 1615 Beacon St.

A) Impact on the green space and small-town feel of the widely used Waban village center. Waban's village center is a vital, but lovely, place that is used by many Waban residents. It's crowded. People use it constantly every single day of the week. And yet it is still such a nice place to be because of its current architecture and large older trees. The Waban Library Center is an especially good example of the beauty of Waban's village center. The quirky design and small modest stores in the Strong building are equally important, however. I am concerned that a large 40 ft. high modern apartment building will be grossly out of character with the rest Waban's village center, which is small in scale and full of older buildings. We just have so much glitz and sterility on the world, already. Does everything have to be the same? If something is charming and functional, we should try to preserve it.

B) Impact on the Intersection of Windsor Road and Beacon Street. The intersection of Windsor Road and Beacon Street is already difficult because of heavy foot traffic and the nearby intersection of Woodward Street and Beacon Street. The proposed 1615 Beacon Street project includes an underground parking garage of (I've been told) 31 spaces right at this intersection. I am concerned that the entrance and exit of the garage will make the intersection of Windsor Road and Beacon Street, even more difficult and dangerous. The city could put a light at the intersection, but there are already other lights very close by in the direction of Angier School.

C) Impact on the Windsor Club (Waban Neighborhood Club). The Windsor Club is located on 1.8 acres and is the only immediate abutter of 1615 Beacon St. The current proposed design of 1615 Beacon St. is for a 40 ft. high structure and 5 ft. setbacks to The Windsor Club property line. My family has belonged to the Windsor club since 2004, and are frequent users of the pool as well as being attendees at Windsor Club neighborhood social events. The Windsor club is not some snobby country club for the rich. Rather it is a true neighborhood club with crowded pool full of children and two lap lanes that are in almost constant use by adults, including many older adults. More importantly, it is also a really friendly place to interact with neighbors, something that is rare in an increasingly isolated and work-centered society. The types of social events that we have attended include all of the Angier School fundraisers and after-school plays, as well as the annual clambake. One of our favorite events was a model car racing event. This was held for several years in the winter and our son (as well as about 50 other children ages 6-15) would bring their model cars to race. This event was cheap and fun and low-key, which seems to be the Windsor Club aesthetic. The Windsor club is only on 1.8 acres, but hundreds of Waban residents get a lot of benefits from those 1.8 acres.

Putting such a huge building within 5 ft. of such a small property, would damage its function as a valuable place for neighbors to relax and socialize.

Debra Waller-Sallaway

10 Bonaire Circle
Newton, Mass 02468

Adrianna Henriquez

From: Joe Corkery <jcorkery@gmail.com>
Sent: Friday, May 13, 2016 1:12 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Comment on Proposed Development at 1615 Beacon St

To whom it may concern,

As a Waban resident and a member of the Waban Area Council, I am writing to express my concerns about the proposed development at 1615 Beacon St in Waban. While I support the addition of multi-family and affordable housing in Waban, I do not think that the current proposal as it stands is appropriate for the site. In particular, I am concerned about the following issues:

1. The massing and scale of the property is inappropriate for the site, especially as the property occupies such a prominent spot in the heart of Waban village. The new structure will become the focal point of the village center and is inconsistent with neighboring architecture.
2. The structure has only a 5 ft setback from the adjacent Windsor Club property and that combined with its significant height will cast shadows and negatively affect the sunlight on that property which greatly contributes to the enjoyment and community use of that property.
3. The proposed underground garage will introduce a third curb cut along the property leading to significantly reduced parking available for village merchants in the area.
4. The entrance/exit to the garage slopes down immediately and will make it very difficult to see the many pedestrians walking in that area, especially during high traffic times in the morning when many school-aged children are passing through that area. This makes for a particular dangerous situation.
5. The proposed new structure is inconsistent with the historic character of the existing home, property, and other historic properties in the Waban area.

Thank you for your consideration.

Sincerely,

Joseph Corkery

68 Larchmont Ave
Waban, MA 02468

Adrianna Henriquez

From: BKlegman <barrkle@comcast.net>
Sent: Friday, May 13, 2016 12:02 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposition to the Staples/Craft Farmhouse project

To the Newton Planning Department:

I am a legal abutter of the Staples/Craft Farmhouse. My address is 47 Windsor Road.

I am a senior citizen, in my 70's, and I have lived at this address for 26 years.

I am opposed to the development of 1615 Beacon St. The proposed construction will ruin the character and feel of this charming Newton village.

It is difficult enough to cross Beacon Street or Windsor Road as is, without the added automobile congestion. Cars are constantly making U-turns on Windsor Road in front of the Waban Market, yet a driveway to underground parking is proposed right there! There are enormous safety concerns for all pedestrians.

I ask that you consider the proposed "development" from the perspective of those whom it will impact the most--us seniors who walk every single day in the Waban Square neighborhood.

Barry Klegman
47 Windsor Road

Adrianna Henriquez

From: Bir, Anupa <abir@rti.org>
Sent: Thursday, May 12, 2016 11:55 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Development at 1615 Beacon St.

As a resident of Waban, and a mother of 3 school-aged children living on Windsor Road, I ask for your consideration of the traffic safety on Windsor, Beacon, and Woodward. This area is currently overcrowded, especially the area on Windsor Road exactly where the proposed development driveway would let out. Between the dangerous speeding at staff change times at the long term care facility, the Waban market shoppers doing U turns without concern for other traffic, the back up of traffic since the new Angier, and the additional housing planned on the St. Phillip Neri site, the congestion will be excessive.

A traffic study during the morning school drop off that involves adding 30 cars to the intersection would be instructive.

Although I am fully supportive of affordable housing, it cannot be true that this number of units is required for the building to be feasible.

The lack of regard for concerns of abutters make me concerned about responsiveness to resident safety issues.

Thank you for considering our feedback.

Anupa Bir
617 538 9741

Adrianna Henriquez

From: Dyanne klein <dyannejklein@gmail.com>
Sent: Thursday, May 12, 2016 11:38 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Fwd: Abutter to 1615 Beacon Street

To Newton Planning and Mass Housing:

I have resided at 47 Windsor Road for the past 26 years and I am an abutter to the proposed development at 1615 Beacon Street. The development proposal as it currently stands must be stopped. I am in Waban Square on a daily basis, walking and driving, and I am well aware of the current traffic and pedestrian problems and dangers. At the precise location of the proposed driveway into the development from Windsor Road, cars currently make U-turns as they look for parking spots for the stores in the square, creating a dangerous situation for pedestrians as well as cars. Since the completion of the new Angier school, the traffic, due to 3-4 new traffic lights in the span of 1 block, is backed up at any time of the day when school is starting or ending. Indeed, the intersecting corners of Beacon, Woodward and Windsor had, for 25 years, ONE crossing guard to cross the students and their parents across those intersections. Now, TWO crossing guards are necessary----and that is **without the addition** of the proposed 24 units and 31 underground plus additional outdoor parking spaces added to the current heavy traffic which would undoubtedly seriously impact the current dangers facing pedestrians and drivers in the square.

In addition, the project has no place in Waban Square, and certainly not on the premises of a landmarked historical site and building, the actual foundation of which goes back to the 1600s. The proposed development, at the center of Waban, would be a blight; dwarfing the Windsor Club, the original farmhouse, and the neighboring businesses and homes.

I walked the property today during the meeting with Mass Housing, the Newton planning department and Jeff Engler. That a building of this proposed height and size could potentially be situated 5' from the property line is a crime. It is literally on top of the Windsor Club and encroaches on the Windsor Road neighboring homes. Moreover, it is clear that Mr. Engler has no real interest in meeting with the neighbors, since he views such a meeting as nothing but trouble for him. Nor does Mr. Engler have any interest in the fact that the property is a landmarked historical site; he stated that he would not file his plan with the Historical Commission until his proposal was before the Zoning Board of Appeals.

On the basis of the current dangers to pedestrians and drivers in the square, the already existing traffic problems and the aesthetics of a three-story/24 unit/31 underground parking garage building in the center of Waban, the Planning Board **must stop** this project before it goes any further.

Thank you.

Dyanne Klein
47 Windsor Road
Waban

Adrianna Henriquez

From: BKlegman <barrkle@comcast.net>
Sent: Thursday, May 12, 2016 11:23 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Staples/Craft Farmhouse

To the Newton Planning Department:

I am a legal abutter of the Staples/Craft Farmhouse. My address is 47 Windsor Road. I am a senior citizen, in my 70's, and I have lived her for 26 years.

Adrianna Henriquez

From: Steffi Aronson Karp <shula@comcast.net>
Sent: Thursday, May 12, 2016 10:58 PM
To: 1615BeaconStreet
Subject: Staples-Craft Farmstead is too large

To the City of Newton planners:

We live directly across the street from the Staples-Craft Farmstead, or former Peck home. The plans we see are way too large. If that size construction goes up, the flavor of this whole village area would be forever changed. Please DO NOT APPROVE the developer's plan to create higher structures and to destroy the greenery around that home.

The plan is too large and too out of scale for this area.

Sincerely,

Steffi Aronson & Eric H. Karp
458 Woodward Street
Waban, MA 02468

Touched by my iPad--please forgive Apple autocorrections to my typos

Adrianna Henriquez

From: John Aunins <jgaunins1@verizon.net>
Sent: Thursday, May 12, 2016 10:46 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Staples Farmstead/Peck House development proposal, 1615 Beacon St.

To whom it may concern,

I write today to oppose the proposed plans for development at 165 Beacon St. I am a resident of the village and a member of the neighboring Windsor Club as well, and so have a direct stake in this debate. I have reviewed the plan and elevation view proposal drawings, and taking them have walked the property perimeter with them in mind. In short, this proposal is too massive, and occupies too much of the site to be appropriate for the village. It effectively destroys the existing house's surroundings and creates an eclectic architecture best described as a monstrosity. I cannot imagine attending outdoor functions at the Windsor Club in the shadow of a looming building, nor walking into the village to be greeted by such an out-of-place, dominating structure. As well, it will reduce on-street parking for the shops in the village, with the proposed driveway plus the numbers of guests that the development will draw. Extra traffic will make the already long crosswalks in the village more dangerous as well. I request that the development and planning board require the developer to scale back this too-ambitious project.

John G. Aunins
99 Pine Ridge Rd
Waban, MA

Adrianna Henriquez

From: Jeff Whitaker <jeffwhitaker1@gmail.com>
Sent: Thursday, May 12, 2016 10:31 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Concerns about proposed Waban Center development

I am writing to express my concerns over the proposed residential development at the John Staples Farmstead/Peck House property at the intersection of Beacon Street and Windsor Road.

I believe there are several issues that should prevent the City from approving the proposed project.

1. The proposed project is out of all proportion to the neighborhood, standing more than 40 feet high and coming within less than six feet of two of its property lines. It will reduce the attractiveness and enjoyment of the adjacent Windsor Club, one of the main draws of the village.
2. Large number of units and underground parking spots: This will create traffic congestion and a risk to pedestrians, including many children walking to the newly-constructed Angier School.
3. Environmental impact: The excavations needed to create below-ground parking and footings to support this structure will certainly come with large and unforeseen risks (structural for roads and neighboring properties, water quality for the broader area).
4. Drain on City Services: Adding 24 families will create an added strain on the Angier School, which already struggles with class size (there are 24 children per class in first grade).
5. Builder's inexperience: While I am not personally familiar with this builder, it is unclear whether he has the experience and resources to reliably execute a project of this scale and complexity. There is a real risk that he will abandon the project mid-stream, leaving the neighborhood with a dangerous and unsightly open construction site.

I recognize the need for well-managed development in our city, but these risks seem to far outweigh any benefits of this project. And while I appreciate the Commonwealth's desire to ensure available, affordable housing, given that this project proposes adding just 6 affordable housing units (out of a total of 24) it feels as though the builder is taking advantage of the statute.

Thank you for your consideration.

Best regards,

John J. Whitaker
54 Waban Ave
Waban MA 02468

Adrianna Henriquez

From: Alexandra Whitaker <alexiwhitaker@mac.com>
Sent: Thursday, May 12, 2016 10:23 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Proposed development of John Staples Farmstead/Peck house in Waban

To Whom It May Concern,

I am a resident of Waban and I am writing to express my vehement opposition to the currently proposed plan to develop the John Staples Farmstead/Peck house, an historic landmark. A 3.5 story, 40 foot high building will ruin the look and feel of our small village and stand in stark contrast to the low-lying and charming buildings in Waban Center. Moreover, adding 31 parking spots will exacerbate the traffic that is already backed up on Beacon Street and will make pedestrian access more dangerous, with people trying to cross Beacon to get to the new Angier school and to the T.

The Windsor Club is one of the few remaining neighborhood clubs in the city of Newton and is a major hub for neighbors and friends to gather in Waban. The proposed building is so tall and with a set back of only 5', it will severely affect the club and could introduce safety and security issues for the children that swim in the pool since residents of the new building can look down into the pool area.

The developers have shown no interest in involving the community in their plan, which is in center of Waban and will affect our daily life in an extremely negative way. It is my firm belief that this development will be a huge detriment to our village and will be a monstrosity in our neighborhood.

Sincerely,

Alexi Whitaker
54 Waban Ave.
Waban, MA 02468

Adrianna Henriquez

From: Marne Jacunski <mjacunski1@gmail.com>
Sent: Thursday, May 12, 2016 10:22 PM
To: 1615BeaconStreet; Setti D. Warren
Subject: Historic Staples-Craft-Wiswall Farmstead - Proposed 40B Development

Dear Mayor Warren and Newton Housing Committee,

I attended a meeting at the Windsor Club on Tues, 5/3 with other fellow Waban residents to learn more about the Proposed 40B development at the historic site of the Staples-Craft-Wiswall Farmstead. As I sat there listening intently a couple key things regarding this proposed project are of great concern to me:

1) The current building plan is simply huge and completely out of proportion to the lot and other neighborhood buildings. I'm stunned at the 5ft setback on the back plot lines and am not sure how a .7 acre lot can reasonably support this massive development.

2) As I drive down Beacon St through Waban center every day I'm always on guard and driving defensively during rush hour in this congested and haphazard intersection. I can't imagine even more traffic flowing in and out of this already uncontrolled and problematic area. It's dangerous a design for heavy a pedestrian area, especially for children walking to/from Angier School and the middle and high school kids walking to/from bus stops adjacent to the Waban library. How much can one intersection handle before some tragedy happen

3) The proposed development would completely ruin the historical Integrity of the Farmstead. It's inappropriate mass/scale overpowers historical nature of the site. It does not blend and is inconsistent with neighborhood architecture. We should all learn lessons and remember how such past historical landmarks, such as the old Waban train station, are treasures and once they are removed or altered, and once this development is built, it will be there FOREVER! As a Newton Landmark Preservation Site I urge you all to think about how this development would essentially destroy one of Newton's oldest historic sites.

Please help us to revise/reduce the current plan to keep it fitting with their neighborhood architecture size and scale, preserve this historic landmark and keep Waban Center's streets and sidewalks safe!

Kind Regards,

Marne & Eric Jacunski

14 Larkspur Road

Waban

Adrianna Henriquez

From: jack maypole <jackmaypole@yahoo.com>
Sent: Thursday, May 12, 2016 10:19 PM
To: 1615BeaconStreet; Setti D. Warren
Cc: Jack Maypole; Anupa Bir
Subject: Development at 1615 Beacon St.

As a pediatrician, parent, and resident of Newton for nearly 16 years, I invite you to spend even a short while on the corner of Beacon and the end of my street, Windsor Road. There you will behold the site of the planned massive project built to zero lot proportions that is currently (and in my view, rightly) the subject of some serious and necessary review for the burden and safety issues it imposes on the immediate area.

Walk with me--virtually or actually--and witness how this area is NOW, during the times of the morning school start and early day rush hour and see how already the area in and around Waban Square is a, can we say? A hot mess. Traffic is ALREADY backed up all the way to the Chestnut/Beacon intersection (which is, in itself an area already cited as burdening another nearby, overloaded passage...how many of these infrastructure problems do we need until we are at total gridlock?). The situation is little better at the end of the day, as *currently* configured, as children and families make their way home by car or by sidewalk, while the Waban Square businesses seek to serve the surrounding community. We seek to offer them our business, while playing Frogger crossing the streets to make it to the Village Bank, Starbucks, the new Hardware store, or our stalwart business, the Waban Market. Pedestrians, people parking, people getting groceries, backed up and speedy commuters...it is barely working as it is.

The area and its aged infrastructure, and the recently wrought changes around the Angier school brought great change, and even long sought traffic calming/signals have helped slow traffic but have contributed further to congestion. The anticipated 1615 Beacon project--with its ill conceived driveway and curbcut configuration create what can best be described as a Death Zone as children and shoppers seek ever vanishing parking, and navigate the double barreled driveways of the new development and the Windsor Club (how is that going to work?). Do we need a rundown of a kiddo to point this out? Again, walk around the area, and I think you'll see my point clearly. It makes me shudder. Waban Square has been targeted for unrealistic numbers of people with an apparent lack of consideration (or dialog) for the surrounding community or the abutters.

Do we (or I?) object to subsidized housing in my neighborhood? No. Do I object to a brazen opportunism by a developer with little interest to date in dialoging with abutters like me? You bet I do. I do see a place for the site to be redeveloped or rethought, but far more appropriate with what an overloaded neighborhood can bear and what will keep the integrity and safety and well being of children in place. What has been proposed and put forward does not work. It is untenable and deeply concerning. You've seen the stats: this proposal is but a tad smaller than the Angier school (on a much smaller lot!) and will be an incongruous eyesore and disruption to the atmosphere of Waban Square.

Do I have a problem with the safety and congestion and logic defying scope of a project for a lot WAY TOO SMALL for its size? Absolutely. I am determined to demand dialog, critical review of the above elements that this project will impose on the people of Waban. I am happy to contribute and think constructively to bring subsidized housing to our town and our neighborhood...but on a scale and design that are feasible, and neither disruptive nor dangerous.

Please feel free to contact me with questions.

Jack Maypole, MD
101 Windsor Rd
Waban

Adrianna Henriquez

From: Stephen Israel <israels127@aol.com>
Sent: Thursday, May 12, 2016 9:45 PM
To: 1615BeaconStreet
Subject: Building in Waban Sq.

As a 40 year resident of Waban,I am against the proposed development. It would greatly impact the integrity of the neighborhood, create significant congestion and traffic. It would also be a shame to take down the historic home on the property thus eliminating more of Newton's history. Stephen Israel

Sent from my iPhone

Adrianna Henriquez

From: Constance Jarowey <jarowey@aol.com>
Sent: Thursday, May 12, 2016 9:34 PM
To: 1615BeaconStreet
Subject: Development Plans

This project lacks any acknowledgement of the historical significance of Waban Square or the current flow of people and cars that pass through the square on a daily basis. The proposed building plan will massively alter the traffic flow and safety of pedestrians for what is already a congested area. As I understand it, Newton has already met the 40B limits, so it escapes me how this developer can be exempt from adhering to the standard procedures for approval of building projects, including full hearings for community residents to voice concerns and issues with this project.

Please register my name as a resident of Waban that objects strongly to this development project as proposed.

Sincerely,

Constance Jarowey
214 Windsor Road
Waban, MA

Adrianna Henriquez

From: colleen nolan <colleenonolan@yahoo.com>
Sent: Thursday, May 12, 2016 9:31 PM
To: 1615BeaconStreet
Cc: Setti D. Warren; Mike Nolan; Nolan Colleen
Subject: Letter of opposition

To Whom It May Concern:

My husband, Michael A. Nolan, and I have been residents of Waban for nearly five years. We were recently made aware of the development plans of the John Staples Farmstead/Peck house on the corner of Windsor Road and Beacon Street. We would like this e-mail to serve as our official opposition of this proposed development project.

We are not opposing this development project because of its 40B status but merely because of its size and scope. As recent members of The Windsor Club, Waban's Neighborhood Club, we are concerned that this development has the potential to negatively impact our club and its members in many ways. We believe that the scale and scope of this project is out of proportion with the surrounding neighborhood. The proposed building would potentially be built within 5 feet of the Windsor Club property line and stand over 40 feet high - we feel this building would quite frankly, dwarf the club. We are concerned that our privacy and that of our two young children who often swim and play tennis at the club would be compromised if this multi-story building with windows directly overlooking the Club's swimming pool and tennis courts was permitted to be built as planned. As Windsor Club members, Waban residents and concerned parents, we would have no say in who rents these units which is a real safety concern given its proximity to the neighborhood club.

We are also concerned that the shadow of the building in this proposed development project has the potential to cover a substantial part of the Windsor Club's tennis courts which could mar court conditions. Windsor Club social gatherings and event rentals taking place after 8:00pm have in the past lead to noise complaints. If this development proceeds as planned, locating 24 rental units within 5 feet of the Windsor Club has the potential to lead to many noise violations which could restrict club events, including rentals which provide a source of income to The Club.

Lastly, we are concerned that this proposed development would take away from the historical integrity of the original Waban Farm and Farmhouse, which have been put on the national registry of Historic Places.

The developers of this project have shown little to no interest in involving the community in their design, despite numerous efforts of abutters to contact them. We can only hope that letters and e-mails submitted by concerned residents of Waban, like ourselves, can ignite this conversation so that the neighbors' voices can be heard.

Sincerely,

Adrianna Henriquez

From: Brad Wand <brad.wand@gmail.com>
Sent: Thursday, May 12, 2016 9:28 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposition to development at 1615 Beacon Street

Newton Housing and Community Development:

As a concerned resident of the Village of Waban, I am writing to oppose the development of the John Staples Farmstead/Peck house on the corner of Windsor and Beacon Street.

My family and I recently moved to Waban in part because of its small neighborhood feel. This development, as it is proposed, will significantly, and negatively, impact this aspect of Waban and should not be allowed to proceed. On a street composed of single family homes, small stores and community gathering places, a three story 24 unit building on a .7 acre plot with a five foot far cannot be considered appropriate.

Despite attempts by my neighbors and community leaders, the developer has shown little willingness to work with the residents and come up with a solution that is acceptable to all parties. The fact that 1615 Beacon LLC has not sought the input from residents clearly demonstrates that it has no regards for the impact that this development will have on the residents, the neighborhood, or the city.

Please do not approve the proposed development of the John Staples and Farmstead/Peck House.

Thank you,

Brad and Erin Wand

1716 Beacon Street

Adrianna Henriquez

From: Brad Wand <brad_wand@hotmail.com>
Sent: Thursday, May 12, 2016 9:23 PM
To: 1615BeaconStreet; Setti D. Warren
Subject: Opposition to development at 1615 Beacon St

Newton Housing and Community Development:

As a concerned resident of the Village of Waban, I am writing to oppose the development of the John Staples Farmstead/Peck house on the corner of Windsor and Beacon Street.

My family and I recently moved to Waban in part because of its small neighborhood feel. This development, as it is proposed, will significantly, and negatively, impact this aspect of Waban and should not be allowed to proceed. On a street composed of single family homes, small stores and community gathering places, a three story 24 unit building on a .7 acre plot with a five foot far cannot be considered appropriate.

Despite attempts by my neighbors and community leaders, the developer has shown little willingness to work with the residents and come up with a solution that is acceptable to all parties. The fact that 1615 Beacon LLC has not sought the input from residents clearly demonstrates that it has no regards for the impact that this development will have on the residents, the neighborhood, or the city.

Please do not approve the proposed development of the John Staples and Farmstead/Peck House.

Thank you,

Brad and Erin Wand

1716 Beacon Street

Adrianna Henriquez

From: reza nezafat <reza.nezafat@gmail.com>
Sent: Thursday, May 12, 2016 9:18 PM
To: 1615BeaconStreet
Subject: Re: 1615 Beacon st

Dear James,

Thanks for the info- When/how do we have an opportunity to raise our concerns with ZBA? 40B is not a smart growth and totally ignore the fabric of our town- this project is destroying a historic house with significant impact to our community club. The laws should change to take into account the concerns of the citizens and appropriateness of a project for a neighborhood.

Reza

On May 12, 2016, at 11:24 PM, 1615BeaconStreet <1615BeaconStreet@newtonma.gov> wrote:

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment.

The proposed project will be seeking a Comprehensive Permit, commonly referred to as a "40B", under a State law that allows development projects including a certain minimum amount of affordable housing to bypass normal local development review processes. The Zoning Board of Appeals (ZBA) is the entity charged with reviewing the proposed project and the Mayor and City Councilors have no formal role in the development review process. The Planning Department serves as the development review staff to the ZBA, providing technical and policy-related analysis of the proposed project as it relates to existing City regulations, the Comprehensive Plan, and good planning practice. Staff has had initial meetings with the developer to discuss the proposed design. The first formal step in the Comprehensive Permit process is the developer's application for a "site eligibility letter" from the Massachusetts Housing Partnership, which is where the project is now. The Department of Planning and Development will be compiling a letter to the Massachusetts Housing Partnership addressing comments and concerns about this proposed project later this month. Your emailed comments will be attached to that letter and will inform the content of the Department's letter. Any further comments should be submitted by Friday, May 13, 2016 in order to be included in this letter.

If the owner of 1615 Beacon Street obtains a site eligibility letter and moves forward with a filing with the Zoning Board of Appeals there will be additional opportunity for public comments at public hearings.

Please visit our website for more information about the process for this project:

http://www.newtonma.gov/gov/planning/current/devrev/hip/beacon_street_1615.asp

Notice of future public meetings and general information on the Comprehensive Permit process is also available through this webpage.

Please direct any comments to 1615BeaconStreet@NewtonMa.gov or feel free to contact Alexandra Ananth, Chief Planner for Current Planning at aananth@newtonma.gov with any further questions about this project or the process.

Best,
James Freas, AICP
Acting Director, Department of Planning and Development

-----Original Message-----

From: Reza Nezafat [mailto:reza.nezafat@gmail.com]
Sent: Wednesday, May 11, 2016 9:19 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon st

Dear Mayor Warren,

I am writing to express my great concern about development in 1615 Beacon st. We live on Beacon st between the The church project and this new project. I recently learned about this new project and scope of the new design. I am quite concerned about the impact of these new projects in our community. Our city has a role to protect the history in our town; these treasures have been passed to us by previous generations and now we are handing it to to unqualified developers to destroy the fabric of our society. This is a historic house and I am just amazed how city is even considering such projects

As a mayor of our town, you should lead the effort to protect our historic treasures and stop this madness by developers to use the loopholes to make a profit; these new projects will have negative impact for generations in Newton and it is the responsibility of city to protect its citizen

Reza

Sent from my iPad

When responding, please be aware that the Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.

Adrianna Henriquez

From: Mark Amster <mark_amster@yahoo.com>
Sent: Thursday, May 12, 2016 9:05 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon St

To Whom It May Concern:

I am writing in reference to the proposed development at 1615 Beacon Street in Waban. The proposed project is being built on 0.7 acres on a historical farmhouse site. The scale is completely inappropriate for the neighborhood. 24 units are too many for this small area. The setback of 5 feet is not sound. The height is equivalent to the height of the green monster at Fenway Park. There is no other building in Waban that comes close to these dimensions. As a homeowner, if I proposed in addition to my house the height of the green monster at Fenway Park I would be laughed out of City Hall and rightfully so. I do not understand why this plan is being given any consideration by the mayor or the town. This would create an unsafe traffic situation in Waban Center. It is completely unsafe as it is in close proximity to the Angier School. I must assume that the mayor and the other town officials have no concern for the safety of its citizens and the development destroying this historic site. I would be happy to discuss this with any city official or even the mayor, as I am completely shocked that such a proposal is even being seriously considered. My phone number is 617-721-6552.

Mark S. Amster MD
70 Collins Rd.
Waban, MA

Adrianna Henriquez

From: Higgins, Robert <Robert.Higgins@LibertyMutual.com>
Sent: Thursday, May 12, 2016 8:17 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposition to proposed development of 1615 Beacon Street

To whom it may concern,

I am writing to oppose the proposed development of 1615 Beacon St. (the John Staples Farmstead/Peck house). I grew up in Wellesley – coincidentally, my childhood orthodontist practiced in this building – and moved to Waban with my wife and young children in July of 2015. Much of the reason for our move to Waban was the strong sense of community, the aesthetic of the neighborhoods, and the lovely village center. We purchased a house built in 1930 and value the historical nature of the village.

The proposed development is simply not in keeping with the fabric of the community. It is much larger than any building in the vicinity and will be an eyesore in addition to a significant detractor to the charm and historical significance of the property and the village center. Furthermore, it is our understanding that the developer has made no effort to sit down with the community to understand its perspective or potential concerns. To take on a project to develop a prominent landmark in the center of the village with no apparent concern for the interests of the community is irresponsible and is a clear sign that the developer has no intention of making a positive contribution to the village and neighborhood.

The proposed development will also have a substantially negative impact on the enjoyment of the neighborhood club (the Windsor Club). Residents of the proposed building would have a clear view into the pool where our children play, which causes significant privacy concerns. In addition, the current historical structure at 1615 Beacon St. complements the beautiful Windsor Club and Waban Library properties whereas the proposed structure would dwarf and significantly detract from the aesthetics of downtown Waban.

In short, the proposed development is bad for our community and the village of Waban. We would welcome positive change and developments in the community, but only those with thoughtful consideration of all perspectives and potential impacts to the surrounding people and buildings.

Thank you for your consideration of our perspective on this issue.

Regards,

Rob and Julie Higgins
186 Nehoiden Rd.
Waban, MA 02468

Adrianna Henriquez

From: Ken Oasis <kloasis@comcast.net>
Sent: Thursday, May 12, 2016 8:02 PM
To: 1615BeaconStreet
Cc: Setti D. Warren; Lauren Oasis
Subject: Staples / Peck house in Waban

Dear Newton Planning Committee and Mayor Warren,

My wife and I wanted to comment on the proposed 40B development at the Staples / Peck house in Waban.

The Planning Committee mission is to “.. **preserve and enhance the quality of community life, as well as the natural and built environments for all who visit, live, and work in Newton...**”.

I'd like to ask that you think about *your* mission as you read through our comments below.

While we feel that 40B development offers tremendous opportunities to those less fortunate financially, we still have concerns over the planned development.

- As 20 + year members of the Windsor Club, which abuts the development, we want to ensure that the development considers the existing habitat. Specifically, we have seen rabbits, turkeys, pheasants, butterflies, and frogs. In earlier years, it was not uncommon to see other wildlife in the area. We would like to ask that the developers conduct a study to identify the habitat on the property, ensure their plan does not negatively impact the delicate wildlife that has occupied the general surroundings, and ultimately **preserve and enhance the quality of community life, as well as the natural and built environments for all who visit, live, and work in Newton**

- We understand that 40B development is exempt from Zoning regulations. However, a multi-story building, in the center of our historic village, feels out of place. It does NOT “.. **preserve and enhance the quality of community life, as well as the natural and built environments for all who visit, live, and work in Newton**

- We can't make out where Newton stands on the % of subsidized housing, or on the % of developable land allocated to subsidized housing inventory. Have we met the requirement (10.0% or 1.5% respectively)? We feel it is important that the numbers reflect current data (e.g. as of 12.31.2015) and estimate based on this and other proposed 40B development. Can you provide this updated data?

- We are very concerned over the increased traffic and child safety in the Waban square area. The square area already has a lot of kid traffic – walking / riding bikes to / from Angier, the Windsor Club, and the playground off Moffat St. My wife has witnessed our daughter carefully crossing the street on her bicycle in the crosswalk (in Waban Square), and observing cars actually speeding up to avoid stopping for her. We know of children chasing their beloved dogs (where dogs were hit by car and killed at Beacon / Windsor Road). Our expectation is that a traffic study would be conducted to address the current challenges and secondly to address how 41 additional cars and children impacts the square and safety of our children.

We feel there may be a middle ground where 40B development can move forward, but not before the City follows it's own mission and takes accountability and management oversight.

Thanks for your consideration.

Best,
Ken, Lauren Oasis

Adrianna Henriquez

From: Susan Werbe <swerbe45@gmail.com>
Sent: Thursday, May 12, 2016 6:56 PM
To: 1615BeaconStreet
Subject: Staples-Craft-Wiswall Farmstead Proposed 40B Development

To the Planning Board:

As a Newton resident, I am deeply disturbed by the proposed 40B Development.

I attend a weekly exercise class at the Windsor Club and have several friends in Waban. As a result, I often find myself driving through Waban village and am always struck with the true village-like atmosphere. To allow a development on the corner of Beacon Street and Windsor Road that would add a development of forty plus apartment units, bring an additional 40 plus people, 40 plus cars, and innumerable support people and vehicles into that area will, I believe, benefit only the developer of the project, and will create untold challenges for the residents of Newton in general and families of Waban in particular.

I urge you to review this proposal.

Thank you for your consideration,

Susan E. Werbe
Co-Creator, *Letters That You Will Not Get: The Great War Song Cycle*
+1.617.519.8219

Adrianna Henriquez

From: william.korn@gmail.com on behalf of William Korn <william@kornfamily.net>
Sent: Thursday, May 12, 2016 6:28 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Resident Opinion regarding 1615 Beacon Street Development. Opposed.

To: Newton Planning and Mass Housing
Cc: Mayor S. Warren
From: William and Karen Korn, 41 Wamesit Rd, Waban, MA 02468. 617-558-3263
Re: 1615 Beacon Development

We are residents of Waban for 25 years. We have reviewed the plans for development of 1615 Beacon Street, the Staples Farmstead historic site.

We are not in any way opposed to affordable housing in our community; however, the scale and style of this planned development is so massive and incompatible with the character and appearance of our community that it must be scaled back drastically. The plan would site 24 residential units on a lot which is about the size of two typical Waban homes. Effects on parking, traffic, and the appearance of our town would be negative and irreversible.

The neighborhood club (Windsor Club) which is open to all Waban residents would be encroached upon. The facilities their would be literally in the shadow of the proposed building.

Please consider a more modest approach.

thank you

William Korn

Adrianna Henriquez

From: Beth Israel <bisrael127@gmail.com>
Sent: Thursday, May 12, 2016 5:38 PM
To: 1615BeaconStreet
Subject: Proposed building on Windsor Road and Beacon Street

I've just heard about this proposal and think that it is ludicrous! This lot is an integral part of Waban Square, which already has more traffic than we'd like...also, a building of this size and height doesn't fit with the rest of the area! Waban Square has always been a charming local village and will be sadly changed by the building that is being proposed!!!!!!

Beth Anne Israel
127 Gordon Road
Waban, MA 02468
617 965 9668
617 733 6050 (cell)

Adrianna Henriquez

From: Jeremy Weltman <bostonwltmn@aol.com>
Sent: Thursday, May 12, 2016 5:01 PM
To: 1615BeaconStreet; Setti D. Warren
Subject: 1615 Beacon Street Proposed Development

Dear Newton Planning Committee:

Good afternoon. I am a Waban resident and Windsor Club member, along with my wife and two young children, Jack (5) and Emma (3). Jack just started attending the Angier elementary school, just down the road from the Windsor Club – and my family often enjoy the services offered in Waban town center before or after a sun-filled day by our neighborhood Club pool, including grabbing a quick coffee at Starbucks or a piled-high Reuben (or Rachel, depending on if you prefer Pastrami over Corned Beef) for lunch at Barry's. Unfortunately, my family has recently learned of a proposed 24 unit, three level development slated to be erected within 5 feet of the Club's northeastern boundary. Notwithstanding the fact that a five foot setback is clearly too small for this type of development, the fact that the proposed development is to be three stories high, containing 24 units and an underground parking lot for 31+ vehicles, means that we must now be concerned about the safety and security of all Wabanians that regularly pass through the intersection of Beacon Street, Windsor Road and Woodward Street.

A development of this magnitude necessarily means that traffic and traffic concerns in this area will be exponentially increased, almost overnight. What now exists as a relatively friendly intersection, requiring no traffic lights and some neighborly patience with the numerous pedestrian crosswalks painted across the intersection, will be turned into a traffic and safety nightmare with the addition of a 24 unit development, that is to include a underground parking lot (with 31 + spaces) and direct egress/access onto Beacon Street and Windsor road. As you know, that area of Beacon Street already serves as a main thoroughfare through Waban – particularly at morning rush hour when children and their parents walk and drive through this intersection en masse on their way to the Angier Elementary School - a stone's throw down the road. Allowing a development of this size to go in as currently planned will do nothing but wreak havoc on traffic and pedestrian flow through the center of Waban.

To make matters worse, these concerns have all but been ignored by the developer as I am given to understand that the developers have shown no interest in involving the community in the design, despite numerous efforts of abutters to make contact with them. As a father of small children who attend the Angier school and member of the Waban community, I urge the committee to seriously consider the potential safety and security issues posed by a project of the magnitude being proposed here. Regardless of the type of development proposed, all developments must be held to certain standards for current residents' safety and environmental impact. I submit to you that the sheer size and magnitude being proposed for this development is simply incongruent with the existing infrastructure and character of the location, so much so that permitting it to move forward will create a whole new set of safety concerns by virtue of sharp increase of expected traffic in an area that is not appropriate to safely absorb such an increase.

Thank you for taking the time to read this letter.

Sincerely,

Jeremy Weltman
38 Dwhinda Road
Waban, MA

Adrianna Henriquez

From: Alan K. Posner <APosner@rubinrudman.com>
Sent: Thursday, May 12, 2016 4:33 PM
To: 1615BeaconStreet

I strongly oppose this venture based on its mass/scale, architectural quality, and increased traffic.

Alan Posner
21 Palmer Rd.

Sent with Good (www.good.com)

Rubin and Rudman LLP
50 Rowes Wharf | Boston, MA 02110 | p:617-330-7000
300 New Jersey Ave. NW | Washington, DC 20001 | p:202-465-8780
99 Willow Street | Yarmouthport, MA 02675 | p:508-362-6262

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Adrianna Henriquez

From: Barry Farman <barryfarman@gmail.com>
Sent: Thursday, May 12, 2016 4:20 PM
To: 1615BeaconStreet
Subject: Proposal for project that will provide the maximum income for the developer with no benefit for the community.

This is so bad for the community. It is too large for the lot. Too tall for the surroundings. Too dense for the village character. May increase the wind speed impacting in the village climate. It seems that the developer put this proposal together as a straw man to test the maximum tolerance of the city and in comparison to this proposal any possible compromises will appear a comparative improvement. This plan should be rejected and not considered as a starting point for negotiations. This is what the developer would do if there were no regulations at all. I would ask them what they would do if this project was proposed for their community and they would not be making money on it. Please fight this until it is withdrawn.

Barry Farman
34 Palmer Rd.
Waban, MA 02468
617-821-3485

Adrianna Henriquez

From: Robert Quandt <robert.quandt@gmail.com>
Sent: Thursday, May 12, 2016 4:17 PM
To: 1615BeaconStreet; Setti D. Warren; Ann Quandt
Subject: Proposed 40B Development at 1615 Beacon St

To the Newton Planning Commission & Mass Housing

Hi this is Rob and Ann Quandt. We are the owners and residents of 1585 Beacon St. in Waban MA, and live there with out three young children. We are writing this to voice our significant concerns with the Proposed 40B development at 1615 Beacon St in Waban MA.

We are not ones to exaggerate, but frankly it is hard to find a word other than absurd to best describe the proposed development and impact it will have on the safety, traffic, and character of the neighborhood.

- 1) The intersection that the property sits on is already a busy intersection, and one that next year, our daughter will have to pass every day on her way to and from school
- 2) We are members of the local neighborhood club, the Windsor club, which is next door to the proposed development. It is very concerning to us that a multi-unit high rise could be built directly overlooking an area where all of the neighborhood's children swim.
- 3) The Farmhouse was part of the original Waban Farm. As we understand it, is on the registry of National Historic Places. History is part of what makes a community. Our understanding is that the intent of the 40B legislation was never to erase the history of our local community, but to be clear, that is what is being proposed.
- 4) It is our understanding that Newton is over the land area goal set forth under 40B, and therefore no further 40B developments in Newton should be eligible.

While broadly we are supportive of the intent behind 40B and the overall goal to provide affordable housing statewide. At current, it seems that for profit developers are interpreting the code to make profits in a way that is wholly inconsistent with the local neighborhoods. One could also point out that the definition of what incomes qualify for "affordable" based on the average income in the area is not affordable housing at all, and would not help those the legislation was intended to support. From our vantage the proposed development is a for profit developer trying to exploit the loop holes in poorly written older legislation to eviscerate the local zoning and make enormous profits by putting 20+ units on a single family plot, all at the expense of the current residents and the safety, history and character of the neighborhood.

In the case of the Farmhouse, because it is part of the history of the community, and because Newton is over the land areas limit, it should not be redeveloped at all. But as an example of the trend in proposed 40B developments more broadly, where is the sense of scale and reasonableness? If a lot is zoned for one house, a 4 unit condo would be a big change, a large override of local zoning, would it not? A 24 unit 40 foot tall high rise

with 31 underground parking spaces is just so absurd. When did a sense of reasonable judgement and maintaining the character of the community get totally thrown out?

As elected officials and government employees, we are calling on your judgement, and also calling on you to follow the law, noting that Newton has already met the 40B goals, in disallowing the proposed 40B development at 1615 Beacon St.

Respectfully submitted,

Rob & Ann Quandt

Adrianna Henriquez

From: Silverman, Andrew <asilverman@crp.com>
Sent: Thursday, May 12, 2016 4:07 PM
To: 1615BeaconStreet; Setti D. Warren
Subject: John Staples Farmstead/Peck

To whom it may concern,
I am writing to express my deep concerns with the proposed 40B development at the John Staples Farmstead/Peck house.

The size and scope of the proposed project are completely out of place with the village aesthetic that makes Waban so special. Moreover, the developer has shown a blatant disregard for the community's interest and input, as the developer has solicited neither the former nor the latter.

A project of this scope will also add to the significant traffic congestion now plaguing Waban, an issue that will only get worse once Zervas comes back on line.

I do understand, however, that aesthetics and the community's input matter little once a developer waves the 40B banner. And barring safety, building code or 40B safe harbor, local governments' hands are tied to a great extent.

As such, let me focus on the issues that matter. The Board of Alderman voted for 40B safe harbor protection on the Neri development. And while some skepticism was expressed by members of the Board on whether Newton had met the threshold, all agreed that if the Neri development proceeds as a 40B, then Newton will unequivocally meet the 40B threshold. Given these set of circumstances, I do not see any logical path forward for the Board other than to declare 40B safe harbor for the Peck house too.

Furthermore, I would argue that the Peck plans as currently constituted have a number of serious flaws given the fact that the development will abut the Windsor Club. First, the 5 ft setback is too small for this type of development; 24 units is too much for 0.7 acres. Second, the structure is out of proportion with current neighborhood buildings. Finally, the increased traffic that this development will create will lead to a less safe area for children to walk, an issue that is particularly acute given that the Peck house is on the way to Angier and that the pool at the Windsor is heavily used during the summer.

In short, this feels like another ill-conceived attempt to leverage a well-meaning statute (40B) to tear at a community's fabric, create a less safe environment and is an endeavor that I do not believe has standing given the Board's position on the 40B threshold vis a vis the Neri development.

Regards,

Andy Silverman
6 Glastonbury Oval
Waban, MA 02468

Andy Silverman
Capital Resource Partners

31 State Street 6th Floor
Boston, MA 02109
617-478-9615 (direct)

Adrianna Henriquez

From: Alan Cody <almorrow@aol.com>
Sent: Thursday, May 12, 2016 4:05 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: John Staples Farmstead/Peck House

To the Newton Planning Department:

I write in opposition to the proposed development ("the Project") of the 1615 Beacon St. property for several reasons. I write as a Waban resident for nearly 41 years who is in favor of affordable housing and publicly supported the proposed Engine 6 project.

As I understand the plan for development of the Project, it would introduce 24 housing units with 38 parking spaces into a lot that is less than one acre in size. This is an extraordinary density of housing in a single family residential neighborhood. I have walked my dog past this property two to three times per day for many years, and have had ample opportunity to observe the traffic patterns and passage of children by foot to Angier School. With so many automobiles entering and leaving this property if redeveloped, I believe the safety of school children would be compromised and significant additional traffic would be added to an area of Waban that already is congested mornings and evenings and on weekends due to school transportation, shopping and events at the Waban Windsor Club, a club that is open to all Waban residents.

Furthermore this development Project would undermine and alter forever a beautiful and historic property at the center of Waban. The proposed height of the apartment building to be constructed at three stories is out of character with the entire Waban Village except for Angier School, which sits on considerably more land space. Because the Staples Farmstead/Peck House is already a sizeable house with an existing adjoining structure, it should be possible to rennovate and preserve the existing structure to accomodate a reduced number of apartments with affordable units included. There have been apartments for many years in Waban on Wyman St. whose architecture and placement work well in the community.

The developer has not undertaken any effort to solicit community input and suggestions as the developer of the St. Philip Neri property has done. It is fair to note that apparently the developer of St. Philip Neri has listened to constructive suggestions from the community and is preparing to submit a revised plan for a building with lower height and lower density. This is how the process for 40B projects for affordable housing should work.

This Project also would be built up nearly to the property boundary of the Windsor Club, again a club that is open to all residents of Waban and enjoyed by many of them along with their children. The Windsor Club also is an important meeting and event space for the entire Newton Community. The proposed height of the Project and close proximity to the boundary of the Windsor Club property would significantly reduce the privacy and desirability of a long existing and widely used community property.

I do not believe that the majority of Waban residents are opposed to affordable housing. I suspect they feel as I do that, having spent nearly all my adult life in Waban, my house reflects a significant portion of my life savings and memories, and I am deeply distressed that a well intentioned law is being used by developers to circumvent reasonable zoning codes with projects that offend the architectural and landscape beauty of Waban and Newton with only token additional units of affordable housing.

I hope you will oppose this Project as it currently proposed. I love the Waban and Newton community and plan to remain here in my retirement and hope that you will understand the distress that this causes so many of us who care about the way our city looks. At the same time I am committed to participating in a process that incorporates our concerns into well designed projects that can provide sorely needed additional affordable housing.

Sincerely,

Adrianna Henriquez

From:
Sent:
To:
Cc:
Subject:

Ellen Nussbaum <ellen.nussbaum@gmail.com>
Thursday, May 12, 2016 3:56 PM
1615BeaconStreet
Setti D. Warren
John Staples Farmstead/Peck house

To Newton Planning and Mass Housing:

I am writing to express my concern about the proposed development of the John Staples Farmstead/Peck house. I am a Waban resident, and Windsor club member, and I am extremely disappointed that the Developers have made no effort to involve the community in the design of the building, especially (but not limited to), those whose property abuts the involved parcel of land.

Not only are they destroying a building which is on the National Registry of Historic Places, but they are also negatively impacting the vibrant, and active Windsor Club community. My family and I greatly enjoy being part of a 100-year old neighborhood club, which provides tennis, swimming and social activities. All of these have the potential to be negatively impacted, given the size of the proposed development, and the limited setback which the current design affords.

It feels only reasonable to me that the interests of the community be considered in this decision, and that a smaller building with greater setback be designed. Please do not allow this project to proceed as currently proposed, and please allow the affected parties to have a voice in this discussion.

Thank you,

Ellen Nussbaum

184 Paulson Road, Waban MA 02468

617.965.3697

ellen.nussbaum@gmail.com

Adrianna Henriquez

From: Roberta Weinstein <bertabethw@gmail.com>
Sent: Thursday, May 12, 2016 3:51 PM
To: 1615BeaconStreet
Subject: My comments on Staples-Craft Farmstead development

I have lived in Waban for 37 years. My husband and I bought here for several reasons among them its proximity to Boston, its lovely tree lined streets and the diversity of its home styles. But the most important reason was its village like atmosphere--its peacefulness, its sense of community and the convenience of its shops.

All this would change with the proposed development of the Staples-Craft farmhouse. Such a large scale project does not seem to fit in any way with Waban's quiet charm. It would create massive traffic problems, parking problems and completely change the tone of the village. The merchants--many of whom have been here for years--would suffer as well. If parking becomes difficult here many of us would go elsewhere for the things we buy here--the cleaners, the market, the barber shop. Why fight for parking here at home when so many other options are right here in Newton. And these merchants are part of the lifeblood of the community and part of what makes it so easy and pleasant to live here. Where exactly would the visitors and tradespeople who service this building park their cars..or if the street parking is filled with them where would the neighborhood people who patronize the merchants park.

I cannot understand how a development of this size and scale--with so many apartments and parking could even fit in any reasonable way on this corner. Please consider the wishes of the residents who have lived here for many years.

Roberta Weinstein
72 Crofton Road
Waban

Adrianna Henriquez

From: James Freas
Sent: Thursday, May 12, 2016 3:06 PM
To: 1615BeaconStreet
Subject: FW: Proposed Waban Square Project

From: Setti D. Warren
Sent: Thursday, May 12, 2016 3:04 PM
To: James Freas; Dori F. Zaleznik
Subject: FW: Proposed Waban Square Project

From: Neal Harris [<mailto:xharrism@gmail.com>]
Sent: Thursday, May 12, 2016 3:01 PM
To: Setti D. Warren
Subject: Proposed Waban Square Project

Dear Mr. Mayor,

As a long time Waban resident, I am writing to express my horror at the proposed project next to the Windsor Club property. This project, besides being completely out of scale for the area, is also completely out of character for the Waban Square area. The notion that a 40' tall apartment complex with an underground garage could be built on that space, next to the Windsor Club tennis courts, clubhouse and pool, and in a neighborhood of single family homes is actually beyond belief. Surely you know this and will do something quickly to stop it.

Yours truly,
B. Neal Harris, III
105 Carlton Road
Waban

Adrianna Henriquez

From: Stuart Mathews <Stuart@metapoint.com>
Sent: Thursday, May 12, 2016 3:06 PM
To: 1615BeaconStreet
Subject: Comments on the 1615 Beacon Street Development

My name is Stuart Mathews and I live at 77 Windsor Road. My wife and I moved to Waban about 15 years ago from Brookline and have loved being a part of the neighborhood and community. We have raised our children here and hope to live in the community for years to come.

In my view the plans that have been proposed for 1615 Beacon Street are completely inappropriate for the site. My concerns are as follows:

- Size and scale: To put a 3.5 story building that is 41" tall only 5' from the property line is totally inappropriate. It's size will dwarf any structure around it and will be completely out of character with the immediate neighborhood which is primarily 1-2 story commercial buildings.
- Historical protection: The Farmstead dates back to 1688 and was landmarked only last year. To wrap the oldest building in Waban with a structure like the one proposed will make a mockery of the historical importance of the site. Does the historical designation mean nothing? We need to be protecting our historical landmarks not building structures which literally and figuratively overwhelm them.
- Parking & traffic: The proposed plan has underground parking for 31 cars exiting onto what is already a crowded intersection. The surface parking lot will also exit onto Windsor. Having two curb cuts on that short stretch of Windsor Road will further limit parking in what is already a congested stretch of the road. Since the parking lot is underground and the building is so close to the property line, cars will exit directly from the underground parking lot up a sloped driveway directly onto the street, creating a dangerous situation for pedestrians and vehicle traffic.

I applaud the desire to build affordable housing and support Newton's efforts to ensure that Waban and all the other communities in Newton have sufficient affordable housing available. That said, I believe that affordable housing should be developed in a way to enhance the community in which it is located and not, as is the case with the current proposal because of the scale and mass, destroy the essence of the village that currently exists.

Stuart

Stuart Mathews
Metapoint Partners
3 Centennial Drive
Peabody, MA 01960
978-531-1398 - Direct
stuart@metapoint.com

Adrianna Henriquez

From: Neal Harris <xharrisn@gmail.com>
Sent: Thursday, May 12, 2016 3:00 PM
To: 1615BeaconStreet
Subject: Proposed Waban Square Project

Dear Sir/Madam:

As a long time Waban resident, I am writing to express my horror at the proposed project next to the Windsor Club property. This project, besides being completely out of scale for the area, is also completely out of character for the Waban Square area. The notion that a 40' tall apartment complex with an underground garage could be built on that space, next to the Windsor Club tennis courts, clubhouse and pool, and in a neighborhood of single family homes is actually beyond belief. Surely you know this and will do something quickly to stop it.

Yours truly,
B. Neal Harris, III
105 Carlton Road
Waban

Adrianna Henriquez

From: Elizabeth Bride <elizabeth.bride@gmail.com>
Sent: Thursday, May 12, 2016 2:05 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Waban Resident Opposed to the Staples Farmstead Renovation

I am a Waban resident writing to express my strong displeasure with the plans for the proposed renovation of the Staples Farmstead. As a community, we need to ask ourselves whether all these bulldozings for new, larger properties are really worth it. While short term they offer attractive accretive taxes, in the longer term, they are ruining the charm and diversity of our neighborhoods. While I find nearly all of these proposals to be in poor taste, this particular renovation has the added feature of being extremely detrimental to the center of Waban family life, The Windsor Club. The Windsor Club is a wonderful place for the Waban community to gather and to bridge many different parts of the community together. Erecting a giant building right up against the side of The Windsor Club would significantly ruin its charm while also ruining its tennis facilities, limiting its social functions, and causing danger to children at the pool who could be surveiled and targeted from the upper floors of the proposed building without restriction.

This topic is unfortunately broader than this single situation, and one that as a community, we need to collectively tackle in the near term. It saddens me to see unique older properties routinely destroyed in favor of lifeless, soulless newer construction which is ultimately really changing the complexion and makeup of our community. In the short term, I am extremely opposed to this particular project for the reasons noted, which I view to be less about aesthetics and more about safety and preservation of community. In the longer term, I hope we will face the broader issue and come to agreement on what we want our community to look like 5 and 10 and 50 years from now. I want there to be a diverse community in Waban with different types of housing options available. However, this particular plan is not a prudent way to achieve that, and would severely compromise the greatest area of community that we have in The Windsor Club.

Sincerely,
Elizabeth Bride
177 Waban Avenue
Waban, MA 02468

Adrianna Henriquez

From: Nick Lazaris <nglazaris@yahoo.com>
Sent: Thursday, May 12, 2016 1:10 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposition to 40B plan for 1615 Beacon Street

To the Newton Planning and Mass Housing Commission:

I am a property owner, resident and voter at 1947 Beacon Street in Waban. I have lived here for over 30 years and have enjoyed many benefits of living in this community including sending my children to Angier School and being part of the Windsor Club Swimming Association.

When I was informed of the nature of the development planned for 1615 Beacon, I was astonished and feel strongly that it is inappropriate for the Waban Village area. My major concerns are as follows:

- The farmhouse is a historical site that adds character to the Waban Village and the overall setting is important. Adding a 3+ story building around it and right next to the Windsor Club would ruin the integrity of this site.
- The added traffic from this development (24 units and 30+ parking places) will impact the safety of school children at Angier and those who use the Windsor Club for summer swimming.
- The high building structure (40+ feet) being so close to the Windsor Club property line is an invasion of the privacy of club members at the pool and the shade could impact those who enjoy tennis.

I feel this development project should not occur in the Waban Village area. The 40B developers should look to other areas of Newton and the surrounding towns. If there is to be any serious effort relative to considering development at this site, the community should be well represented and involved in the process.

Regards –

Nick Lazaris
nglazaris@yahoo.com
617-965-8764

Adrianna Henriquez

From: Xinhua Li <gene.xli@gmail.com>
Sent: Thursday, May 12, 2016 11:54 AM
To: 1615BeaconStreet
Subject: Concerns over proposed development on 1615 Beacon St

I am writing to express my concern regarding the proposed development of 1615 Beacon St, in Waban, MA.

My understanding is that the proposal calls for big building and tremendous number of parking spots. Should the proposal becomes a reality, I am extremely concerned about safety and environmental issues directly caused by this matter. In addition to its negative effect on the historical site of the current building and neighborhood environment.

- The current heavy traffic around the intersection of Beacon Street and Chestnut and Winsor Rd has been an ongoing concern in the neighborhood.
- With the proposal, the added traffic/parking will make the traffic much worse and especially make these busy intersections dangerous to walk or drive. **Many young children walk to Angier School during school days. The safety of the young children is another strong concern to me.**
- **The negative impact on safety needs to be carefully analyzed and considered in the design of the development project. Specific action on ensuring the safety is necessary before implementation.**
- The building would be much taller than it's surrounding houses/buildings.
- The proposed tall buildings will completely change the style and environment of the neighborhood.
- **All these factors need to be considered in the proposal of the development.**
- **Does the existing infrastructure in the neighborhood support the proposed development?**

I strongly request the developer to work with the city and the neighborhood in taking these issues into consideration to better fit the neighborhood, to reduce the impact on both safety and the environment of the neighborhood.

Thank you.

Best regards,

Xinhua Li

23 Fredana Rd

Adrianna Henriquez

From: Ianniello, Philip <pianniello@needhamco.com>
Sent: Thursday, May 12, 2016 11:09 AM
To: 1615BeaconStreet
Subject: Comments on Plan

The 5 foot setback from the Windsor Club property with 3+ story elevation above grade is simply unfair to the members of the Windsor club and has the high potential to be an eyesore to the community, even if well-finished. If they could increase the setback to 15' and lower the elevations, I am not opposed to welcoming a scaled down apartment building into the neighborhood. I'm particularly concerned that this will lead to further over-development on small, historic lots. While the 1615 Beacon building has been deemed historic, it is really the whole property that has historical relevance. Working the loopholes to wrap around it with a massive structure is somewhat insulting and reminds me of that children's book, The Little House. I hope some revisions can be made.

Kind regards,
Phil Ianniello

7 Beethoven Ave.

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Adrianna Henriquez

From: Carol Todreas <todreas@comcast.net>
Sent: Thursday, May 12, 2016 10:46 AM
To: 1615BeaconStreet
Subject: Historic Staples/ Craft Farm House 1615 Beacon St

Dear Chairman Lipsitt,

We believe It is very important to keep our history and the village character of Waban Square. This means that the old farm house and its land should be kept in tact..even better if it were renovated to an orchard and small farm as it once was. This, especially would be in keeping with local agricultural ideas and trends; however, at the very least the structure is not only a seminal part of Waban history, but its placement at the Square is as a prominent landmark.

With the continued erosion of our historic structures, such as the Saint Phillip of Neri Church, the sense of place that is meaningful to us as residents is disappearing. What are we saying if we give the farm house to a developer who does not care enough to even enter into talks with us? What kind of world is this that all that matters is the almighty dollar? Is it no wonder the use of opioids is rampant and suicides are up when we show little interest in our surroundings and have lost the subtleties of who we are and from whence we came? What kind of society are we and what kind of message are we leaving for our children?

This proposed development for the Staples/Craft Farmhouse is totally unacceptable because of the inappropriate scale and massing of its design and structures and the havoc it will play with the already confusing traffic patterns, congestion, continual u turns , fumes from cars idling, and lack of pedestrian amenities around the Square. More retail would be a disaster. There already is a problem with retail vacancies in the village, as well I should add as with several other village commercial spaces.

Waban is a one mile village, it should not be treated as place for a mini shopping center. Development should be sensitive to the character of the land. This proposed development is like placing a mixed use development on the Boston Common. It just isn't right . I know you are extremely busy and have a huge job leading our city, but we would like to offer you a tour of this small area as a refresher for better understanding the problem at hand. Please do let us know if you or one of your staff would be interested.

Respectfully,

Carol and Neil Todreas
89 Windsor Rd
Waban, MA 02468

Todreas Hanley Associates

2000 Massachusetts Avenue
Cambridge, MA 02140
todreashanley.com

e mail: carolt@todreashanley.com
cell: 617-413-1534
phone: 617-482-7008, 617-498-0011
fax: 617-498-0044

Adrianna Henriquez

From: Judith A. Jarashow <judy@jarashowlaw.com>
Sent: Thursday, May 12, 2016 10:44 AM
To: 1615BeaconStreet
Subject: 1615 Beacon Street

**JUDITH A. JARASHOW
DAVID RANDALL
80 RIDGE ROAD EAST
WABAN, MASSACHUSETTS 02468**

May 11, 2013

Newton Planning Board
Massachusetts Housing Partnership

Re: 1615 Beacon LLC

To Members of the Newton Planning Commission and Mass Housing Partnerships:

We have lived in Waban since June, 1985. We strenuously object to the apartment complex that 1615 Beacon LLC proposes to construct on the land of the historic Staples/Craft Farmhouse.

Waban is historic, quaint, quiet, rustic and safe. It has an old time feel to it. Frederick Olmstead Law would still love Waban today. Allowing the proposed magabuilding at 1615 Beacon Street strikes at the heart of Waban. It will indelibly change the character of our neighborhood.

In addition to the sheer size and volume of this development, there are significant traffic and public safety hazards. Too many cars, too close to the schools, small shops, assisted living facility, children, senior citizens. Anyone who frequents Waban Square is all too familiar with the congestion and pedestrian traffic from Angier School and the retail stores along Beacon Street. Beacon and Chestnut Streets are major commuter thoroughfares to Routes 16 and 128. Additionally, the Farmhouse property abuts two busy intersections: Woodward Street, Wyman Street, and Pine Ridge Road all converge at Beacon Street, across from the proposed Beacon Street entrance into the complex and a few yards short of a pedestrian crosswalk. On the west side of the development, Kinmonth Road splits off from Windsor Road to take traffic to the Waban Health Center, and Windsor Road carries through traffic to Moffat Road.

The Kinmonth/Windsor juncture, directly across from Waban Market's parking lot, is especially problematic. The parking serves Waban Market and the Waban Health Center nursing home and is usually full during the day, and cars must compete for street parking. The 1615 Beacon developers have located the entrance/exit to the complex's parking garage at this exact spot, thus funneling this additional traffic into a location already congested with pedestrians, parked cars, delivery trucks, moving vehicles and pedestrians.

Waban residents meet their neighbors for coffee or lunch in the Square; they walk their children to Angier through the Square; they go to the bank and the Post Office and patronize the merchants in the Square; they swim and play tennis at the Windsor Club, in the Square; they pass through the Square to walk up Windsor Road's winding hill for exercise; they walk through the Square to get the T. All of this will be adversely affected by this proposed project.

We ask you to consider the impact of this project on the residents of Waban when the City weighs the merits of this application.

Very truly yours,

Judith A. Jarashow
David Randall

Judith A. Jarashow
Attorney at Law
60 Walnut Street
Third Floor
Wellesley, Massachusetts 02481
781-943-4144 (tel)
781-943-4199 (fax)
www.jarashowlaw.com

This message (including attachments) is privileged and confidential. If you are not the intended recipient, please notify me immediately that you have received the message and delete it without further distribution.

Adrianna Henriquez

From: James Freas
Sent: Thursday, May 12, 2016 10:30 AM
To: 1615BeaconStreet
Subject: FW: Historic Staples/Craft Farmhouse Property

-----Original Message-----

From: Aaron M. Goldman
Sent: Thursday, May 12, 2016 10:29 AM
To: James Freas; Dori F. Zaleznik
Subject: FW: Historic Staples/Craft Farmhouse Property

-----Original Message-----

From: Philip Haughey [mailto:philiph1660@aol.com]
Sent: Wednesday, May 11, 2016 10:14 AM
To: Setti D. Warren
Subject: Historic Staples/Craft Farmhouse Property

Dear Honorable Mayor,

Please include my name ,along with other Wabanites, I objecting to the proposed development of the Farmhouse property in Waban Sq.

Let's do all we can to preserve this very special place.

Thank you for your help in support of our efforts.

Sincerely,

Philip C. Haughey
201 Kent Road.. Waban

Sent from my iPad

Adrianna Henriquez

From: Judy Komaromi <wbulczynski@verizon.net>
Sent: Thursday, May 12, 2016 10:12 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: proposed development at 1615 Beacon

Dear Newton Planning and Mass Housing Committee and Mayor Setti Warren,
We are a family of five living at 36 Wamesit Rd in Waban and oppose the development of the John Staples Farmstead/Peck house. The sheer size is out of proportion with the neighborhood, the underground garage seems dangerous and the safety and security of the community children swimming at the Windsor Club is at stake since apartment dwellers in the proposed unit would have full view. In addition, the developers have been unresponsive to our attempts to reach out to them and compromise on a 40b housing that is reasonable. We firmly believe in affordable housing. As first generation immigrants from Eastern Europe, without the charity and generosity of American communities to welcome us, we would not have had the successes we enjoy today. Its the developers in this particular case that we have issue with. Finally, since the Farmhouse is part of the national registry of historic places, we think that is also an important factor to consider and should be protected from development for sheer profit's sake.
Thank you for your time,
Drs. Judy Komaromi and Wojciech Bulczynski

Adrianna Henriquez

From: Waltraud Richards <vweller@aol.com>
Sent: Thursday, May 12, 2016 9:59 AM
To: 1615BeaconStreet
Cc: Setti D. Warren; whit@mit.edu
Subject: 1615 Beacon Street

We strongly object to the proposed construction at the corner of Beacon St. and Windsor Rd. The proposed building does not fit into the neighborhood, and destroys the charm of Waban Village.

Prof. Whitman and Waltraud Richards
Hereford Road.

Adrianna Henriquez

From: Debra Berenbaum <deb.berenbaum@gmail.com>
Sent: Thursday, May 12, 2016 9:58 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Oppose development of John Staples Farmstead

Follow Up Flag: Follow up
Flag Status: Completed

Hello -

I live directly across the street from this property and strongly oppose the development plans in process.

Issues:

- The developers have shown no interest in involving the community in the design despite numerous efforts of abutters to contact them.
- Why have the developers been allowed to destroy a historic landmark?
- Congestion in Waban Sq is now bad and will only get worse with so many more cars and people. I can barely get out of my driveway now due to the traffic.
- Megamansions are unsightly and most residents dislike them. We have to deal with these or leave. But we can't condone the construction of a multi family dwelling which will not only be unsightly but will result in dangerous conditions for cars and pedestrians, especially the many children who pass this site every day on their way to school.

Sincerely -
Debra Berenbaum
24 Windsor Rd
Waban

Adrianna Henriquez

From: macie himmel <eyefink@gmail.com>
Sent: Thursday, May 12, 2016 9:54 AM
To: 1615BeaconStreet; Setti D. Warren; Alexandra Ananth
Subject: 1615 Beacon St development

To whom it may concern:

I am writing to you about my reservations regarding the proposed project at the Staples Craft farmhouse site at the bottom of Windsor Road. I am very concerned about the changes that will be necessitated by an underground garage exiting onto a very busy intersection in Waban. There are a lot of pedestrians in that area, at all hours, but especially around school. I think it can't help but limit parking further as well, potentially harming local businesses. Or creating even more double and triple parking in front of the market and Barry's. I believe this will be an issue of both convenience and, more importantly, safety.

The current building is lovely, and well sited on the property. It is hard to imagine a development as large as what is proposed fitting in architecturally in Waban Square. We moved to Waban in part because of the lovely and diverse architecture. It would be a shame to see what is now a residential structure grow to the point that it looks like yet another commercial block. And with a 4 story height I believe it will tower over the surroundings.

I understand that Newton is short on buildable land. However I would ask that the city planning board and mayor's office intercede to make changes to this historic site that are reasonable, well thought out, and consistent with the village character and the neighborhood that we have chosen to raise our young family in.

Thank you,
Macie Finkelstein Himmel
230 Windsor Rd

Adrianna Henriquez

From: James Freas
Sent: Thursday, May 12, 2016 9:44 AM
To: 1615BeaconStreet
Subject: FW: The proposed development in Waban Center would destroy the village center

From: Setti D. Warren
Sent: Wednesday, May 11, 2016 9:22 PM
To: James Freas; Dori F. Zaleznik
Subject: Fwd: The proposed development in Waban Center would destroy the village center

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Barry Snider <snider@brandeis.edu>
Date: 05/11/2016 5:07 PM (GMT-05:00)
To: "Setti D. Warren" <swarren@newtonma.gov>
Subject: The proposed development in Waban Center would destroy the village center

Mayor Warren and other Newton officials

I have lived in Waban since 1981 and I am writing to strongly oppose the proposed development at 1615 Beacon Street (Staples/Craft Farmstead).

The size of this development is totally out of character with the Waban Village center and the neighboring community. The Waban village center functions as an effective and attractive business/neighborhood center. A project of this size is totally inappropriate for this location and the size of the lot. Furthermore it will negatively impact the historic village center effectively destroying its unique character.

The traffic situation on Beacon street has become much more challenging with the introduction of the numerous new lights near Angier school. It is hard to see how a project of this magnitude with much additional traffic onto Windsor road can be safely carried out without introduction of traffic lights on Beacon Street where Windsor Road and Woodward Street enter it. The fact that these two streets are offset will make this a complicated intersection to manage safely and will inevitably lead to both traffic backups and accidents.

To summarize the proposed project is inappropriate for its location for numerous reasons including traffic safety issues and incompatibility with the character of the village center.

Barry Snider

Adrianna Henriquez

From: James Freas
Sent: Thursday, May 12, 2016 9:44 AM
To: 1615BeaconStreet
Subject: FW: 1615 Beacon Street

From: Setti D. Warren
Sent: Wednesday, May 11, 2016 9:23 PM
To: James Freas; Dori F. Zaleznik
Subject: Fwd: 1615 Beacon Street

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Carol Shlossman <cshlossman@gmail.com>
Date: 05/11/2016 7:52 PM (GMT-05:00)
To: "Setti D. Warren" <swarren@newtonma.gov>
Subject: 1615 Beacon Street

Mayor:

I have been a resident of Waban for nearly 40 years. My two daughters were born here, and attended Zervas, Brown Junior high, graduating from Newton South. I have lived in my same house for all these years.

I have been deeply disturbed by the 'development' that is occurring on nearly every street throughout the city, These monster, often very unattractive homes, are popping up everywhere. I have seriously thought of moving away, as the city is losing so much of its charming character and green space. I haven't understood why nobody seems to be in charge of stopping the tearing down of some historic and older homes, and the loss of parking spaces, and other open/green areas. In the last few years proposed housing developments keep bursting forth; having lived here for more than 3 decades, I do not ever remember such growth.

I direct this letter to the proposed development at 1615 Beacon Street, a corner lot that is zoned *single family*.

This lot is purported to be 0.7 acres. The developer is proposing a massive nearly 4 story structure to wrap around the current historic Staples-Crafts farmhouse, housing 24 units, offering 38 parking spaces. This is a ludicrous development in the center of quaint Waban Village. We will lose beautiful, valuable green space. Such a horrible, oversized development could potentially create

numerous public safety issues, for children and pedestrians if they create two driveways on Windsor Road. As anyone knows, this is valuable parking for the Village. Two driveways will devour cherished parking spaces.

In addition, the traffic on Beacon Street, heading east from Chestnut to Walnut is already horrendous, as is the traffic heading north from Route 9 to Beacon on Chestnut Street. The congestion as is currently exists is dreadful and horrific. I cannot imagine it getting worse, but it certainly will. Depending on the time of day, I can neither exit nor enter my street, due to the traffic on Chestnut near Beacon.

This corner lot is designated a Newton Landmark, and zoned single family. How can the city of Newton permit such a grotesque development to be created? It's also just too huge for the size of the lot. Preserve our history! It's slowly disappearing.

This is so disappointing and frustrating to a long-time resident. I would like to feel that our elected officials, and other appointees are protecting Newton residents, rather than making them feel unnerved and negative about their beloved city.

The other part about which I feel extreme anger is the arrogance of the developers in refusing to meet with abutters and hold community meetings.

Carol Shlossman
Avalon Road
Waban

cshlossman@gmail.com

Adrianna Henriquez

From: James Freas
Sent: Thursday, May 12, 2016 9:44 AM
To: 1615BeaconStreet
Subject: FW: 40B proposal in Waban

From: Setti D. Warren
Sent: Wednesday, May 11, 2016 9:23 PM
To: James Freas; Dori F. Zaleznik
Subject: Fwd: 40B proposal in Waban

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Dinah Bodkin <dinahbodkin2224@gmail.com>
Date: 05/11/2016 8:56 PM (GMT-05:00)
To: "Setti D. Warren" <swarren@newtonma.gov>
Subject: 40B proposal in Waban

Dear Mayor Warren

We are concerned that the proposed 40B development at 1615 Beacon St will be a disaster for Waban. When we first drove to Waban in 1991 as prospective home buyers, we fell in love with Waban Square. Building a 24 unit apartment complex on a 0.71 acre site conflicts with just about everything that is attractive and special about Waban. We understand that the original farmhouse will be retained in the new structure, but the scale and mass of the new building will wreck the stately quality of the current site. Very little green space will remain. The site is a historically landmarked site; constructing the proposed project on the site will set a horrendous precedent for future development on historically recognized sites throughout the country.

Traffic and public safety are additional major issues that would have to be addressed. The idea of an underground parking garage for 31 spaces is horrendous. The resultant congestion and traffic will ruin Waban Square. Numerous noisy unsightly traffic signals were just added to the

crossings near Angier. Adding another traffic light, which would probably be the only solution to increased congestion, will further damage appeal.

Please let the relevant authorities at the state and local levels know that, as currently conceived, this project is a very bad idea.

Thank you

Dinah and Alec Bodkin

39 Waban Ave.

Adrianna Henriquez

From: James Freas
Sent: Thursday, May 12, 2016 9:43 AM
To: 1615BeaconStreet
Subject: FW: Help the Waban Community

From: Setti D. Warren
Sent: Thursday, May 12, 2016 5:37 AM
To: James Freas; Dori F. Zaleznik
Subject: Fwd: Help the Waban Community

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: James Treat <jtreat@meditech.com>
Date: 05/11/2016 11:34 PM (GMT-05:00)
To: "Setti D. Warren" <swarren@newtonma.gov>
Subject: Help the Waban Community

Mayor Warren,

I just emailed the Newton Planning and Mass Housing the message below.

Please help the Waban community to prevent the proposed development of the historic Staples/ Craft property.

Thank you in advance.

To whom it may concern:

As a resident of 134 Moffat Road in the neighborhood of Waban since 1974, I am concerned - no appalled - that city or state agencies would allow a developer to construct a three and a half story apartment building in the 'heart' of the Waban Village.

The proposed building would be: behind, wrapped around, and higher than the Staples/ Craft home, a National Historic and State Landmark house. The developer would squeeze 24 rental (likely transient occupants) units between the adjacent property and the historic house by the minimum allowable set-back, 5 feet two inches. That would look worse than constructing a 3.5 story building between City Hall and the Newton Free Library!

The addition of thirty-one (31) vehicles in the under ground garage - and 6 more above ground - would be hazardous to pedestrians, especially Angier School (elementary) students, walking on the sidewalk that would then cross over a new

curb-cut for vehicles to enter and exit a garage. Perhaps then the City might install a fifth traffic light on Beacon Street, all within approximately 1,000 feet!

There is no need for the proposed structure. The negatives out weigh the benefits to the Waban community. The developer is neither going to rent there nor become a member of this community. Only one thing motivates a developer to make such a proposal.

Would you kindly preserve the character of the Waban Village, consider the potential traffic hazard, and reject this proposal?

Thank you in advance.

James Treat, Senior Marketing Consultant

Office: 781-774-5634 Cell: 617-820-7789 Fax: 781-821-2199



Adrianna Henriquez

From: Melissa Jacobs <melissafayej@gmail.com>
Sent: Thursday, May 12, 2016 9:25 AM
To: 1615BeaconStreet
Subject: Please no!

We are very much opposed to the development of Staples-Craft Farmstead 40B. It will cause a great deal of traffic and congestion. I am a mother of young kids and the construction dust and noise will be a huge disturbance.

Kindly,
Waban resident

Adrianna Henriquez

From: Stuart Berzin <stuberzin@yahoo.com>
Sent: Thursday, May 12, 2016 7:46 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: John Staples Farmstead/Peck house development

To whom it may concern:

I want to voice my strong opposition to the proposed development of the John Staples Farmstead/Peck house. It will cause irreparable harm to the community, including the neighborhood Windsor Club. Reasons include:

-5 ft setback is too small for this type of development; 24 units is too much for 0.7 acres; structure is out of proportion with current neighborhood buildings

-Safety and security of our children swimming in the pool

-Express that the developers have shown no interest in involving the community in the design despite numerous efforts of abutters to contact them.

-The Historical integrity of the Farmhouse. The farmhouse was the original Waban Farm consisting of 93 acres. Its land and building have been put on the national registry of Historic Places. This development will clearly take away from its integrity. Also why are these developers allowed to destroy village's history?

Best regards.

Stuart Berzin

Adrianna Henriquez

From: Martha Golub <golub.martha@gmail.com>
Sent: Thursday, May 12, 2016 7:34 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon Street

Dear Sirs and Madams,

I am writing to express my opposition to the proposed building plans for 1615 Beacon Street. A building of this size and scale has no place in the quaint and historic village of Waban and would alter the feel of this neighborhood for the worse.

1. As someone who appreciates historic buildings, I would miss the historic John Staples Farmstead/Peck house and Newton would lose a piece of its history.
2. As a parent of a child whose bus has a daily drop-off and pick-up on that corner, the development would increase the chaos on that corner and limit parking.
3. And as a member of the Windsor Club, I cannot imagine how the shadow cast by this building would affect our lovely neighborhood club. All those who come to visit the club comment on its pastoral beauty and charm, and this development would ruin that. It is too tall and the setbacks too small for this location.

Please stop the urbanization of Newton's villages and oppose this development.

Thank you,

Martha Golub
65 Waldorf Road
Newton MA 02464

Adrianna Henriquez

From: Tim and Yael Gill <yaelandtim@mac.com>
Sent: Thursday, May 12, 2016 6:58 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Waban Community

To Whom It May Concern,

As a resident of Waban community, with two young children and the desire to live in a family friendly neighborhood I would like to take this opportunity to share my concerns about the proposed construction at 1615 Beacon St.

The beauty of Waban Centre is the small, low profile nature and conformity of the buildings that wrap around Beacon Street and Windsor Road. The proposal for 1615 Beacon Street which is only 5ft from Beacon St with 24 units is too much for 0.7 acres; the structure is completely out of proportion with current neighborhood buildings.

-as members of the Windsor Club, we currently enjoy the use of the tennis courts and swimming pool, safe places for our children to play without the thought of a huge high rise building towering over and compromising safety and security of our children swimming in the pool

-I have yet to see any of the developers show an interest in involving the community in the design despite numerous efforts of abutters to contact them. The development would be an eye sore in the middle of Waban, and would be better suited to the Fenway area where high rise buildings are the norm.

-Lastly the Historical integrity of the Farmhouse is in jeopardy. The farmhouse was the original Waban Farm consisting of 93 acres. Its land and building have been put on the national registry of Historic Places. This development will clearly take away from its integrity. Also why are these developers allowed to destroy the village's history?

Thank you for your consideration,

Yael and Tim Gill

Sent from my iPad

Adrianna Henriquez

From: Roger <rdwss@aol.com>
Sent: Thursday, May 12, 2016 6:41 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon St. proposal: an outrage

Dear Mayor Warren,

I am a 30-year resident of Waban, and I would like to express to the Newton Planning Committee how upset I am about the proposed development at 1615 Beacon St.

This proposal takes a lovely historic property and completely violates the spirit of that designation to make a monstrosity of a building and a large underground parking garage. The idea that the city would even dream of doing this is disturbing to me beyond words and shocking. The level of traffic in this otherwise lovely area would represent a public safety hazard as well, particularly in light of the fact that it is filled with young children right next door at a neighborhood swimming club.

I was so stunned to hear about this proposal, I can't begin to tell you.

Please consider your constituents and use common sense and reject this proposal.

Sincerely,
Roger Weiss

Adrianna Henriquez

From: suzanne posner <suzanneposner@hotmail.com>
Sent: Thursday, May 12, 2016 6:35 AM
To: 1615BeaconStreet

Sent from my iPhone

I strongly oppose the current proposal due to its mass/scale, it's abuse of Waban Square's history and architectural integrity, and traffic safety. I am a 45 year Waban resident.

Suzanne Posner
21 Palmer Rd.

Adrianna Henriquez

From: James Treat <jtreat@meditech.com>
Sent: Wednesday, May 11, 2016 11:28 PM
To: 1615BeaconStreet
Subject: Staples /Craft House

To whom it may concern:

As a resident of 134 Moffat Road in the neighborhood of Waban since 1974, I am concerned - no appalled - that city or state agencies would allow a developer to construct a three and a half story apartment building in the 'heart' of the Waban Village.

The proposed building would be: behind, wrapped around, and higher than the Staples/ Craft home, a National Historic and State Landmark house. The developer would squeeze 24 rental (likely transient occupants) units between the adjacent property and the historic house by the minimum allowable set-back, 5 feet two inches. That would look worse than constructing a 3.5 story building between City Hall and the Newton Free Library!

The addition of thirty-one (31) vehicles in the under ground garage - and 6 more above ground - would be hazardous to pedestrians, especially Angier School (elementary) students, walking on the sidewalk that would then cross over a new curb-cut for vehicles to enter and exit a garage. Perhaps then the City might install a fifth traffic light on Beacon Street, all within approximately 1,000 feet!

There is no need for the proposed structure. The negatives out weigh the benefits to the Waban community. The developer is neither going to rent there nor become a member of this community. Only one thing motivates a developer to make such a proposal.

Would you kindly preserve the character of the Waban Village, consider the potential traffic hazard, and reject this proposal?

Thank you in advance.

James Treat
(617) 527-5404

James Treat, Senior Marketing Consultant

Office: [781-774-5634](tel:781-774-5634) Cell: [617-820-7789](tel:617-820-7789) Fax: [781-821-2199](tel:781-821-2199)



Adrianna Henriquez

From: Anne Aunins <ahaunins1@gmail.com>
Sent: Wednesday, May 11, 2016 10:44 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Staples-Craft property - some points to consider

To Newton Planning and Mass Housing:

I moved with my family to Pine Ridge Road in Waban in August. We are very happy to be members of the community and especially enjoy being only a few hundred yards from the unique village of Waban, where we frequent the shops and restaurants. The traffic is moderate and drivers are, for the most part, respectful of pedestrians so that it is safe and easy to get around. The century-old brick buildings add to the charm.

So, we were very surprised, concerned, and disappointed to hear about the proposed new development, in particular its design and large size. I was especially surprised to learn that there are to be 24 units and 38 parking spaces on a lot that is less than three quarters of an acre. This 40-foot-tall structure will loom above both the village shops and the Windsor club and will change the character of the village. I suspect there will also be significant impact on car traffic, especially with the parking garage exiting on Windsor Rd across from the shops, which will likely compromise the ability to safely walk across the very wide intersections in the village and will certainly reduce the available parking for the patrons of the Waban Market and other businesses. The increase in traffic will be especially challenging for elderly citizens and visitors and families with small children.

All of these factors are significant in their own right, but fact that the farmhouse and its land are on the national registry of Historic Places shows the added importance of preserving the integrity of this site. As stated in the Waban Walking Tour, the Staples-Craft Farm “holds a prominent position in Waban’s village center as a visual link with Waban’s pre-suburban past”.

My understanding is that the developers have no intention of holding a community meeting to to speak to the owners of adjacent properties other than the Windsor club. The current design will have a major negative impact both on those residents and business that are in the vicinity of the property and on the Waban residents that use the village each day. With all of that in mind, I ask you to please ensure that the community’s input is heard and is acted on. This is not the right design for our community.

Kind regards,

Anne Aunins

Adrianna Henriquez

From: Toby Dondis Farman <tdondis@tobydondis.com>
Sent: Wednesday, May 11, 2016 9:55 PM
To: 1615BeaconStreet
Subject: Proposed development in waban square

To whom it may concern

I am very concerned about the proposed development at the corner of Beacon Street and Windsor Road. The scale of the building seems way too large for the spot, the traffic will be impossible and the project will adversely alter the small village- like nature of Waban Square .

Toby D. Farman

Sent from my iPad

Toby Dondis Farman

617-332-5253 (work)

617-332-6194 (home)

Adrianna Henriquez

From: Jeff Horine <jeffrey.horine@gmail.com>
Sent: Wednesday, May 11, 2016 9:54 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Safety and Other Concerns: 1615 Beacon Street Development

Good evening,

As a member of the Waban community, I am writing to express my family's safety, security and other concerns with the proposed development at 1615 Beacon Street.

My family lives one block from the already busy intersection for the proposed development. We have a five year old child who currently attends the Riverside Children's Center with dozens of children less than a block from the proposed development. In the fall, he will be attending Angier Elementary School with hundreds of children just down the street from the proposed development. Further, there are many school buses with scheduled stops at the intersection where the proposed development is located. **The area cannot safely accommodate any more congestion, much less the additional traffic burden that would be created from the proposed development.**

In addition to the safety issues posed by the proposed development, I am troubled by the security issues associated with the proximity of the proposed development to a swimming pool heavily used by children in the Waban community. Residents and their guests on the second and third stories of the proposed development would be able to view directly into the pool at the Windsor Club, which is an important neighborhood gathering place for the children in Waban. **The direct visual access from the proposed residential units into the Windsor Club swimming pool would create an unsafe environment for the children of Waban.**

The proposed development has a small setback and the proposed number of units far exceeds any reasonable level of occupancy for a 0.7 acre lot. The height of the building is inappropriate and the development would destroy the integrity of the historical farmhouse. **The structure is grossly out of proportion with current neighborhood buildings and in direct conflict with the village's historical character.**

As a small business owner, I can appreciate the desire of the developers to pursue an opportunity that could generate a significant profit. However, I also appreciate the strong community involvement and commitment to family in Waban. It is, therefore, inexcusable that the developers have shown no interest in addressing any of the safety or security issues or otherwise involved the community in the design. **It is disheartening that the burden of preserving the character, security and safety of this Waban neighborhood has been placed on the residents rather than the developer, who has no connection to the community and whose sole motivation is to earn a profit.**

I hope you will take to heart the Waban community's strong resistance to the proposed development.

Regards,

Jeffrey Horine

Adrianna Henriquez

From: Mike Nelson <mikenelson2112@gmail.com>
Sent: Wednesday, May 11, 2016 9:50 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposition to 1615 Beacon St Development

Newton Planning and Mass Housing,

As a member of the community and Windsor Club member, I'm writing to express my opposition to the proposed development at 1615 Beacon. The sheer size and scale of the proposed development seems completely out of line with the space and surrounding environment. The building will dwarf the Windsor Club and adversely impact the club and its members. Additionally having that many new vehicles coming and going at rush hours in Waban Sq will significantly increase congestion on already crowded streets. Finally, adding a new, large complex on the same property as the historic Farmhouse will negatively impact the history of the village.

I urge you to consider these issues as you debate the merits of the project and suggest that you encourage the developer to engage with the community to hear our concerns.

Thank you,
Mike Nelson

Adrianna Henriquez

From: Ronald Warren <rwarren40@gmail.com>
Sent: Wednesday, May 11, 2016 9:49 PM
To: 1615BeaconStreet
Subject: Abutter concern about 1615 Beacon

Follow Up Flag: Follow up
Flag Status: Flagged

We have been homeowners at 40 Windsor Rd, Waban for 37 years and have been keenly aware of changes in our neighborhood. We feel able to offer several observations and concerns based on our long association with this community and our location as an immediate legal abutter to 1615 Beacon.

We have seen a steady and progressive increase in traffic and congestion in the square and up Windsor Rd. Parking of commercial traffic often extends up Windsor Rd reducing it to a single lane producing a difficult and perilous passage up the block and entrance and exit to driveways. There will likely be traffic studies that validate the planned design for 1615 Beacon and will be based on a limited time-frame. While not traffic engineers, 37 years of living at this intersection has allowed ample time to be familiar with the traffic patterns at all times of day, through all seasons, holidays, and school vacations. We can state with absolute certainty and direct observation, that there is never a sustained lull in traffic congestion from early morning to well after sunset. The proposed development will add traffic to the area that can be dangerous to the community every day and particularly to our children attending the Angier School. Each morning, we see the students walking on the east side of Windsor Rd to reach the crossing guard at Beacon St. They avoid the west side of Windsor to not cross the large unprotected and dangerous intersection at Windsor and Kinmonth where there is heavy traffic to the market parking lot and the nursing home which is frequently being attended by ambulance and fire emergency services. Municipal snow removal produces large mounds at this corner blocking visibility for traffic exiting this area further adding to the danger at this intersection and shunts pedestrians into the street or to the opposite east sidewalk. The proposed development has underground parking for more than 20 cars which will exit from below grade immediately across this public walk when reaching street level due to the lack of planned setback. A second exit for above ground parking closely nearby crosses the same pedestrian path. This is a perilous design which can only lead to injury to pedestrians young and old, and likely vehicular collisions turning into the congested traffic already present. The developer is planning a "right turn only" exit which will direct this congestion up Windsor where it will turn on Moffat crossing yet another heavily used school walkway. This one without a crossing guard. Traffic presently will often use our own driveway (where we have numerous times narrowly avoided being run over) as the first opportunity to reverse direction, perform u-turns mid block or at Windsor and Moffat to funnel back to the square further compounding the already crowded intersection at Windsor and Beacon.

The magnitude of the proposed increased density in this development stands in complete contrast to the community, the historic importance of the property, the character and spirit of this Village. We urge the appropriate state and Newton City agencies to carefully consider the negative impact of this proposal and its unintended consequences that endanger our children in particular and our community safety overall.

We support efforts to maintain the historic presence of the house and to preserve it as an important symbol of this neighborhood's origins while recognizing the possibility of expanding its use. Surely this can be done in a more compatible and appropriate manner than what is being requested. This homestead, on a prominent corner in our Village Center, is the gateway that represents this neighborhood. A 24 unit complex that physically dwarfs its neighbors, structurally threatens their safety, and fails to honor the area's heritage needs to be

reconsidered in a more thoughtful, sensitive, and collaborative manner so that it can be an enhancement to the Village rather than an enduring peril. We hope you will send this back for revision and reduction in scope and not approve this project as presented.

Sincerely yours,

Peggy and Ronald Warren
40 Windsor Rd
Waban Ma.

Adrianna Henriquez

From: Joseph Vacca <jvacca7@gmail.com>
Sent: Wednesday, May 11, 2016 9:32 PM
To: 1615BeaconStreet
Subject: Proposed 40B development at Waban's historical Staples-Craft Farmstead

To whom it may concern:

Please do not go through with this massive project. I live on Varick Rd and pass by this area everyday. This project is too massive and would cause terrible traffic.

Thanks,
Joe

--

Joe Vacca
Guitar/Vocals
SYM
Mobile: +1.617.224.7173
E: Jvacca7@Gmail.com

Adrianna Henriquez

From: Happy Bowen Farrow <happyfarrow@gmail.com>
Sent: Wednesday, May 11, 2016 9:30 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: John Staples Farmstead/Peck house

Dear Newton Planning and Housing Board,

As a Waban resident and member of the Windsor Club, I write this letter to oppose the development of the John Staples Farmstead/Peck house on the corner of Windsor Rd and Beacon St.

There are a few reasons why I believe an apartment building of this size does not make sense the center of Waban Village.

1.) The scale and design of the building is completely different from the surrounding architecture and aesthetically will look awful. Three stories wrapping around the edge of the property in back of a historically significant house!?

2.) The Windsor Club is a social club, used not only by members but rented by community members in other villages. Often on weekends, music is played late into the evening and cars are coming and going from the parking lot. Developing an apartment building within 5 ft of the club parking lot does not sound like a great location for 24 tenants.

3.) Building apartments so close to the Windsor Club, overlooking the pool, poses a safety concern for families, many of whom spend most of the summer at the pool.

Thank you for listening to my concerns,
Happy Farrow

Adrianna Henriquez

From: Melissa Bradley <melissa_490072@msn.com>
Sent: Wednesday, May 11, 2016 9:29 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Proposal for 1615 Beacon Street, Waban

Hello,

I am writing to express my concern regarding the development proposed at 1615 Beacon Street in Waban, MA, which includes underground and above ground parking for 36 cars. It also includes a 3-story apartment building with 24 units.

I am deeply concerned about the safety issues involved with adding this level of volume to an intersection that is already busy, particularly around morning rush hour. For the past three years, my son has attended Riverside Children's Center in Waban Square. Traffic during the time we drop him off (between 7:30 and 8am) is already heavy. In September; he will be entering kindergarten at Angier and is one of the many children who will need to navigate the intersection from our home on Pine Ridge Road. Along with the children walking to elementary school, there are also children waiting at bus stops during this time. Additional traffic will also interfere with the local businesses in Waban Square.

In addition to the safety and traffic concerns, I am also concerned about the scale of the project, the lack of adequate setback, and the impact that this proposed building would have on the aesthetic charm and visual appeal of Waban. The proposed five-foot setback is too small for this type of development; 24 units is too much for 0.7 acres. The structure is out of proportion with current neighborhood buildings and would have a negative impact on the area.

Further, the farmhouse was the original Waban Farm consisting of 93 acres. Its land and building have been put on the national registry of Historic Places. This development will clearly take away from its integrity.

Lastly, I am concerned that the developers have shown no interest in involving the community in the design despite numerous efforts of abutters to contact them. Waban has a strong community, as evidenced by volunteer-run organizations such as the Waban Improvement Society, the Waban Library Center and the Windsor Club. It is disheartening that these developers would need meet with their future tenants' neighbors.

It would be a mistake to sacrifice the safety and character of Waban Square simply to enrich a few profit-minded developers with little regard for the existing community. Please help our community secure what we value in Waban.

I hope you will take the community's serious objections into account in this matter.

Thank you for your time and attention.

Best regards,
Melissa Bradley
134 Pine Ridge Rd
Waban, MA 02468

Adrianna Henriquez

From: Reza Nezafat <reza.nezafat@gmail.com>
Sent: Wednesday, May 11, 2016 9:19 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon st

Dear Mayor Warren,

I am writing to express my great concern about development in 1615 Beacon st. We live on Beacon st between the The church project and this new project. I recently learned about this new project and scope of the new design. I am quite concerned about the impact of these new projects in our community. Our city has a role to protect the history in our town; these treasures have been passed to us by previous generations and now we are handing it to to unqualified developers to destroy the fabric of our society. This is a historic house and I am just amazed how city is even considering such projects

As a mayor of our town, you should lead the effort to protect our historic treasures and stop this madness by developers to use the loopholes to make a profit; these new projects will have negative impact for generations in Newton and it is the responsibility of city to protect its citizen

Reza

Sent from my iPad

Adrianna Henriquez

From: prudenceroaf@yahoo.com
Sent: Wednesday, May 11, 2016 9:10 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposition to John Staples Farmstead/Peck

To Whom It May Concern:

I am strongly opposed to the proposed development of the John Staples Farmstead/Peck, located in Waban, MA for the following reasons:

Firstly, I am very concerned for the safety of Windsor Club guest especially children. The proposed development proposes a multilevel garage that will bring more traffic into the already congested area. In addition, the swimming pool will not be private with multiple units overlooking the pool. Secondly, the proposed development is too large and dense for the size of lot (24 units on 0.7 acres). The proposed development is out of proportion with the current neighborhood buildings and will ruin the look and feel of historical Waban center. Thirdly, the developer have not involved the community in the design despite numerous effort of the abutters to contact them.

Thanks very much for your time.

With kind regards,
Prudence Roaf (member of Windsor Club)

Adrianna Henriquez

From: Benjamin Smith <smithb98@gmail.com>
Sent: Wednesday, May 11, 2016 9:09 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Concerns about development of the John Staples Farmstead/Peck house

To Newton Planning and Mass Housing:

As a voter and resident of Waban, I have serious reservations about the proposed development of the John Staples Farmstead in Waban Square.

Today, Waban is a community of primarily single-family homes. The proposed development would make Waban Square look as crowded as Harvard Square. According to the plan, the building would be set back by only five feet, and it would squeeze 24 units onto 0.7 acres. The historic house that characterizes Waban Square would be replaced by an unwieldy behemoth that would diminish the character of the neighborhood.

Years ago when I went to Angier, foot and vehicle traffic in Waban Square was a challenge – even a safety risk – for residents and for people who drive through our neighborhood. In fact, a crossing guard was hit by a car in front of the homestead a few years ago. Greatly increasing the amount of traffic in the morning and afternoons could further endanger the pedestrians and safety officers in our area and contribute to an already-challenging commute.

I urge you to consider all elements of this proposed development, particularly as far as the character and safety of our neighborhood is concerned.

Sincerely,

Benjamin Smith

Adrianna Henriquez

From: Monica Ghoshhajra <monica.ghoshhajra@gmail.com>
Sent: Wednesday, May 11, 2016 9:06 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Development at John Staples Farmstead/Peck house

Hello,

My name is Monica Ghoshhajra. My family and I moved to the Waban neighborhood less than one year ago. When I learned of the proposed development plans for the John Staples Farmstead/Peck house at the corner of Windsor and Beacon, I knew I had to write.

We moved to Waban from the South End in Boston. We were drawn to its close-knit community, the aesthetically pleasing neighborhoods and the Windsor Club, among many other features. We live very close to the Waban Village. I sincerely feel that the development of an apartment complex at the Corner of Windsor and Beacon is not appropriate.

Since moving, we have become members of the Windsor Club. We have gone to many social events there and are looking forward to using the pool this summer. An apartment complex built right next to the Club will cause many issues, including traffic, in an already congested area. Also, after reviewing the plans for the apartment, I am concerned about having higher stories of the apartment having a view directly into the pool. As a paying member of the club, I should not have to worry that random people next door might be looking at my family (especially my young children) while we swim. Also, a large apartment building will surely detract from the aesthetics of the club itself and make the area very crowded. I am also very concerned about noise issues that will arise in a complex of this size.

My daughter will be starting at Angier in the fall. When she is a bit older, she will be walking to school. The development of an apartment complex between our home and her school in an already congested area (the 'center' of Waban) puts her and other children in harm's way when walking to and from school. Also, since any child living within 1 mile of the school does not get to ride a bus to Angier, countless children will be making this potentially hazardous journey twice a day.

Waban is a beautiful neighborhood full of hard-working people. Although I am not opposed to the construction of apartments in Waban, I do not feel that this development in this proposed location is appropriate at all. I urge you to strongly consider my email and those of my fellow concerned neighbors who feel that this apartment complex will be detrimental to the very fabric of this neighborhood.

Sincerely,
Monica Ghoshhajra
180 Pine Ridge Road
Waban, MA 02468

Adrianna Henriquez

From: Dinah Bodkin <dinahbodkin2224@gmail.com>
Sent: Wednesday, May 11, 2016 8:55 PM
To: 1615BeaconStreet
Subject: proposed 40B development

To the members of the Newton Planning Board-

We are concerned that the proposed 40B development at 1615 Beacon St will be a disaster for Waban. When we first drove to Waban in 1991 as prospective home buyers, we fell in love with Waban Square. Building a 24 unit apartment complex on a 0.71 acre site conflicts with just about everything that is attractive and special about Waban. We understand that the original farmhouse will be retained in the new structure, but the scale and mass of the new building will wreck the stately quality of the current site. Very little green space will remain. The site is a historically landmarked site; constructing the proposed project on the site will set a horrendous precedent for future development on historically recognized sites throughout the country.

Traffic and public safety are additional major issues that would have to be addressed. The idea of an underground parking garage for 31 spaces is horrendous. The resultant congestion and traffic will ruin Waban Square. Numerous noisy unsightly traffic signals were just added to the crossings near Angier. Adding another traffic light, which would probably be the only solution to increased congestion, will further damage appeal.

Please let the relevant authorities at the state and local levels know that, as currently conceived, this project is a very bad idea.

Thank you

Dinah and Alec Bodkin

39 Waban Ave.

Adrianna Henriquez

From: Anthea Resnick <anthearesnick@gmail.com>
Sent: Wednesday, May 11, 2016 8:07 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon Street, Waban

Dear Newton Planning and Mass Housing,

I am a member of the Waban Community and I am writing this email to express my concern surrounding the development of John Staples Farmstead at 1615 Beacon Street in Waban. I have the following concerns:

1. The size of this development is too large for the lot. There will not be enough "green space" preserved and the 5ft set back is too small a distance from the street. This design does not fit in with the current architecture and proportions of the surrounding buildings and homes.
2. The height of the building bring up security issues for swimming at the Windsor Club. The 2nd and 3rd floor of the complex would have direct views of the pool.
3. The developers have not involved the community at all in their designs thus far. Since this project is in the heart of Waban center it is essential that we all work together to ensure that the result is satisfactory to both the builder and residents.
4. The farmhouse is on the national registry of Historic Places. Why are the developers allowed to destroy the village's history? The integrity of the farmhouse will be destroyed by this development

I hope you will take these points into consideration regarding this proposed development. Thanks,

Anthea and Cory Resnick

Adrianna Henriquez

From: Mary Carol Moore <mcmoore0918@gmail.com>
Sent: Wednesday, May 11, 2016 8:03 PM
To: 1615BeaconStreet

To the Newton Planning Commission,

I am greatly concerned about the proposed development at 1615 Beacon Street. While we definitely need more affordable and moderately priced housing in Waban, this proposal is over the top way too dense and the historic house will be greatly diminished by the development. Please work to come up with a solution that is sensible and meets the aesthetics and needs of the village.

Thank you,

Mary Moore
Sent from my iPad

Adrianna Henriquez

From: Carol Shlossman <cshlossman@gmail.com>
Sent: Wednesday, May 11, 2016 7:44 PM
To: 1615BeaconStreet
Subject: Staples/Craft Homestead

I have been a resident of Waban for nearly 40 years. My two daughters were born here, and attended Zervas, Brown Junior high, graduating from Newton South. I have lived in my same house for all these years.

I have been deeply disturbed by the 'development' that is occurring on nearly every street throughout the city, These monster, often very unattractive homes, are popping up everywhere. I have seriously thought of moving away, as the city is losing so much of its charming character and green space. I haven't understood why nobody seems to be in charge of stopping the tearing down of some historic and older homes, and the loss of parking spaces, and other open/green areas. In the last few years proposed housing developments keep popping up; having lived here for more than 3 decades, I do not ever remember such growth.

I direct this letter to the proposed development at 1615 Beacon Street, a corner lot that is zoned *single family*.

This lot is purported to be 0.7 acres. The developer is proposing a massive nearly 4 story structure to wrap around the current historic Staples-Crafts farmhouse, housing 24 units, offering 38 parking spaces. This is a ludicrous development in the center of quaint Waban Village. We will lose beautiful, valuable green space. Such a horrible, oversized development could potentially create numerous public safety issues, for children and pedestrians if they create two driveways on Windsor Road. As anyone knows, this is valuable parking for the Village. Two driveways will devour cherished parking spaces.

In addition, the traffic on Beacon Street, heading east from Chestnut to Walnut is already horrendous, as is the traffic heading north from Route 9 to Beacon on Chestnut Street. The congestion as is currently exists is dreadful and horrific. I cannot imagine it getting worse, but it certainly will. Depending on the time of day, I can neither exit nor enter my street, due to the traffic on Chestnut near Beacon.

This corner lot is designated a Newton Landmark, and zoned single family. How can the city of Newton permit such a grotesque development to be created? It's also just too huge for the size of the lot. Preserve our history! It's slowly disappearing.

This is so disappointing and frustrating to a long-time resident. I would like to feel that our elected officials, and other appointees are protecting Newton residents, rather than making them feel unnerved and negative about their beloved city.

The other part about which I feel extreme anger is the arrogance of the developers in refusing to meet with abutters and hold community meetings.

Adrianna Henriquez

From: Barry Snider <snider@brandeis.edu>
Sent: Wednesday, May 11, 2016 5:06 PM
To: 1615BeaconStreet; swarren@netwonma.gov
Subject: The proposed development in Waban Center would destroy the village center

Mayor Warren and other Newton officials

I have lived in Waban since 1981 and I am writing to strongly oppose the proposed development at 1615 Beacon Street (Staples/Craft Farmstead).

The size of this development is totally out of character with the Waban Village center and the neighboring community. The Waban village center functions as an effective and attractive business/neighborhood center. A project of this size is totally inappropriate for this location and the size of the lot. Furthermore it will negatively impact the historic village center effectively destroying its unique character.

The traffic situation on Beacon street has become much more challenging with the introduction of the numerous new lights near Angier school. It is hard to see how a project of this magnitude with much additional traffic onto Windsor road can be safely carried out without introduction of traffic lights on Beacon Street where Windsor Road and Woodward Street enter it. The fact that these two streets are offset will make this a complicated intersection to manage safely and will inevitably lead to both traffic backups and accidents.

To summarize the proposed project is inappropriate for its location for numerous reasons including traffic safety issues and incompatibility with the character of the village center.

Barry Snider
12 Wamesit Road
Waban, MA 02468.

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:54 PM
To: d.max.weinstein@gmail.com
Subject: FW: Comments about Proposed Development at 1615 Beacon

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment.

The proposed project will be seeking a Comprehensive Permit, commonly referred to as a "40B", under a State law that allows development projects including a certain minimum amount of affordable housing to bypass normal local development review processes. The Zoning Board of Appeals (ZBA) is the entity charged with reviewing the proposed project and the Mayor and City Councilors have no formal role in the development review process. The Planning Department serves as the development review staff to the ZBA, providing technical and policy-related analysis of the proposed project as it relates to existing City regulations, the Comprehensive Plan, and good planning practice. Staff has had initial meetings with the developer to discuss the proposed design. The first formal step in the Comprehensive Permit process is the developer's application for a "site eligibility letter" from the Massachusetts Housing Partnership, which is where the project is now. The Department of Planning and Development will be compiling a letter to the Massachusetts Housing Partnership addressing comments and concerns about this proposed project later this month. Your emailed comments will be attached to that letter and will inform the content of the Department's letter. Any further comments should be submitted by Friday, May 13, 2016 in order to be included in this letter.

If the owner of 1615 Beacon Street obtains a site eligibility letter and moves forward with a filing with the Zoning Board of Appeals there will be additional opportunity for public comments at public hearings.

Please visit our website for more information about the process for this project:

http://www.newtonma.gov/gov/planning/current/devrev/hip/beacon_street_1615.asp

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Please direct any comments to 1615BeaconStreet@NewtonMa.gov or feel free to contact Alexandra Ananth, Chief Planner for Current Planning at aananth@newtonma.gov with any further questions about this project or the process.

Best,
James Freas, AICP
Acting Director, Department of Planning and Development

----- Original message -----

From: David Weinstein <d.max.weinstein@gmail.com>
Date: 05/04/2016 10:47 PM (GMT-05:00)
To: "Setti D. Warren" <swarren@newtonma.gov>
Subject: Comments about Proposed Development at 1615 Beacon

To: Mayor Setti Warren
Subject: Re: Comments about Proposed Development at 1615 Beacon Street

I am a resident of Waban (David Weinstein, 72 Crofton Road) and am strongly opposed to the planned development at 1615 Beacon Street. It would be hard to imagine a development that: (1) is less appropriate for the location and that (2) would do more to harm the Village of Waban.

Size/ Density:

There are 24 units in the proposed development. But, Waban is a "village" of single family homes. Building a 24-unit complex in the heart of Waban would destroy the residential atmosphere of the our village.

Parking & Traffic Congestion:

The developer is proposing to provide for 31 parking spaces. Adding 31 parking spaces to Waban Village plus the additional cars and trucks that visitors to and tradespeople for the development would create significant traffic problems and significant traffic bottlenecks.

Where exactly are the tradespeople and the visitors to the residents of the new development supposed to park ? On the street ? There are not enough parking spaces now at peak times.

Traffic Back-ups:

Because of the new Angier school and the three new sets of lights at Waban, there already is significantly more traffic congestion and traffic back-ups than there used to be before Angier was re-built. The addition of the 31 new parking spaces plus the additional cars and trucks for visitors and tradespeople will create even traffic back-ups in Waban Square and near Angier School.

Loss of Business by the Waban Merchants:

Currently I patronize the merchants in Waban Square because of convenience. But, this proposed development and the traffic and parking congestion that it will cause will make shopping in Waban Square inconvenient. It is likely that all the merchants in Waban Square will suffer economically if the proposed development is built.

Architectural Preservation:

There currently is no publicly available drawing for the development. The only reference to the design is that the new development and parking spaces will "wrap around" the existing architecturally significant building and be 9' higher than the existing structure. It is hard to imagine how the current architecturally significant building will be visually preserved when 24 housing units and 31 parking spaces are provided.

* * *

In conclusion, I strongly urge all persons involved in reviewing and potentially approving this proposed development to reject the proposal. This proposed development (if approved) will destroy the unique "feel" of Waban, will create traffic and parking congestion problems that can not be solved or alleviated, will harm the economic vitality of the businesses in Waban, and doubtlessly will destroy the current architecturally significant building at 1615 Beacon Street.

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:49 PM
To: dcflutemagic@gmail.com
Subject: FW: Staples/Craft Farmhouse Project Waban, MA

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment. The proposed project will be seeking a Comprehensive Permit, commonly referred to as a "40B", under a State law that allows development projects including a certain minimum amount of affordable housing to bypass normal local development review processes. The Zoning Board of Appeals (ZBA) is the entity charged with reviewing the proposed project and the Mayor and City Councilors have no formal role in the development review process. The Planning Department serves as the development review staff to the ZBA, providing technical and policy-related analysis of the proposed project as it relates to existing City regulations, the Comprehensive Plan, and good planning practice. Staff has had initial meetings with the developer to discuss the proposed design. The first formal step in the Comprehensive Permit process is the developer's application for a "site eligibility letter" from the Massachusetts Housing Partnership, which is where the project is now. The Department of Planning and Development will be compiling a letter to the Massachusetts Housing Partnership addressing comments and concerns about this proposed project later this month. Your emailed comments will be attached to that letter and will inform the content of the Department's letter. Any further comments should be submitted by Friday, May 13, 2016 in order to be included in this letter. If the owner of 1615 Beacon Street obtains a site eligibility letter and moves forward with a filing with the Zoning Board of Appeals there will be additional opportunity for public comments at public hearings. Please visit our website for more information about the process for this project:

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Best,
James Freas, AICP
Acting Director, Department of Planning and Development

From: Deborah Charness [<mailto:dcflutemagic@gmail.com>]
Sent: Thursday, May 05, 2016 10:42 AM
To: 1615BeaconStreet
Cc: Setti D. Warren; Michael Charness
Subject: Staples/Craft Farmhouse Project Waban, MA

To Newton Planning and Mass Housing:

I am writing you to voice my objection and dismay regarding the current plan to build on the Staples/Craft Farmhouse Property at Waban Square.

The scope and height of this proposed development are outrageous and would destroy the integrity and character of the Waban neighborhood. Newton is known and admired for its commitment to strict zoning and preservation. It would be a serious mistake to allow a violation of Newton's long history of protecting its neighborhoods.

Furthermore, the additional traffic coming out of this project onto an already congested Windsor Road/Beacon Street would negatively impact an already difficult situation. Additional traffic lights and street signs would have to be considered, but still the traffic pattern would be untenable.

Please consider the fragility of Waban's historic preservation and do everything in your power to scale back and rein in this project so that it is appropriate and up to Newton's standards. The potential destruction that will be the result of unrestrained development is very concerning.

Sincerely yours,

Deborah Charness

Deborah Charness, Flutist
33 Collins Rd.
Waban, MA 02468
dflutemagic@gmail.com
617-515-1763
<http://sites.google.com/site/charnessfamilyquintet/>

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:48 PM
To: 1615BeaconStreet
Subject: FW: Opposition to proposed 40B development at 1615 Beacon

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:48 PM
To: 'maxosofsky@gmail.com'
Subject: FW: Opposition to proposed 40B development at 1615 Beacon

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment. The proposed project will be seeking a Comprehensive Permit, commonly referred to as a "40B", under a State law that allows development projects including a certain minimum amount of affordable housing to bypass normal local development review processes. The Zoning Board of Appeals (ZBA) is the entity charged with reviewing the proposed project and the Mayor and City Councilors have no formal role in the development review process. The Planning Department serves as the development review staff to the ZBA, providing technical and policy-related analysis of the proposed project as it relates to existing City regulations, the Comprehensive Plan, and good planning practice. Staff has had initial meetings with the developer to discuss the proposed design. The first formal step in the Comprehensive Permit process is the developer's application for a "site eligibility letter" from the Massachusetts Housing Partnership, which is where the project is now. The Department of Planning and Development will be compiling a letter to the Massachusetts Housing Partnership addressing comments and concerns about this proposed project later this month. Your emailed comments will be attached to that letter and will inform the content of the Department's letter. Any further comments should be submitted by Friday, May 13, 2016 in order to be included in this letter.

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Please direct any comments to 1615BeaconStreet@NewtonMa.gov or feel free to contact Alexandra Ananth, Chief Planner for Current Planning at aananth@newtonma.gov with any further questions about this project or the process.

Best,
James Freas, AICP
Acting Director, Department of Planning and Development

----- Original message -----

From: Max Osofsky <maxosofsky@gmail.com>
Date: 05/05/2016 12:14 PM (GMT-05:00)
To: "Setti D. Warren" <swarren@newtonma.gov>

Cc: Janie Saltman <jan salt@gmail.com>

Subject: Opposition to proposed 40B development at 1615 Beacon

Mayor Warren,

My wife, two daughter and I are new residents in Waban. We look forward to hopefully meeting you in person soon!

I want to share my strong view that we should not let the proposed 40B development at 1615 Beacon happen. This development would create parking, traffic and safety issues at the heart of Waban and it is inconsistent with the architecture of the neighborhood. I sincerely hope we can prevent this development from moving forward!

Thank you,

Max Osofsky (102 Windsor Rd)

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:46 PM
To: brustowicz@verizon.net
Subject: FW: Proposed 40B Project at historic Staples-Craft Farmhouse at 1615 Beacon St., Waban...Comments...

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment.

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Please direct any comments to 1615BeaconStreet@NewtonMa.gov or feel free to contact Alexandra Ananth, Chief Planner for Current Planning at aananth@newtonma.gov with any further questions about this project or the process.

Best,

James Freas, AICP

Acting Director, Department of Planning and Development

----- Original message -----

From: Barbara Brustowicz <brustowicz@verizon.net>

Date: 05/06/2016 12:11 AM (GMT-05:00)

To: "Setti D. Warren" <swarren@newtonma.gov>

Subject: Proposed 40B Project at historic Staples-Craft Farmhouse at 1615 Beacon St., Waban...Comments...

Dear Mayor Warren,

A 40B project for 24 rental units has been proposed on the site of the historic Staples-Craft Farmhouse at 1615 Beacon St. in Waban. The developer proposes constructing a 3 ½ story apartment complex that includes 24 rental units and a 31 car underground parking garage with 6 above ground parking spaces that will wrap around and tower 9 feet over the historic farmhouse building that is listed in the National Registry of Historic Places and that was unanimously approved

by the Newton Historical Commission as a Newton Landmark Preservation Site. The developer proposes a mere 5 ½ foot sideline from the abutting Windsor Club property.

I am writing to voice my strong opposition to this proposal. It is very disturbing to learn that the developer has no intention of meeting with neighbors or the community to review this major construction project that has the potential of permanently altering the density and appearance of the site of this historically significant structure located in the heart of Waban Square where there is an already existing and challenging traffic pattern. The proposed apartment complex would cover 27, 435 gross sq. feet on the 31, 055 sq. foot lot, or 88 percent of the lot! Proposed to be 9 feet taller than the farmhouse, the towering new structure would dwarf the historic building and permanently alter the density on the lot as well as the surrounding street scape. If allowed to move forward with the proposed building plans, this would fly in the face of the intent behind the Landmark status granted to the historic farmhouse by the Newton Historic Commission that endeavored to preserve its significance to link it to Waban's 17th century agricultural roots and beginnings. It is imperative that our community stand in strong opposition to this developer's audacious building proposal.

As with the St. Philip Neri site, a mere quarter of a mile up the street from the Staples-Craft Farmhouse, the City of Newton must in this instance assert itself effectively exempt from 40B by invoking that Newton has met the 1.5 percent affordable housing threshold. The City must stand by its assertion, as it has successfully done with the Rowe Street, Goddard Street and St. Philip Neri 40B proposals, that the City has affordable housing on at least 1.5 percent of its developable land and that it is therefore not subject to the tenants of Ch. 40B that would allow the developer to largely bypass Newton's local zoning ordinances and prevent the City and the community from having much say or input into the project.

I urge you to stand behind the 1.5 percent assertion and to oppose the proposed 40B plan at 1615 Beacon Street on that basis.

Respectfully submitted,

Barbara Brustowicz
12 Radcliff Rd.
Waban, MA 02468

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:45 PM
To: 1615BeaconStreet
Subject: FW: 1615 Beacon St. proposal

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:03 PM
To: 'margaret.l.griffin@gmail.com'
Subject: FW: 1615 Beacon St. proposal

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment. The proposed project will be seeking a Comprehensive Permit, commonly referred to as a "40B", under a State law that allows development projects including a certain minimum amount of affordable housing to bypass normal local development review processes. The Zoning Board of Appeals (ZBA) is the entity charged with reviewing the proposed project and the Mayor and City Councilors have no formal role in the development review process. The Planning Department serves as the development review staff to the ZBA, providing technical and policy-related analysis of the proposed project as it relates to existing City regulations, the Comprehensive Plan, and good planning practice. Staff has had initial meetings with the developer to discuss the proposed design. The first formal step in the Comprehensive Permit process is the developer's application for a "site eligibility letter" from the Massachusetts Housing Partnership, which is where the project is now. The Department of Planning and Development will be compiling a letter to the Massachusetts Housing Partnership addressing comments and concerns about this proposed project later this month. Your emailed comments will be attached to that letter and will inform the content of the Department's letter. Any further comments should be submitted by Friday, May 13, 2016 in order to be included in this letter.

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Best,
James Freas, AICP
Acting Director, Department of Planning and Development

----- Original message -----

From: Margaret Griffin <margaret.l.griffin@gmail.com>
Date: 05/09/2016 11:26 AM (GMT-05:00)

To: "Setti D. Warren" <swarren@newtonma.gov>

Subject: 1615 Beacon St. proposal

Dear Mayor Warren,

As a 34-year resident of Waban, I would like to express my thoughts to the Newton Planning Committee about the proposed development at 1615 Beacon St. It is very distressing to many of us who have raised our children in this lovely little community to see the City of Newton deliberately allow buildings completely out of scale with the neighborhood.

First of all, I consider the proposal of surrounding a historic property with a much larger building (height as well as square feet), including a large underground parking garage, to be a bold violation of what it means to preserve historic property. It's disgraceful to think the City would consider such an outrageous idea.

Second, A 31-car garage next door to a neighborhood swimming club full of young children coming and going is a completely unwarranted public safety hazard.

Finally, the overwhelming mass and scale of the proposal, leaving only minimal open, green space, is obviously out of character with the neighborhood. Given the immense scale and box structure of the new Angier School, I have no confidence that the builders and the City would consider the neighborhood when approving plans. The new Angier School is very close to the street and dwarfs, not only nearby homes, but the next-door churches, with no attention at all to the style or materials of local New England architecture, built of metal and fake stone.

Sincerely,
Margaret Griffin

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:43 PM
To: jbanker@gattihr.com
Subject: FW: opposed

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment.

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Best,

James Freas, AICP

Acting Director, Department of Planning and Development

----- Original message -----

From: Judy Banker <jbanker@gattihr.com>
Date: 05/07/2016 8:36 PM (GMT-05:00)
To: "Setti D. Warren" <swarren@newtonma.gov>
Subject: opposed

Mayor Warren: I am totally opposed to the 40B development in Waban Square. It would be totally out of place. We love our little unspoiled square just as it is. Please do not vote for this.

Judy Banker Mehrling

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:41 PM
To: williamzhua@gmail.com
Subject: FW: 1615 Beacon Street Development Plan

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment. The proposed project will be seeking a Comprehensive Permit, commonly referred to as a "40B", under a State law that allows development projects including a certain minimum amount of affordable housing to bypass normal local development review processes. The Zoning Board of Appeals (ZBA) is the entity charged with reviewing the proposed project and the Mayor and City Councilors have no formal role in the development review process. The Planning Department serves as the development review staff to the ZBA, providing technical and policy-related analysis of the proposed project as it relates to existing City regulations, the Comprehensive Plan, and good planning practice. Staff has had initial meetings with the developer to discuss the proposed design. The first formal step in the Comprehensive Permit process is the developer's application for a "site eligibility letter" from the Massachusetts Housing Partnership, which is where the project is now. The Department of Planning and Development will be compiling a letter to the Massachusetts Housing Partnership addressing comments and concerns about this proposed project later this month. Your emailed comments will be attached to that letter and will inform the content of the Department's letter. Any further comments should be submitted by Friday, May 13, 2016 in order to be included in this letter. If the owner of 1615 Beacon Street obtains a site eligibility letter and moves forward with a filing with the Zoning Board of Appeals there will be additional opportunity for public comments at public hearings. Please visit our website for more information about the process for this project:

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Best,
James Freas, AICP
Acting Director, Department of Planning and Development

----- Original message -----

From: william zhu <williamzhua@gmail.com>
Date: 05/07/2016 9:25 PM (GMT-05:00)
To: "Setti D. Warren" <swarren@newtonma.gov>
Subject: 1615 Beacon Street Development Plan

Dear Mayor Warren:

We are residents of 63 Moffat Road, and are writing to express our concerns over the proposed development plan at 1615 Beacon Street. This plan is too aggressive to be a sharp mismatch to the environment of Waban Village. The traffic condition on Beacon Street and Windsor Road would be a serious issue. Thanks a lot for your attention.

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:40 PM
To: dan777@gmail.com
Subject: FW: 1615 Beacon st. concerns

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment.

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Best,

James Freas, AICP

Acting Director, Department of Planning and Development

----- Original message -----

From: Dan Utin <dan777@gmail.com>
Date: 05/06/2016 10:42 PM (GMT-05:00)
To: "Setti D. Warren" <swarren@newtonma.gov>
Subject: 1615 Beacon st. concerns

Dear Mayor Warren,

I am a resident of 126 Windsor road in Waban. I am writing to you to express my concern with the proposed nearby 1615 Beacon St. construction. After seeing construction plans I have become convinced that the

construction, as proposed, will have an extremely negative impact on the neighbourhood and community for a number of reasons:

1. Out of control building dimensions: developer is proposing a building over 40 feet in height. This is completely out of proportion with other buildings in the neighborhood and would simply dwarf them. 0.71 acre lot is simply too small to accommodate 24 condo units and 38 parking spots.
2. Insufficient infrastructure: Waban center is already very crowded. There is a constant flow of traffic, especially during rush hours due to popularity of Waban Market and proximity of newly rebuilt Angier Elementary school. Recently, we have had two traffic lights added to control increased traffic flow. Developer is proposing to build a driveway on Windsor road, directly opposite to Waban Market. This will significantly increase traffic and potentially put my two young children in danger as they walk to Angier school.
3. Compromise of the historical site: the building site had been designated as Newton Landmark Preservation Site and listed on the National Register of Historic Places. It provides a historic connection to the past. Having new construction envelop an old historic building would severely detract from the historical value.
4. Refusal by the developer to engage the community. So far, no significant communication has occurred and there is no indication that the developer has any intention to engage. It looks like the developer is only looking to maximize profit without any regard for the community's welfare.

I can confidently say that my concerns are shared by dozens of people who attended the community meeting this Tuesday and sincerely hope that you can help.

Best regards,

Dan Utin
126 Windsor Rd.

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:38 PM
To: 1615BeaconStreet
Subject: FW: 1615 Beacon Street

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:34 PM
To: 'whfloyd@me.com'
Subject: FW: 1615 Beacon Street

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment. The proposed project will be seeking a Comprehensive Permit, commonly referred to as a "40B", under a State law that allows development projects including a certain minimum amount of affordable housing to bypass normal local development review processes. The Zoning Board of Appeals (ZBA) is the entity charged with reviewing the proposed project and the Mayor and City Councilors have no formal role in the development review process. The Planning Department serves as the development review staff to the ZBA, providing technical and policy-related analysis of the proposed project as it relates to existing City regulations, the Comprehensive Plan, and good planning practice. Staff has had initial meetings with the developer to discuss the proposed design. The first formal step in the Comprehensive Permit process is the developer's application for a "site eligibility letter" from the Massachusetts Housing Partnership, which is where the project is now. The Department of Planning and Development will be compiling a letter to the Massachusetts Housing Partnership addressing comments and concerns about this proposed project later this month. Your emailed comments will be attached to that letter and will inform the content of the Department's letter. Any further comments should be submitted by Friday, May 13, 2016 in order to be included in this letter.

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Please direct any comments to 1615BeaconStreet@NewtonMa.gov or feel free to contact Alexandra Ananth, Chief Planner for Current Planning at aananth@newtonma.gov with any further questions about this project or the process.

Best,
James Freas, AICP
Acting Director, Department of Planning and Development

----- Original message -----

From: Bill Floyd <whfloyd@me.com>
Date: 05/08/2016 2:20 PM (GMT-05:00)

To: "Setti D. Warren" <swarren@newtonma.gov>

Subject: 1615 Beacon Street

I wanted to raise our concern with the 40B construction slated for this Beacon Street location. As 30 year residents of Waban, we have seen very well controlled development which has truly enhanced the city. This current proposed development is just out of character for Waban and will greatly impact the quant charm of our village. Please help us, with your leadership and influence, to stop this development.

Best regards,

Heather Holmes Floyd
William Floyd
Hannah Holmes Floyd
Henry Floyd
Herbert Floyd

120 Waban Avenue
Waban MA.

617-332-0274

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:38 PM
To: 1615BeaconStreet
Subject: FW: Waban square

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:35 PM
To: 'rdenk@verizon.net'
Subject: FW: Waban square

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment.

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Best,
James Freas, AICP
Acting Director, Department of Planning and Development

----- Original message -----

From: Dianne Denk <rdenk@verizon.net>
Date: 05/08/2016 2:33 PM (GMT-05:00)

To: "Setti D. Warren" <swarren@newtonma.gov>

Subject: Waban square

We have raised our children, owned my own business and never objected to new taxes since 1977! What is being proposed for the Staples property is totally too large, too tall and is a safety concern for pedestrians and many very young children crossing Windsor Rd daily for treats etc. from the pool to the market. I have witnessed too many "close calls" as I frequent the square daily! Under ground parking for 31 vehicles plus will greatly add to the problem. There are many areas in Newton outside of village centers for multi housing/ 40 B living. The charm in Newton are the beautiful village centers where home owners take pride in keeping them unchanged.

The scope of the development needs to be greatly reduced. Regards, Bob Denk 11 Holly Rd Waban
Sent from my iPad

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:38 PM
To: 1615BeaconStreet
Subject: FW: Fwd:

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:36 PM
To: 'Ross_Berkowitz@dfci.harvard.edu'
Subject: FW: Fwd:

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment.

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Best,

James Freas, AICP

Acting Director, Department of Planning and Development

----- Original message -----

From: "Berkowitz, Ross Stuart,M.D." <Ross_Berkowitz@dfci.harvard.edu>

Date: 05/08/2016 1:57 PM (GMT-05:00)

To: "Setti D. Warren" <swarren@newtonma.gov>

Subject:

Dear Mayor,

I am writing to you regarding plans for building a 24-unit apartment complex at 1615 Beacon- the main intersection of Waban Village. The proposed "Development" will not only be destructive to a lovely historic building but contribute to further congestion of an already overly congested area. Currently when I shop or do errands in Waban Village center, parking and traffic is commonly a challenge. Building a 24-unit apartment complex at this intersection will convert a challenging situation to one that is intolerable. The intersection currently is overly congested and adding to the congestion will also create a major traffic safety issue.

I hope that you will not support the aims of a "Developer" against the interests, well being and safety of the residents who live in the Waban area and other neighborhoods of Newton who use this area for shopping and errands.

Sincerely,
Ross S. Berkowitz MD

The information in this e-mail is intended only for the person to whom it is addressed. If you believe this e-mail was sent to you in error and the e-mail contains patient information, please contact the Partners Compliance HelpLine at <http://www.partners.org/complianceline> . If the e-mail was sent to you in error but does not contain patient information, please contact the sender and properly dispose of the e-mail.

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:37 PM
To: Ergolding@aol.com
Subject: FW: 1615 beacon street

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment. The proposed project will be seeking a Comprehensive Permit, commonly referred to as a "40B", under a State law that allows development projects including a certain minimum amount of affordable housing to bypass normal local development review processes. The Zoning Board of Appeals (ZBA) is the entity charged with reviewing the proposed project and the Mayor and City Councilors have no formal role in the development review process. The Planning Department serves as the development review staff to the ZBA, providing technical and policy-related analysis of the proposed project as it relates to existing City regulations, the Comprehensive Plan, and good planning practice. Staff has had initial meetings with the developer to discuss the proposed design. The first formal step in the Comprehensive Permit process is the developer's application for a "site eligibility letter" from the Massachusetts Housing Partnership, which is where the project is now. The Department of Planning and Development will be compiling a letter to the Massachusetts Housing Partnership addressing comments and concerns about this proposed project later this month. Your emailed comments will be attached to that letter and will inform the content of the Department's letter. Any further comments should be submitted by Friday, May 13, 2016 in order to be included in this letter.

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Best,
James Freas, AICP
Acting Director, Department of Planning and Development

----- Original message -----

From: Ergolding@aol.com
Date: 05/08/2016 1:10 PM (GMT-05:00)
To: "Setti D. Warren" <swarren@newtonma.gov>
Subject: 1615 beacon street

Dear Mayor Warren,

I am writing in strong opposition to the proposed development in Waban village. This would destroy the historical character of the center of the village, and contribute to parking, safety, and noise issues.

There has been too much development in Waban in recent years, and as long term residents, we are extremely opposed to what this is doing to the character of the town.

Best, Ellen Golding 7 Larkspur Road Waban

Adrianna Henriquez

From: Sandy <csdelaney@rcn.com>
Sent: Wednesday, May 11, 2016 4:32 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: John Staples Farmstead

I am writing this to voice our strong concerns about the proposed development of the Peck Home at 1615 Beacon Street.

My husband and I have lived in Waban at 150 Moffat Road for more than 36 years and have been members of the Windsor Club for 35 years. We have raised 4 children here and hope to live out our lives in this community. We have loved living here! What this developer has proposed is solely with his profits in mind with no concern for what is appropriate for the space, the surrounding building and facility, and the community in general.

We have witnessed the abundance of tear downs and the construction of giant new houses to within inches of property lines in our community in the past several years - does this have to happen here? Having used all aspects of the Windsor club with our family over the years I can't imagine having a three and a half story building within 5 feet of the Windsor Club, club parking and tennis courts. This structure will dwarf the club and the surrounding neighborhood. Also 24 units is much too large for .7 acres!

What about the Historical aspect of the building that is already there and has been there since the beginning of Waban? Any development will destroy the integrity and history that is present - can we allow that to happen?

We also have safety concerns when it comes to the area and its proximity to the intersection which is at best difficult at busy times now. We already have three new stoplights from the new Angier School in Waban center. What would they have to do - erect another stoplight so that we have four new lights within less than and eighth of a mile?

We are not opposed to change and progress - what we do object to is a developer that wants to strong arm his ideas without regard to the neighborhood and what is reasonable. Why won't he agree to sit down with concerned neighbors?

There is more that we could say - but I think we have highlighted most of our important concerns. We hope that you will take these concerns seriously.

Charles and Sandra Delaney
150 Moffat Road

Sent from my iPad

Adrianna Henriquez

From: Paula Wolk <pwolk@att.net>
Sent: Wednesday, May 11, 2016 4:27 PM
To: 1615BeaconStreet; Setti D. Warren
Subject: Staples/Craft Farmhouse Property proposed 40 B development.

Dear Mayor Warren and the Newton Planning board and Mass Housing:

My name is Paula Wolk and I live at 160 Windsor Rd in Newton. I am writing to you to express my concerns about the Staples/Craft Farmhouse Property proposed 40 B development. I have lived on this street since 1993 and been able to enjoy the neighborhood and my children were able to enjoy the use of the Windsor club. The plans I have seen for the development seem to me totally out of character for this street and certainly for the continued enjoyable use of the Windsor club. My house and others on this street have a 25 foot setback from Windsor rd. This development seems to have a 5' 2" setback. How is that possible?

In addition it looks to be 40' 10" high. It will tower over the club and its activities, and create a very different feel to the commercial part of the street. The Waban Market, Barry'd Deli and the Gift shop are all of modest size. This new structure would be out of proportion to existing buildings and I fear would begin a race to build, changing the character of Windsor Rd and Waban village.

I strongly urge you to deny this application as it is currently planned. If there is to be a residential structure, it should be in keeping with the street and neighborhood and not impinge upon what has been a lovely club for many many people for years.

Respectfully,

Paula Wolk M.D.

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:04 PM
To: 1615BeaconStreet
Subject: FW: Destruction of Historic Waban Village

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:03 PM
To: 'john.mordes@rcn.com'
Subject: FW: Destruction of Historic Waban Village

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment.

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Best,

James Freas, AICP

Acting Director, Department of Planning and Development

----- Original message -----

From: "John P. Mordes, M.D." <john.mordes@rcn.com>
Date: 05/08/2016 7:24 PM (GMT-05:00)

To: "Setti D. Warren" <swarren@newtonma.gov>
Subject: Destruction of Historic Waban Village

To: The Honorable Seti Warren,
Mayor
City of Newton, MA

Please allow me to add my concerns to those of many if not most residents of Waban in regard to the proposal to place a 24 unit apartment complex on 0.71 acres of land in the heart of our Village.

It is of course in keeping with the historic nature of capitalism for a developer to enrich him- or herself whenever possible at whatever expense to a community. This proposal, however, takes avarice to a new level of audacity. We live in a village and cherish its character. The surreptitious acquisition of a property on the National Register of Historic Places in the center of Waban Village will destroy the character of the Village, create an eternal eyesore, disrupt further the traffic already impaired by the Angier 'improvements,' and further burden schools not prepared for more students.

More personally it will simply break the hearts of those who love this Village for what it is and not for its potential as a high density urban enclave and developer's profit center.

This proposal does not deserve to move forward on esthetic, ethical, and community grounds, and you as our chief elected representative must do everything possible to prevent it from doing so.

John P. Mordés, M.D.

80 Devonshire Road
Waban, MA 02468
In te Domine speravi. Non confundar in aeternum.

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:02 PM
To: DWaldman2@aol.com
Subject: FW: 1615 Beacon Street Project

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment. The proposed project will be seeking a Comprehensive Permit, commonly referred to as a "40B", under a State law that allows development projects including a certain minimum amount of affordable housing to bypass normal local development review processes. The Zoning Board of Appeals (ZBA) is the entity charged with reviewing the proposed project and the Mayor and City Councilors have no formal role in the development review process. The Planning Department serves as the development review staff to the ZBA, providing technical and policy-related analysis of the proposed project as it relates to existing City regulations, the Comprehensive Plan, and good planning practice. Staff has had initial meetings with the developer to discuss the proposed design. The first formal step in the Comprehensive Permit process is the developer's application for a "site eligibility letter" from the Massachusetts Housing Partnership, which is where the project is now. The Department of Planning and Development will be compiling a letter to the Massachusetts Housing Partnership addressing comments and concerns about this proposed project later this month. Your emailed comments will be attached to that letter and will inform the content of the Department's letter. Any further comments should be submitted by Friday, May 13, 2016 in order to be included in this letter. If the owner of 1615 Beacon Street obtains a site eligibility letter and moves forward with a filing with the Zoning Board of Appeals there will be additional opportunity for public comments at public hearings. Please visit our website for more information about the process for this project:
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Best,
James Freas, AICP
Acting Director, Department of Planning and Development

From: DENNIS WALDMAN [<mailto:DWaldman2@aol.com>]
Sent: Tuesday, May 10, 2016 9:48 AM
To: Setti D. Warren
Subject: 1615 Beacon Street Project

May 10, 2016

RE: 1615 Beacon Street Project

Sear Setti:

You and I have met on numerous occasions, but I sincerely doubt you remember me. I have lived in Newton (Waban) for 30 years. I would like to consider myself active in the community having coached and been a board member of youth sports for 15 years and having volunteered as a track coach for Newton South for 12 years.

In my 30 years living in Newton, much has changed... mostly for the better. There have been many new construction projects and even though my wife is always saddened to see an old house come down, the new house has always been consistent with the area and architecture.

I am very surprised to see any serious consideration to the proposed project at 1615 Beacon Street. Not only is the proposed project inconsistent with the area, but I consider it destructive to Waban Center and the community. I can foresee neighbors avoiding Waban Center and their stores due to lack of available parking and increased traffic. I can foresee danger for our children walking to school as they have to deal with the multitude of additional cars coming and going from this new residence. And clearly this building will be an eyesore located on a beautiful Historic Property that emulates the very essence of our community.

Clearly, this project is being proposed by a developer that has no concern for our community. They have not reached out to anybody to hear our concerns. All this developer is concerned about is maximizing their profit utilizing an ill thought out legislation, 40B. I have told our neighbors that maybe we should all build apartment buildings on our property using 40B. Is this what we want for our community?

My understanding is that 1615 Beacon Street was unanimously approved by the Newton Historical Commission as a Newton Landmark Preservation Site on April 23, 2015. Why would we even consider for a second anything that would destroy the integrity and beauty of this property?

Dennis Waldman

62 Windsor Road

Adrianna Henriquez

From: Robinson, Andrea <Andrea.Robinson@wilmerhale.com>
Sent: Wednesday, May 11, 2016 4:02 PM
To: Setti D. Warren; 1615BeaconStreet
Subject: Peck House Development

As a member of the Windsor Club and long time (20 year) resident of Waban, I am writing to express my distress regarding the development of John Staples Farmstead/Peck house next door to the club on the corner of Windsor and Beacon. My concerns are manifold:

First, the scale of the contemplated development is wildly out of place and will substantially distract from the central focal point of our community (Waban Center). Its scale and design will also dwarf the club and detract from the aesthetics of its immediate environment and of the club itself.

Second, the development will take away from the conditions of the Windsor Club tennis courts. It is hard to imagine that the development will not cast a shadow over those courts, as least as currently contemplated.

Third, there will be a diminution in the privacy of persons (and families) using the pool. It appears that the pool will be visible from the upper floors of the contemplated development.

Finally, the number of units in the contemplated development will surely lead to issues of noise that will impede the social activities of the club.

Sincerely,

Andrea J. Robinson
81 Varick Road
Waban

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 4:00 PM
To: ahusid@AEW.com
Subject: FW: Staples-Craft Farmhouse

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment.

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Best,

James Freas, AICP

Acting Director, Department of Planning and Development

-----Original Message-----

From: Alison Husid [<mailto:ahusid@AEW.com>]

Sent: Tuesday, May 10, 2016 2:14 PM

To: Setti D. Warren
Subject: Staples-Craft Farmhouse

>> Mayor Warren,

>> I am writing to express my concern regarding the proposed redevelopment of the Staples – Craft Farmhouse. I am a proponent of affordable housing. My concern relates solely to the impact these types of developments are having on the traffic, pedestrian safety, and the very character of our villages.

>>

>> Before you support this development, I would urge you to consider the loss of green space, the impact on pedestrian and vehicular safety in an already busy intersection (especially during school hours), the incremental traffic burden on the immediate area and the consequences of altering one of the few remaining historical sites in Newton.

>>

>> Affordable housing is important and we do need to address it as a society. That said, 40b is not the answer. It is a loophole that allows developers to proceed with projects that, in many instances, should not be built due to the disproportionate impact on the immediate neighborhood, the environment and our collective safety.

>>

>> I realize you have no control over housing regulations, but you do have the ability to preserve the look and feel of our villages and to mitigate the negative impact of this project on the environment, the traffic, and pedestrian safety. Please do not let your legacy be the destruction of the Newton villages we all know and love.

>>

>> Thank you.

>>

>> Regards,

>> Alison Strausberg

>> 62 Edgefield Rd

>> Waban

>>

>>

This e-mail message, including any attachments, is for the sole use of the person to whom it has been sent, and may contain information that is confidential or legally protected. If you are not the intended recipient or have received this message from AEW in error, you are not authorized to copy, distribute, or otherwise use this message or its attachments. Please notify the sender immediately by return e-mail and permanently delete this message and any attachments.

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 3:59 PM
To: leigh.janczak@gmail.com
Subject: FW: Waban Square Development

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment. The proposed project will be seeking a Comprehensive Permit, commonly referred to as a "40B", under a State law that allows development projects including a certain minimum amount of affordable housing to bypass normal local development review processes. The Zoning Board of Appeals (ZBA) is the entity charged with reviewing the proposed project and the Mayor and City Councilors have no formal role in the development review process. The Planning Department serves as the development review staff to the ZBA, providing technical and policy-related analysis of the proposed project as it relates to existing City regulations, the Comprehensive Plan, and good planning practice. Staff has had initial meetings with the developer to discuss the proposed design. The first formal step in the Comprehensive Permit process is the developer's application for a "site eligibility letter" from the Massachusetts Housing Partnership, which is where the project is now. The Department of Planning and Development will be compiling a letter to the Massachusetts Housing Partnership addressing comments and concerns about this proposed project later this month. Your emailed comments will be attached to that letter and will inform the content of the Department's letter. Any further comments should be submitted by Friday, May 13, 2016 in order to be included in this letter.

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Please direct any comments to 1615BeaconStreet@NewtonMa.gov or feel free to contact Alexandra Ananth, Chief Planner for Current Planning at aananth@newtonma.gov with any further questions about this project or the process.

Best,

James Freas, AICP

Acting Director, Department of Planning and Development

From: Leigh Janczak [<mailto:leigh.janczak@gmail.com>]

Sent: Tuesday, May 10, 2016 2:01 PM

To: Setti D. Warren

Subject: Waban Square Development

Hi Setti,

I trust this email finds you well. As a resident of Newton, it has been a pleasure to follow your leadership. As a current Waban resident, I am writing today to express concern over the Waban Square Development.

I am concerned about the sheer size of the building at 40 ft. high on less than an acre of land. Most important of all, the safety issue of cars coming and going and the impact that will have on an already congested area - the intersection of Chestnut Street and Beacon Street. I am

also concerned about the impact on foot traffic with cars coming in and out of a new driveway in an area where children walk to and from school.

Thank you for taking the time to hear my concerns.

Warmly,
Leigh

--

Leigh (Kooyoomjian) Janczak
leigh.janczak@gmail.com // 617.921.4341

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 3:58 PM
To: rodrohda@comcast.net
Subject: FW: 1615 Beacon Street

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment.

The proposed project will be seeking a Comprehensive Permit, commonly referred to as a "40B", under a State law that allows development projects including a certain minimum amount of affordable housing to bypass normal local development review processes. The Zoning Board of Appeals (ZBA) is the entity charged with reviewing the proposed project and the Mayor and City Councilors have no formal role in the development review process. The Planning Department serves as the development review staff to the ZBA, providing technical and policy-related analysis of the proposed project as it relates to existing City regulations, the Comprehensive Plan, and good planning practice. Staff has had initial meetings with the developer to discuss the proposed design. The first formal step in the Comprehensive Permit process is the developer's application for a "site eligibility letter" from the Massachusetts Housing Partnership, which is where the project is now. The Department of Planning and Development will be compiling a letter to the Massachusetts Housing Partnership addressing comments and concerns about this proposed project later this month. Your emailed comments will be attached to that letter and will inform the content of the Department's letter. Any further comments should be submitted by Friday, May 13, 2016 in order to be included in this letter.

If the owner of 1615 Beacon Street obtains a site eligibility letter and moves forward with a filing with the Zoning Board of Appeals there will be additional opportunity for public comments at public hearings.

Please visit our website for more information about the process for this project:

http://www.newtonma.gov/gov/planning/current/devrev/hip/beacon_street_1615.asp

Notice of future public meetings and general information on the Comprehensive Permit process is also available through this webpage.

Please direct any comments to 1615BeaconStreet@NewtonMa.gov or feel free to contact Alexandra Ananth, Chief Planner for Current Planning at aananth@newtonma.gov with any further questions about this project or the process.

Best,

James Freas, AICP

Acting Director, Department of Planning and Development

----- Original message -----

From: rodrohda@comcast.net
Date: 05/10/2016 7:47 PM (GMT-05:00)
To: "Setti D. Warren" <swarren@newtonma.gov>
Subject: 1615 Beacon Street

Dear Mayor Warren,

My wife and I have happily lived in Waban for the last 20 years and have never spoken out about any Newton issues--until now. We have become aware of the 24 unit apartment complex that is proposed for 1615 Beacon Street. We strongly object to this plan as it's now proposed. It is far too large for the site. Waban is a quaint user friendly village. It's difficult to consider what adding 31 parking spaces in the heart of the village would do to this community. It is also incomprehensible that a historic farm site already designated a landmark in the center of our town could be considered. Crossing guards already have their hands full to protect students at the beginning and end of the day. Adding at least 31 more vehicles is a clear safety hazard. In addition, the inevitable gridlock which would develop would substantially degrade our community's atmosphere--as would cramming such a large building onto this less than 3/4 acre lot.

Please do what you can to stop this plan in it's tracks and insist that it be replaced by something that fits in Waban.

Thanks you for your consideration,

Rod and Lori Rohda
97 Gordon Rd, Waban

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 3:52 PM
To: 1615BeaconStreet
Subject: FW: A bad plan

From: James Freas
Sent: Wednesday, May 11, 2016 2:34 PM
To: Norine Silton
Subject: FW: A bad plan

From: Setti D. Warren
Sent: Tuesday, May 10, 2016 8:56 PM
To: James Freas; Dori F. Zaleznik; Terry Crowley
Subject: Fwd: A bad plan

More ;

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Barbara Apstein <bapstein@gmail.com>
Date: 05/10/2016 8:55 PM (GMT-05:00)
To: 1615BeaconStreet <1615BeaconStreet@newtonma.gov>
Cc: "Setti D. Warren" <swarren@newtonma.gov>
Subject: A bad plan

To the members of the Newton Planning and Housing Board:

As a Newton resident for 40+ years, I am strongly opposed to the proposed apartment building at the corner of Windsor Road and Beacon Street in Waban. I appreciate the need for affordable housing. However, we should not have to sacrifice the historic buildings which are links with our past, nor should we approve constructions like this one which are grotesquely out of scale with neighboring structures.

I hope that you will vote to reject this proposal.

Thank you,

Barbara Apstein

Adrianna Henriquez

From: Christopher Brigham <brighamsan@gmail.com>
Sent: Wednesday, May 11, 2016 3:52 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Corner of Windsor and Beacon

Hello,

I am writing because I oppose the planned development at the John Staples Farmstead/Peck house on the corner of Windsor and Beacon in Waban, MA. A 24 unit complex is much too big for this neighborhood, and will ruin the aesthetics of the area. We have a great neighborhood club next door to this planned development, where children will swim, play tennis and other games, and the complex will cause safety concerns, especially since the community will have no say in who rents these units. The developers have shown no interest in involving the neighborhood in their decisions, further compounding an already erroneous decision, in my opinion. Thus, the developers do not have a sense of community and furthermore do not care about our village. Lastly, it is surprising to me that developers could even consider constructing a too-large complex on a piece of land with historical significance. I urge the city to cease negotiations for developing the land in this way. Thank you.

Best regards,
Chris Brigham

Sent from my iPad

Adrianna Henriquez

From: Norine Siltan
Sent: Wednesday, May 11, 2016 3:51 PM
To: 1615BeaconStreet
Subject: FW: Staples/Peck opposition

From: Setti D. Warren
Sent: Tuesday, May 10, 2016 9:34 PM
To: James Freas; Dori F. Zaleznik; Terry Crowley
Subject: Fwd: Staples/Peck opposition

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Jane Saltman Osofsky <janesalt@gmail.com>
Date: 05/10/2016 9:21 PM (GMT-05:00)
To: 1615BeaconStreet <1615BeaconStreet@newtonma.gov>, "Setti D. Warren" <swarren@newtonma.gov>
Subject: Staples/Peck opposition

To whom it may concern,

We are relatively new residents of Waban who moved from downtown Boston in search of a warm, quiet, safe, cohesive community in which to raise our two daughters. I beg you to hear our concerns about the proposed development in Waban at the Staples/Peck house on Beacon and Windsor Road. It will utterly crush our little village center.

- 24 units is too much for 0.7 acres; structure is out of proportion with current neighborhood buildings and it negatively impacts the Windsor club which is an integral part of our village.

-Safety and security of our children swimming in the pool, not to mention safety and security of our children walking to the pool! An underground driveway and increased traffic will render our neighborhood streets less safe for all pedestrians, young and old.

- developers have shown no interest in involving the community in the design despite numerous efforts of abutters to contact them.

-The Historical integrity of the Farmhouse. The farmhouse was the original Waban Farm consisting of 93 acres. Its land and building have been put on the national registry of Historic Places. This development will clearly take away from its integrity. Also why are these developers allowed to destroy village's history?

Please reconsider this project. It simply does not belong at such a historic intersection and abutting a family club. The traffic and street safety issues are huge given the Angier school's proximity.

Thank you for your time,
Jane Osofsky

Adrianna Henriquez

From: Vogt, Dawne <Dawne.Vogt@va.gov>
Sent: Wednesday, May 11, 2016 3:49 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: concern regarding developmetn of the John Staples Farmstead/Peck house

Dear Newton Planning and Mass Housing Representative,

I am writing to express my strong opposition to the development of the John Staples Farmstead/Peck house on the corner of Windsor and Beacon Streets in Waban. As a member of the Waban community, I have a number of concerns related to this development. First, I believe that the scale is out of proportion with the neighboring buildings and it will be an aesthetic eyesore. I also have concerns about crowding with so many units planned for the development, particularly given how congested this location already is and the fact that it represents a key walking route for schoolchildren who attend Angier. Moreover, despite the fact that the land and building are on the national registry of historic places, my understanding is that the developers have shown no interest or willingness to take the communities perspective into consideration in the development of this project, which surely does not bode well for the success of the project.

Sincerely,

Dawne Vogt

Waban resident

Dawne S. Vogt, PhD
Women's Health Sciences Division
National Center for PTSD (116B-3)
VA Boston Healthcare System
Associate Professor of Psychiatry
Boston University School of Medicine
150 S. Huntington Ave
Boston, MA 02130
Phone: 857-364-5976
Fax: 857-364-4515
Email: Dawne.Vogt@va.gov

Adrianna Henriquez

From: Norine Silton
Sent: Wednesday, May 11, 2016 3:47 PM
To: 1615BeaconStreet
Subject: FW: Staples Craft Farmstead proposed development

From: James Freas
Sent: Wednesday, May 11, 2016 2:31 PM
To: Norine Silton
Subject: FW: Staples Craft Farmstead proposed development

From: Aaron M. Goldman
Sent: Wednesday, May 11, 2016 10:51 AM
To: James Freas; Terry Crowley
Subject: FW: Staples Craft Farmstead proposed development

From: Larry Ramin [<mailto:larryramin@gmail.com>]
Sent: Wednesday, May 11, 2016 10:22 AM
To: Setti D. Warren
Subject: Staples Craft Farmstead proposed development

Dear Mayor Warren,

As a neighbor of this proposal I would like to register my objection to its construction.

It seems so wrong in so many ways.

It's much too big for the small size of the lot.

It's much too tall, hulking, in context to the existing structure.

It's out of context in size and character with the rest of the neighborhood buildings.

38 parking spaces -- that must be a joke. There's too much traffic in Waban Square as it is. Crossing Beacon Street is risk to life and limb. Just wait till someone gets killed -- then maybe people will do something to ameliorate the problem not make it worse.

Is there something wrong with preserving open/green space in Newton/Waban? Have I missed something? If people want increased density -- try Boston. Newton is open (or at least so far) and beloved for its green space -- The Garden City, right? Why must every open space be paved over? Why must every lot be overbuilt? Before too long Newton's quiet environment and historical integrity will be lost in a bland sea of McMansions, apartment houses/condos too big for their sites, and traffic.

Lastly, the environment. All that new traffic -- all that new pollution.

An easy choice -- reject the proposal at the Staples Craft Farmstead.

Larry Ramin

Adrianna Henriquez

From: Moore, Thomas J <tmoore@bu.edu>
Sent: Wednesday, May 11, 2016 3:43 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Proposed development at 1615 Beacon Street, Waban

Dear Planning Board Members and Mayor Warren,

I have lived in Newton for 43 years, in Waban for 40 years, and currently reside at 101 Nehoiden Rd. I would like to voice my opposition to the proposed development at 1615 Beacon Street, the site of the historic Staples-Craft-Wiswall House.

The proposed 3 story building with 24 residential units is far too dense for the 0.7 acre lot. Perhaps because it was one of Newton's latest villages to develop, Waban is still almost totally made up of single-family dwellings. The design of the building at 1615 Beacon would be totally out of character for the village. And its minimal setbacks would make it a hulking presence over surrounding properties. In brief, this would be an eyesore for decades to come in the very center of our community.

We should also not allow the historic home on the property to be disfigured in this way. Built around 1750 (before Waban even existed), it was one of the earliest homes along the Sherbourne Rd (now Beacon St.). It is listed in the National Register of Historic Places. It was owned by several prominent families including the William Strong family (1875). Mr. Strong was the leader of a group of citizens who convinced the Boston and Albany Railroad to build a line from Newton Highlands to Riverside in 1876 and to locate a station in what's now Waban. The arrival of the railroad was the primary stimulus for the growth of the community. Mr. Strong even selected the name "Waban" for the budding community. We should protect this building that has been home to such important people, the early leaders of Waban.

It would be fair to say that Waban residents have been generally opposed to multi-family dwellings. A recent proposal to build a similar, overly-dense complex at the site of St. Philip Neri church was vigorously opposed by neighborhood groups. That proposal has now been seriously scaled back to a density and scale that is more appropriate to the site and the neighbors. Even the site at 1615 Beacon was the source of past neighborhood opposition. Around the early 1980s, Dr. Sheldon Peck proposed developing the Staples house and property into residences and offices. In response to opposition, he scaled back those plans and simply added office space for his orthodontic practice. Dr. and Mrs. Peck, who have used the building as their home ever since, became valued and active members of the community.

I request that the Planning Board require that whatever changes occur to the Staples-Craft property should respect the dignity and historic significance of the property. And that any new construction on this prominent and centrally-located site be consistent with the style and tone of the community.

Thank you most sincerely for considering my request.

Thomas J. Moore

Thomas J. Moore, MD
Associate Provost, BU Medical Campus
Physician, Boston Medical Center
72 East Concord Street; Evans -712
Boston, MA 02118

617-414-1325

Adrianna Henriquez

From: Pluhar, Jill Alison <JPLUHAR@PARTNERS.ORG>
Sent: Wednesday, May 11, 2016 3:39 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: stop the development of the John Staples Farmstead/Peck house

To whom it may concern:

I am writing as a resident of Waban in opposition to the development of the John Staples Farmstead/Peck house. I recently moved to Waban, and part of the reason we chose to move to the area is because of the historic nature and charm Waban offers. I believe the development of the John Staples Farmstead/Peck house would destroy the very nature of the neighborhood. After all, it would destroy the integrity of a building that has been put on the national registry of Historic Places. I am also concerned about the size of the development. A 5 ft setback is too small for this type of development, 24 units is too much for 0.7 acres, and the structure is vastly out of proportion with current neighborhood buildings. It is possible I would be in support of a scaled-down development. But as it stands, I am in strong opposition.

Please stop the development of this property.

A concerned Waban resident,

Jill Pluhar
300 Woodward Street
Waban, Ma 02468

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Adrianna Henriquez

From: S & C Gusenoff <csg@gusenoff.com>
Sent: Wednesday, May 11, 2016 3:20 PM
To: 1615BeaconStreet
Subject: RE: 40B

Thank you for the update.
Steve Gusenoff

From: 1615BeaconStreet [mailto:1615BeaconStreet@newtonma.gov]
Sent: Wednesday, May 11, 2016 3:08 PM
To: S & C Gusenoff
Subject: RE: 40B

The Mayor and Planning Department have received your comments regarding the proposed development at 1615 Beacon Street in Waban. The note below outlines the review process and how your comments will contribute to that process. Please note that, while the comment deadline at this stage is this Friday, May 13, we are still early in the development review process and there will be further opportunities to comment.

The proposed project will be seeking a Comprehensive Permit, commonly referred to as a "40B", under a State law that allows development projects including a certain minimum amount of affordable housing to bypass normal local development review processes. The Zoning Board of Appeals (ZBA) is the entity charged with reviewing the proposed project and the Mayor and City Councilors have no formal role in the development review process. The Planning Department serves as the development review staff to the ZBA, providing technical and policy-related analysis of the proposed project as it relates to existing City regulations, the Comprehensive Plan, and good planning practice. Staff has had initial meetings with the developer to discuss the proposed design. The first formal step in the Comprehensive Permit process is the developer's application for a "site eligibility letter" from the Massachusetts Housing Partnership, which is where the project is now. The Department of Planning and Development will be compiling a letter to the Massachusetts Housing Partnership addressing comments and concerns about this proposed project later this month. Your emailed comments will be attached to that letter and will inform the content of the Department's letter. Any further comments should be submitted by Friday, May 13, 2016 in order to be included in this letter. If the owner of 1615 Beacon Street obtains a site eligibility letter and moves forward with a filing with the Zoning Board of Appeals there will be additional opportunity for public comments at public hearings.

Please visit our website for more information about the process for this project:

http://www.newtonma.gov/gov/planning/current/devrev/hip/beacon_street_1615.asp

Notice of future public meetings and general information on the Comprehensive Permit process is also available through this webpage.

Please direct any comments to 1615BeaconStreet@NewtonMa.gov or feel free to contact Alexandra Ananth, Chief Planner for Current Planning at aananth@newtonma.gov with any further questions about this project or the process.

Best,

James Freas, AICP

Acting Director, Department of Planning and Development

From: S & C Gusenoff [mailto:csg@gusenoff.com]
Sent: Thursday, May 05, 2016 10:15 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 40B

As a Waban resident, real estate broker, and president of our advertising agency that has marketed several real estate developments, including 40B projects, I am compelled to offer this opinion: the developer is using the 40B designation to build without care, regard or consideration of the historic nature, architectural character, neighborhood desires or zoning restrictions of this location.

To allow its construction will be another ugly degradation of a prized Newton Village. Once constructed, the destruction of the local character of Waban Square will permanent.

Added traffic at hours when Waban Square fills with school children is a chilling worry for all.

Thank you for your time.
It is time to step up and start preserving the elements that make Waban a treasured jewel in one of the nation's most desired cities.

Steven Gusenoff
119 Gordon Road, Waban
617-244-9781

When responding, please be aware that the Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.

Adrianna Henriquez

From: Steve Smith <stevenmsmith9@gmail.com>
Sent: Wednesday, May 11, 2016 3:07 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: John Staples Farmhouse (Waban) - Opposition to proposed development

Ladies and Gentlemen of Newton Planning and Mass Housing:

I am writing to express serious concerns about the proposed development of the John Staples Farmstead in Waban. As a long-time Waban resident, I find the proposed project deeply troubling and I urge you not to let it proceed as proposed.

This project has taken Waban residents by surprise. The developer never consulted the community about the design, in spite of the fact that the development will have massive impacts on the community, such as:

- Changing the character of the neighborhood – there are no other developments like this in the area; it is vastly out of proportion to the rest of the neighborhood, with solid walls approaching 40 feet in height
- Creating dangerous traffic conditions – the intersection is already difficult to navigate even without the added traffic that will arise from 24 new residential units where one stood before; Waban Square is full of small children crossing the street during school hours
- Infringing on the neighbors – the 5' setback from the Windsor Club is far too little for a building that will approach 40' in height
- Safety and privacy for Windsor Club members, especially kids – lots of kids spend time at the Windsor Club in the summer, in the pool or on the tennis courts; added traffic raises safety concerns; in addition, residents on the top floors will have unimpeded views over the Club, which raises privacy concerns, among others
- Ignoring the historical significance of the farmhouse – the farmhouse is on the National Register of Historical places and is a key landmark in the community; it is in jeopardy of being lost, again without any consultation with the community

If it is not possible to prevent this development, which would be my strong preference, I ask that you approve only a scaled-down version that is in keeping with the context of the neighborhood, that respects the historical significance of the original farmhouse, and that takes into consideration the existing traffic conditions and the safety of the school kids in the area.

Thank you very much for your consideration.

Adrianna Henriquez

From: Thomas Frothingham <tdf.law@comcast.net>
Sent: Wednesday, May 11, 2016 2:54 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon Street

To: Newton Planning and Massachusetts Housing Partnership:

Re: Project Proposed for 1615 Beacon Street, Newton, MA

To whom it may concern:

I read through the Application for Project Eligibility Letter submitted by 1615 Beacon, LLC for development of a residential building in the center of Waban Village, and wanted to express my opposition to the development. The lot is too small for the building which, per the Application, is about 35 feet tall and would be built five feet from the abutting property of the Windsor Club, a small neighborhood recreational club with outdoor tennis courts and an outdoor pool. Not only is the lot too small for the building, but the traffic on Collins Road, Beacon Street, Windsor Road, and Woodward Street is already a problem; there are four or five crosswalks, three traffic lights and a crosswalk light in the tenth of a mile from Angier School to the Waban Library. The addition of a thirty-space underground parking garage exiting onto Windsor Road next to the exit from the Windsor Club parking lot, across the street from the exit of the parking lot for the businesses in Waban Village, and within 150 feet of the intersection of Windsor Road and Beacon Street would only create more congestion. It is infeasible to add another traffic light at the intersection of Woodward, Beacon, and Windsor.

The Application requests that the Zoning Board of Appeals “grant a comprehensive permit in lieu of certain permits, licenses, and approvals without which the Project could not be constructed as proposed.” It is my view that zoning regulations regarding use, density and dimensional controls, parking, tree removal, lighting, and others are established to protect the character of Waban and any request for variance should be denied when that request seeks to impose changes which so obviously detract from that character.

Thomas D. Frothingham
Waban

Adrianna Henriquez

From: Mayer, Erica L.,M.D.,M.P.H. <Erica_Mayer@dfci.harvard.edu>
Sent: Wednesday, May 11, 2016 2:35 PM
To: 1615BeaconStreet; Setti D. Warren
Cc: Drachman, Douglas Emmet,M.D.
Subject: Concerns about the John Staples Farmstead/Peck House development

Dear Mayor Warren and Newton Planning and Mass Housing Committee:

We are writing to express our deep concern regarding the proposed development of the John Staples Farmstead/Peck house in Waban. We grew up in Newton Centre, have lived in Waban for the past 12 years, and are passionate to preserve the same qualities and character of our community that drew us to move back to Newton in 2004. We feel that the elements we hold so dear about our community would be threatened by such extensive development at the very center of the town.

The proposed development includes several specific considerations that would be challenging to our community.

First, a 3.5 story building in the center of town—including 24 units built on 0.7 acres—would be entirely out of character with the aesthetic of the neighborhood and the integrity and history of the community.

Second, the development is proposed with a 5 foot setback from the property line with the Windsor Club, which is arguably the social hub and “heart” of our community. The Club is a wonderful amenity for residents of Waban and is a major reason many young families choose to move to Waban, maintaining the vitality of our community. As parents of young children, we would have concerns about the safety for our children swimming or playing tennis directly under the potential observation of tenants of the building. And, as the children become older, our comfort allowing them to walk to town or to the Windsor Club unattended would be jeopardized by concerns regarding traffic patterns from the large housing complex.

Third, combined with the development at the corner of Beacon and Chestnut Street, the increased traffic from development of the John Staples Farmstead/Peck house would have a deleterious and potentially dangerous impact on the town, including the safety of students attending the adjacent Angier Elementary School.

We love living in Waban and raising our family in this special community. Thank you for helping us preserve our town’s history, culture, safety, and integrity by preventing the proposed development of this cherished property.

Yours,

Douglas Drachman and Erica Mayer
200 Kent Road
Waban

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Adrianna Henriquez

From: David Carlstrom <david@carlstrompm.com>
Sent: Wednesday, May 11, 2016 2:29 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposition to development of the John Staples Farmstead/Peck house

Good afternoon.

As a resident of Waban, please let this email serve to voice my strong opposition to the planned development John Staples Farmstead/Peck house.

The overwhelming scale of this project and resulting increase in car flow coupled with the new Angier School / Beacon Street intersection and new Zervas / Beacon Street drop-off will create serious safety issues as response times from first responders will be severely compromised.

The scale is simply too large for our neighborhood and will dwarf the Windsor Club (where we are members) and forever erase the historical integrity of the corner. Further, and most disturbing, residents from the second and third stories of this building will be able to see into the pool while our children swim below.

The developers have shown no interest in involving the community in the design despite numerous efforts of abutters to contact them.

Given these and many other concerns, I strongly advocate and encourage the rejection of the current proposal.

Thank You,

David M. Carlstrom
134 Upland road
Waban, MA 02468

ANC Solar, LLC
Carlstrom Pressed Metal Co., Inc.
An ISO 9001-2008 Registered Company
100% Solar Powered
65 Fisher St.
Westborough, MA 01581-1898
Quality Since 1950
p. 508-366-4472
f. 508-366-6807
e. david@carlstrompm.com
www.carlstrompm.com

Adrianna Henriquez

From: Sarah Birkeland <sbirkeland@gmail.com>
Sent: Wednesday, May 11, 2016 2:17 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Development at Beacon and Windsor Road

I am writing to express my concern about the property proposed for the intersection of Windsor Road and Beacon. I am a Waban resident, Angier mom, and member of the Windsor Club.

I am in favor of affordable housing in Newton and my concerns about the building are not related to the 403B status. Rather, they relate to the scale of the building and to safety.

First, the scale of the proposed building is out of proportion with the neighborhood. It is taller than anything around it. It goes right up to the property line. I have watched in dismay as developers knock down charming old structures all over Waban and build the biggest homes they can with no concern about whether they fit with the rest of the street -- one right across the street from me. The Windsor Club and other abutters have tried to engage this developer regarding the aesthetics of the building to no response, indicating that this developer is not interested in working to make his building fit in, either. (403B or not -- I am under no illusion that the developer's motivation for building this is social justice. It is about personal profit.)

Second, the proposed building very closely abuts the Windsor Club, with several stories of apartments that will have a clear view of the Club property. My two daughters play on the tennis courts and swim in the pool at the Windsor club in the summer. Having apartment-dwellers looking down on them while they play -- unbeknownst to me and to them -- scares me. It presents an easy opportunity for an anonymous adult to get to know their habits and schedules, and to notice the moments when they are alone/vulnerable. (The observer could even watch them go in and out of the bathroom area.) Second, lots of kids -- including mine -- play tag on the grass of the Windsor Club and walk back and forth to the Waban Market. Having the entrance to a parking garage right in their path, so close to the entrance to the Club, also scares me. We moved to Waban so that we could walk to the village, to the T, to school, and to the Windsor Club. I love the freedoms that affords my children and I hate to see them taken away to line the pockets of a developer. There must be other options than the proposed development.

Thanks for your concern,
Sarah Birkeland
33 Larchmont Avenue, Waban, MA 02468

--

Sarah Birkeland
, Ed.D.

Founder, Helix Learning Partners
Practical Research to Drive Continuous Improvement
sarah@helixlearningpartners.com
617.686.8563

Adrianna Henriquez

From: Sheila Manditch <smanditch@aol.com>
Sent: Wednesday, May 11, 2016 2:05 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Proposed Development of John Staples Farmstead/Peck house, Waban

Dear Newton Planning and Mass Housing,

As a resident of Waban and also a member of the Windsor Club, I am writing to express my concern over the proposed size of the development of the John Staples/Peck House located in Waban. I understand and recognize that development and changes in our City are inevitable and beneficial, but it seems to me that the size and scale of this proposed development would permanently alter and negatively impact the uniqueness and charm that has attracted people to the village of Waban and Newton. Waban Square is a valuable gem and well worth protecting. I implore you to convince the developer of this property to consider scaling down the height and scale of this property so that it enhances and improves the neighborhood and thus becomes a win/win for all.

Thank you for your time and consideration.

~ Sheila Manditch
70 Stanley Road
Waban, MA -2468
617-964-8432
617-610-2540 (c)

Adrianna Henriquez

From: Karen Miller <karenmiller@me.com>
Sent: Wednesday, May 11, 2016 1:59 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Eyesore proposed next to the Windsor Club

To Whom It May Concern,

I am a Waban resident and recently learned about a terrible eyesore in the heart of our neighborhood. Me and my family are concerned on so many levels... but wanted to address a few:

- 1 - The building is huge - out of proportion in height to neighboring buildings.. and is only set back around 5 ft from the driveway of the Windsor Club!
- 2 - I am scared when my children are older and biking to the Windsor club.. the increase in cars will be a danger.
- 3 - I am concerned about who will be watching our children inside the building when they are swimming.
- 4 - It is in the heart of Waban.. and destroying a historical building is like taking out the soul of our neighborhood.

I urge you to please consider all the negative impacts that could result from this proposed building.

Thank you,

- Karen

Karen Miller
37 Montclair Rd.
Waban

Adrianna Henriquez

From: Gomez, Ben <Ben.Gomez@pilothouse.com>
Sent: Wednesday, May 11, 2016 1:48 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Concern about proposed development in Waban

To whom it may concern,

I am a Waban resident and am very concerned about the proposal to place a very large apartment complex in the heart of Waban Village.

The size and scale of this proposed development are completely out of line with the neighborhood. Moreover, the proposed five foot setback from the Windsor Club seems absurdly small. This development is completely out of place in this historic location: The proposed parcel includes a historic home that would be dwarfed by an apartment building that will be almost as large as the new Angier School. This does not make any sense. The developer, moreover, has shown no interest in engaging with the community to hear our concerns.

Please be aware that the community is deeply opposed to this project.

Thank You.

Ben Gomez

Benjamin Gomez
55 Alban Road
Waban, MA 02468

ben.gomez@pilothouse.com

Adrianna Henriquez

From: Sumukh M Tendulkar <sumukht@gmail.com>
Sent: Wednesday, May 11, 2016 1:43 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposing 1615 Beacon Development

Dear Newton Planning and Mass Housing,

I am a Newton resident for last 7 years, residing at 137 Annawan Rd, Newton.

I am writing to oppose the development at 1615 Beacon St. I oppose it because:

1. The property has a historic house, that this particular development will dwarf and consume. We, as mass residents, have a special relationship with the history of this country, and should try to preserve these elements for future generation.
2. It will kill an active hub of community - Windor Club. Due to its proximity and magnitude, the time we enjoy with other residents and neighbors will be challenged.

i do not oppose this because it is 40B. Instead, my opposition is based on the location of this development.

Sincerely,
Sumukh Tendulkar and Shalini Tendulkar

Adrianna Henriquez

From: Jeff Mohan <jeffmohan@gmail.com>
Sent: Wednesday, May 11, 2016 1:32 PM
To: 1615BeaconStreet; Setti D. Warren
Subject: 1615 Beacon

To Whom It May Concern,

I am writing in opposition to the 40B development at 1615 Beacon St. I reviewed the plans and find the proposal completely inappropriate for that site. The Staples-Craft house looks ridiculous with a 3 story apartment building wrapped around it. I think it is totally out of character with the neighborhood. As a member, I also have concerns and objections to the plan's impact on the Windsor Club. I encourage you to *not* approve these plans in their current form.

Thank You,

Jeff Mohan
46 Larchmont Ave
Waban, MA

Adrianna Henriquez

From: Paul C Miller <jean-n-paul@comcast.net>
Sent: Wednesday, May 11, 2016 1:28 PM
To: 1615BeaconStreet
Subject: The development of the John Staples Farmstead/Peck house next door to the Windsor Club in Waban

To whom it may concern,

As a former 55-year resident of Waban, former president of the Windsor Club, and current Life Member of the Club, I strongly oppose developing the above facility adjacent to the Club. It would have a negative impact on our Club and would be a blight on Waban.

Sincerely,

Paul C. Miller

Adrianna Henriquez

From: Folch,Erik (HMFP - Interventional Pulmonology) <efolch@bidmc.harvard.edu>
Sent: Wednesday, May 11, 2016 1:24 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: personal request

Dear members of the Board of the Newton Planning and Mass Housing,
I respectfully want to voice my concern for the development of the John Staples Farmstead/Peck complex. As is evident by the plans provided by the developer, this construction is NOT within the norm for our neighborhood. It is within 5ft of a community center and is over 40 feet tall!!
The construction rules by which all of us abide in Newton do not seem to apply to these developers who have targeted our neighborhood.

They are using a loophole in the law that prevents this from happening. Their only interest is FINANCIAL GAIN. The 40B exclusion is being misused for profit. If you give-in to their economic pressure, you will be doing a disservice to our community and Newton in general. The aesthetics of the project, the close proximity to a green common area that benefits all law-abiding members of the community, and the impairment these will cost to all members of Waban and Newton will not be easily fixed or forgotten by all of us.

This is not any different than any other business for profit. If a tall factory building or a strip club was attempting to set-up their business in our community, we are sure you would stop them immediately. We ask that you take the same stance against this project. We are a welcoming community for constructions that meet the same requisites that everyone else does, and that keep the character and historic flavor of our community. But we will defend our community and its inhabitants through our votes and all legal means available to us.

I personally ask that you consider the negative impact this project will have in our community and that you see through their greedy intentions by utilizing a loophole in the law. In Waban, we are a very cohesive community and we have attempted to reach out to the developers in multiple occasions to attempt a negotiated agreement. However, the developer is not interested in the community, its members or its opinion. We ask that you listen to us and represent the best interest of your constituents.

Warm regards

Erik Folch

Erik Folch MD, MSc
Associate Director,
Interventional Pulmonary
Division of Thoracic Surgery and Interventional Pulmonary
Beth Israel Deaconess Medical Center
Harvard Medical School
185 Pilgrim Rd, Deaconess 201
Boston, MA 02215
(617)632-8060

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Adrianna Henriquez

From: Glen Raffel <glen.raffel@gmail.com>
Sent: Wednesday, May 11, 2016 1:20 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Comment on John Staples Farmstead/Peck house development

To Newton Planning and Mass Housing,

I am writing to oppose the development plan at the John Staples Farmstead/Peck house site. I am a Waban resident and Windsor Club member. The size and density of the proposed building is beyond anything currently in Waban especially given the small lot size. Traffic at the site is already heavy, especially during rush hours and the additional parking spaces will worsen it. The project is within 5 ft of the Windsor club property line and has a height of over 40 ft, which means it will loom over the club and cast a portion into permanent shadow. For a hundred years, the Windsor Club has hosted events within Newton without significant complaints, however placing 24 living units within 5 ft of the club will almost certainly lead to problems in the future and dramatically reduce what the Windsor club has been able to offer to ALL Waban residents since its founding. Finally, the developer has refused to contact or meet with abutters or the community to discuss the plan, showing they have no interest in the community and leads me to believe they will be difficult, disrespectful neighbors to the residents of Waban and the City of Newton. There is nothing about the 40B process that precludes working with the community

Sincerely,

Glen Raffel
58 Larchmont Ave, Waban

Adrianna Henriquez

From: Jessica Savage <jessicahsavage@gmail.com>
Sent: Wednesday, May 11, 2016 1:16 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: proposed development at 1615 Beacon Street, Waban

To whom it may concern,

I am writing to express my opposition to the development plan for this site. I have been a Waban resident for four years and am a member of the Windsor Club, which is adjacent to the property. My primary concerns are:

This property is over 300 years old, older than our country, and is on the National Registry of Historic Places. It would be a shame for a developer to destroy this history of our village. Lexington and Concord are famous for their role in the Revolutionary War, and this building existed long before that.

The plan is to build 24 units on 0.7 acres, and will be 4 stories high. This is higher than the majority of buildings in our neighborhood, and in my opinion, the lot is too small for such a large development. It will be out of proportion with the current neighborhood buildings. One reason that people are attracted to Waban and are willing to pay such high prices for the homes is the village feeling, which I believe will be diminished by this development.

I do support 40B/"low income" development but I do not believe it should come at this expense.

Many thanks,
Jessica
1412 Beacon St

--
Jessica Savage, MD, MHS

Adrianna Henriquez

From: Stephanie Cosner <stephcosner@hotmail.com>
Sent: Wednesday, May 11, 2016 1:14 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 beacon

I am waban resident and I am very concerned about the proposed project. The project is too big for the neighborhood. The Building is out of proportion with the village. The setbacks are too small. And the site is not large enough for what they are proposing. I love waban and choose to live Here for all it offers but also for how it feels. Please consider Stopping this project.

Sincerely,
Stephanie Berzin, waban resident

Adrianna Henriquez

From: Lauren Yeaton <laurenyeaton@yahoo.com>
Sent: Wednesday, May 11, 2016 1:11 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Please reject the development plans for 1615 Beacon St.

I am a Waban resident, located at 181 Pine Ridge Rd. Just a short distance away from the proposed development. I am also a member of the Windsor Club. I am writing to express my objections to the proposed development of the John Staples Farmstead / Peck House at 1615 Beacon St.

I have several concerns related to the size of the proposed project, most significantly the increased burdens and traffic load on the intersection of Woodward and Beacon St. Is already very congested - particularly during Angier school drop-off and pickup times as well as general rush hour. Same concern for the Chestnut/Beacon St. Light. The size of this proposed development will overburden an infrastructure already challenged by current volumes.

Further, as a member of the Windsor Club, I have several concerns related to the impact of the current proposed development on our neighborhood club:

- impact of the height of the building on the sun and shade patterns for our tennis courts and pool area;
- Safety and security of our children swimming in the pool given that the proposed height and setting of the project would allow several units over look the pool where our neighborhood children swim, have lessons and enjoy time with their friends and families.

Finally, I have no issue with the 40B aspect of the proposed project, but believe the size, structure and design overall would significantly detract from our village and abutting properties:

-5 ft setback is too small for this type of development; 24 units is too much for 0.7 acres; structure is out of proportion with current neighborhood buildings

-The developers have shown no interest in involving the community in the design despite numerous efforts of abutters to contact them.

-The farmhouse was the original Waban Farm consisting of 93 acres. Its land and building have been put on the national registry of Historic Places. This development will clearly take away from its integrity. Why should these developers allowed to destroy our village's history?

Thank you for your consideration. I encourage you to reject the current plans in light of all of these very significant negative impacts to the existing Waban village and residents.

Lauren Yeaton Hunt

Sent from my iPad

Adrianna Henriquez

From: Pines, Davida B <dpines@bu.edu>
Sent: Wednesday, May 11, 2016 1:04 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: John Staples Farmstead/Peck house

Dear Newton Planning and Mass Housing,

I oppose the plan to replace the John Staples Farmstead/Peck house in Waban village with a 24-unit 40-foot tall structure with underground parking. I am opposed for many reasons: the destruction of a historic site; the new construction's closeness to the Winsor club (5 feet); the fundamental change that this new construction will bring to the appearance and function of Waban village; genuine concern regarding the increased congestion in an area that is already a very busy thoroughfare. Morning traffic patterns are already very complicated and at times dangerous, with multiple buses using this area as a drop off and pickup point.

I ask that the builders take Waban residents' concerns into account.

Sincerely,

Davida Pines
90 Fairlee Rd.
Waban, MA 02246

Adrianna Henriquez

From: Targett, Chris (MaPS BOS) <CTargett@mapsnet.com>
Sent: Wednesday, May 11, 2016 1:02 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Development of John Staples Farmstead

To whom it may concern:

I am writing to impose the development of John Stapes Farmstead as currently conceived. I've lived in Waban for almost 15 years and have been a member of the Windsor Club for the vast majority of my time here.

I'm concerned about the size of the development, its proximity to the Windsor Club, and the safety of children at the pool given the proximity of the proposed building and its sightlines to the pool area, as well as the ability of the club to continue to hold social events moving forward.

Best regards,

Chris Targett
15 Wamesit Road
Waban, MA 02468

Chris Targett | Managing Partner | MaPS a Division of Millward Brown Analytics | 501 Boylston Street Boston, MA 02116 | 617.598.5338 | ctargett@mapsnet.com

[Kantar Disclaimer](#)

Adrianna Henriquez

From: Patricia Chessare Wu <norpatwu@att.net>
Sent: Wednesday, May 11, 2016 12:46 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 beacon St/Windsor road project

Hello,

I am a Waban resident for 22 years. The project at 1615 Beacon St is just too large for that corner location. Beacon Street traffic has really increased over the years with cars trying to cut off Rt 128 so to get to Rt 9 and Newton Center quicker by going through the interior on Beacon Street. Traffic has increased with the additional staff and children added to Angier this year truly making the area from Manitoba Rd to Woodward -a very dangerous travel road. The narrowing of lanes has made it a traffic nightmare if you are driving it ,biking it or trying to cross the street as a pedestrian. I know from first hand experience of travelling through this area multiple times a day!
Also 36 cars entering and exiting at that corner is a hazard for all. It is just too many additional cars at that intersection. It is too congested and such a small area to jam more cars and people into!
As a member of the Windsor Club, the project really impedes on the privacy of members,especially children, as it will give residents a chance to peer down at the property.

This is a residential area.The 40B status is just a sad way to put a gigantic building on that property.

Please scale it down. It really takes advantage of us , the Newton home owners and very high (\$17,000/year) taxpayers. I feel like things are shoved down our throats and no one really cares about the city anymore -except to get as much tax \$\$\$ out of it without regard for its existing citizens.

Sincerely,
Patricia C. Wu

Adrianna Henriquez

From: ANDREW HYAMS <rubbdir5@aol.com>
Sent: Wednesday, May 11, 2016 12:31 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: John Staples Farmstead/Peck house development

Hello,
I live in Waban and am opposed to the planned development of the John Staples Farmstead/Peck House. The developer is apparently planning to build an immense building that is completely out of proportion for that neighborhood. The developer is clearly contemptuous of the abutters, hardly an example of neighborliness that the City tries to encourage. The City of Newton has no business doing anything that will assist or facilitate the developer's goal.
Thank you,
Andrew Hyams
34 Upland Road
Waban, MA 02468

Adrianna Henriquez

From: JOHN CURRAN <johncurran1971@hotmail.com>
Sent: Wednesday, May 11, 2016 12:02 PM
To: 1615BeaconStreet; Setti D. Warren
Subject: Opposition to the 1615 Beacon Street development proposal

Importance: High

To whom it may concern.

I very recently found out about the proposed development on land at 1615 Beacon Street and wish to make my strong opposition to the project known.

I have to be honest and say that I am amazed that such a possibility is even being entertained. This will destroy the appearance and feel of the single most important historical building in Waban!

I moved to Waban in 2006 and my family chose this village in Newton specifically because of the village center and the beautiful atmosphere and sense of community that you feel when you are in that area. While other Newton villages have no heart or soul (in my opinion at least), Waban feel likes a community centered around a long and valuable history. Adding a 40ft high building to loom over the village center will destroy the look, feel and atmosphere of the area.

I am continually amazed and upset at the houses and structures that are approved by the city. My own family home is currently undergoing some renovations and I am fairly sure we would not be allowed to build a 40ft structure within 5ft of my neighbor. So why is this proposal acceptable? It makes no sense.

The biggest cause for concern is the proximity to the swimming pool at the Windsor Club. My family are active members of the community club which is run entirely by volunteers and is open to ALL residents of Waban. In other words, this isn't some luxury country club with entitled and wealthy members. This is a club run by the residents of Waban that brings together much of our community. This proposed building will change the club beyond repair.

My children love the pool. My boys learned to swim there and still take lessons every summer (this summer being no different). My daughter is just learning to swim and will be in the pool all summer. Since anyone could presumably buy an apartment in the proposed complex, we would have no idea who could be hiding behind their curtains with binoculars, ogling the children and potentially taking pictures. I've been in plenty of pools where cameras are not allowed, specifically to protect the children. Yet the city is considering a project that will provide open and unmonitored access to anyone who wants to take unauthorized photos and videos of our children. The very thought disgusts me, and the thought that my elected city officials would even consider putting our children at risk is abhorrent.

I hope that this letter adequately conveys my opposition to the proposed project and I know that I am far from alone in feeling this way.

I sincerely hope that the city recognizes the importance of our children's safety and does not consider the profit of some developer to be more important than community and child safety.

Sincerely,
John Curran

51 Pine Ridge Road, Waban MA 02468

Adrianna Henriquez

From: Sarah Holt <sarah.holt@comcast.net>
Sent: Wednesday, May 11, 2016 11:41 AM
To: 1615BeaconStreet
Subject: Waban center development is too big--PLEASE STOP THIS

Dear Newton Planning and Housing,

I am writing to let you know that I strongly oppose the development being planned in Waban Center that will transform the historic farmhouse, into a three story apartment.

First, it is not in scale with the other buildings in the center and will negatively impact the center's small village feel and manageable traffic.

Also, it will negative impact the Windsor Club, of which I am a member. I highly value the light we have at the club and am very concerned about the shadows the new development will cast over our neighborhood tennis court and pool. I dread enduring the construction noise that will shatter the peace I can find in my yoga class and reading by the pool. To have a *three-story structure* looming over the club and replacing this historic structure is unacceptable.

I've chosen to live in Waban to escape the dense urban neighborhoods of Boston. I want open space and low buildings. I expect the housing board to protect our city from endless development that is transforming our city.

A five foot setback for this construction is not enough. It is too big. I am deeply upset about this and want to know what can be done to address my concerns as well as those of all of my neighbors?

Sincerely,

Sarah Holt, Producer
HHMI/Tangled Bank Studios, & NOVA/PBS
Office: (617) 916-0114
Cell: (617) 901-4675
170 Varick Rd.
Waban, MA 02468
www.holtproductions.org

Adrianna Henriquez

From: rrcexec <rrcexec@regulatoryresearch.com>
Sent: Wednesday, May 11, 2016 11:16 AM
To: Alexandra Ananth; James Freas
Cc: 1615BeaconStreet
Subject: RE: URGENT - 1615 Beacon St E-mail Address

Profuse apologies...in my fatigue yesterday, a very long day, I sent the letter to 1615BeaconSt@NewtonMA.gov instead of 1615BeaconStreet@NewtonMA.gov. I wonder if that address could also be made to route letters to the Planning Dept., since I am sure others may have experienced the same problem.
Thank you for answering so quickly.
Sallee

From: Alexandra Ananth [mailto:aananth@newtonma.gov]
Sent: Wednesday, May 11, 2016 9:39 AM
To: rrcexec <rrcexec@regulatoryresearch.com>; James Freas <jfreas@newtonma.gov>
Cc: 1615BeaconStreet <1615BeaconStreet@newtonma.gov>
Subject: RE: URGENT - 1615 Beacon St E-mail Address

Hi Sallee,

I have received over 100 letters to that email address to date. Not sure why your was rejected. Please try again with a cc to me.

Best,
Alexandra

From: rrcexec [mailto:rrcexec@regulatoryresearch.com]
Sent: Tuesday, May 10, 2016 8:44 PM
To: James Freas; Alexandra Ananth
Subject: URGENT - 1615 Beacon St E-mail Address

Dear Jim and Alexandra:

I am incredibly upset to find that my e-letter to the Planning Department that I sent earlier today to the e-mail address listed on the Planning Department's High Interest Projects section for 1615 Beacon Street was returned, rejected as having an improper e-mail address.

The address I used was 1615BeaconStreet@NewtonMA.gov. That is the address listed on your site.
Apparently this is not the correct address and the deadline for your receipt of residents' letters on this proposal is nearing quickly.

Please advise me of the correct address and please change the one on your Department's website as quickly as possible.

Thank you.

Sallee Lipshutz

When responding, please be aware that the Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.

Adrianna Henriquez

From: Frank Slack <frankslack@hotmail.com>
Sent: Wednesday, May 11, 2016 11:02 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: John Staples Farmstead/Peck house

Dear Newton Planning and Mass Housing,

I am writing to express concern about the development proposed at 1615 Beacon (John Staples Farmstead/Peck house). I am a Newton resident (26 Tamworth Rd) and a member of the Windsor Club. This proposed project is completely out of character with Waban and the Waban Village center and should be opposed. In the very least, the community needs input on this project, which if it proceeds, needs to be dramatically scaled back to avoid damaging the historic property and the character of the village.

Thanks,
Frank

--

Frank, Carol, Evan and Claire Slack
26 Tamworth Rd
Waban, MA 02468
USA

Adrianna Henriquez

From: Henry Lerner <hmlerner@henrylerner.com>
Sent: Wednesday, May 11, 2016 11:01 AM
To: 1615BeaconStreet
Subject: Peck site proposal

Dear Newton Planning Board:

I live with my wife at 196 Windsor Rd. where we have been for 24 years. We have raised three children here, all of whom went to Angier School, and we plan to live here for at least another 10 years.

I have read with dismay about the plans for the building of a massive structure at 1615 Beacon Street (the old Peck farm). As proposed, the structure would be grotesquely out of place in the neighborhood, pose traffic and safety problems, and destroy one of the nicest neighborhoods in Newton. *I do not object to having low income housing at this site; I merely object to the massive size and scope of the proposed project.*

If somebody wishes to develop the property, it should be done within the bounds of common sense and existing neighborhood standards. The building should fit comfortably into the site. It should not disrupt traffic patterns in this already busy intersection. It should not increase the danger to kids walking to Angier School or other bus stops. It should not tower over all other structures in the square.

Please ask the builders to develop a new, more rational proposal if the Peck property is in fact going to be developed. We can all live with rational change; it is irrational change we oppose.

Henry Lerner M.D.

196 Windsor Rd

Cell: 617-894-1397

Adrianna Henriquez

From: Diane Greer <dhgreer@gmail.com>
Sent: Wednesday, May 11, 2016 10:54 AM
To: 1615BeaconStreet
Subject: Staples-Craft Farmstead Proposed 40B development

To The Newton Planning Board:

I am writing this letter to express my concern on the proposed development in Waban at the Staples-Craft Farmstead property. The reason for my concern is that, while I am pro-development, the size and scale of this particular plan does not fit nor reflect the neighborhood of Waban. The area where this is proposed is already heavily trafficked with cars and walkers and to add underground parking and additional space would suggest in my opinion a safety hazard.

In addition, what I love about Newton are our villages and the neighborhood feel, the residents of Waban like all the other people in the other 12 villages understand the need for growth, but not at the expense of the integrity of the village, its charm and its appeal to the community.

I would hope you carefully consider the current plans and proposal from the developer, understand that in its current form does not add and may in fact detract from the village of Waban and work with them to come up with a project that suits the neighborhood and the developer alike.

Diane Greer
136 Oliver Road
Waban

Diane Greer
dhgreer@gmail.com

Adrianna Henriquez

From: Pamela Mathews <pam@mathewshome.net>
Sent: Wednesday, May 11, 2016 10:36 AM
To: 1615BeaconStreet
Subject: Comments on proposed 1615 Beacon Street development

Members of the Newton Planning Board:

My name is Pam Mathews. I live at 77 Windsor Road at the corner of Moffat Road, where we have had the interesting experience of having a large scale apartment building proposed by a 40B developer on two of the four corners of our block.

Adding multi-unit, rental housing and more affordable housing in Newton are worthy goals that I personally support. However, similar to the initial plans for the St. Philip Neri development, the initial plans for 1615 Beacon convey three things quite clearly:

1. This is primarily about the developer's profit from luxury rentals. We again see a token number of units that would be priced for middle class individuals and families. 40B is being used/abused to squeeze in as many developer-described "luxury units" as possible. The proposed rents for these luxury units are outrageous, more than counteracting the contribution of the affordable units toward greater income equality in Newton and Waban.
2. The developer cares little about how the development will fit into Waban Village aesthetically in terms of scale, architectural design, and open green/sky space. Again, we are presented with a large block apartment building that is so ridiculously massive for the site that it would ruin the appearance and character of the surrounding blocks. In my work, I have seen many affordable housing developments in Boston's more challenged neighborhoods that are more appropriate for their sites and more welcoming to their residents than what is being pitched by this developer for Waban. That is a sad statement.
3. There seems to be zero concern about the impact on car and pedestrian traffic in what is still very much a suburban area.

I have three specific concerns about the proposed 1615 Beacon Development that I would like to focus my comments on:

1. **Scale of the building for the lot and neighborhood:** Building a 3.5 story building out to the lot lines is completely inappropriate and unsuitable in a neighborhood that features 1-3 story historic commercial buildings, 1-3 story single family homes (with many also of historical significance) and open green and sky space. The current design will physically dominate and aesthetically ruin the corner of Beacon and Windsor Road, which is the visual entrance to Waban Square. It will literally overshadow the heavily used sidewalks around it, as well as the adjacent Windsor Club.

This is a .7 acre lot with a historic home on it, making the buildable area even smaller. It is unfortunate that the developers chose to purchase a lot that is completely inadequate for a large scale apartment building. However, that was their choice, and we should not be forced to live with what is truly an obnoxious proposal.

2. **Safety of the underground parking garage exit:** I do not believe the area where the 1615 development is located offers any safe location for an underground parking exit.

The developer is proposing a garage exit on to a short stretch of curved road where cars are already coming from four directions:

- Beacon Street: Cars turn on to Windsor Road from the busy and haphazard intersection at Windsor and Beacon.
- Windsor Road: Cars from Windsor Road are coming around a curve that does not offer full visibility.
- Kinmonth Street: Cars are coming up a short stretch of road from the nursing home and the single family home located next to the golf course. They also do not have full visibility.
- The Waban Market parking lot: Cars are turning right or left out of this parking lot.

We have some experience with the existing lack of traffic safety at this juncture. Earlier this year, my 17 year old son was on his way to school and was hit by a nursing home employee driving up Kinmonth Road as he came around the curve of Windsor Road. The place he was hit is the exact location where the developer proposes to add the development's underground parking garage exit.

Further, this is also an area where there are children routinely walk to and from school and to and from the Windsor Club. As far as I can tell from the plans, the parking garage exit appears to be set back only about 6 feet from the road. For cars that are exiting the underground garage to be able to see traffic coming from all four directions, they will have to pull up on to the sidewalk. With children in the area, that is a pedestrian accident waiting to happen.

It is notable that in downtown Boston, every underground parking garage exit I've ever used is located in the middle of a straight block of significant length. It is also notable that in a recent discussion, my group of neighbors could only think of maybe 3 residential, underground parking garages in the entire City of Newton, including existing and proposed. I hope that Newton Planning will exercise great caution in endorsing an underground parking garage that exits on to such a small street in Waban Village. The solutions that would make that garage exit reasonably safe -- eliminating all parking on Windsor Road, allowing only a right turn on to Windsor Road, installing multiple stop signs or traffic lights on a one block stretch of road, and installing large alarms at the garage exit -- are unfair trade-offs for the neighborhood and would destroy the character of our Village.

I would encourage the Newton Planning Department to investigate, reflect on, and share these two concerns in your comments to Mass Housing. I also hope you will do everything you can to influence the developer to go back to the drawing board and propose a solution, 40B or otherwise, that is more suitable for the 1615 Beacon Street property and the surrounding neighborhood and keeps both drivers and pedestrians safe.

Thank you for your consideration.

Pamela Larson Mathews
617-797-6688 (mobile)
pam@mathewshome.net

Adrianna Henriquez

From: Merry <talial121@gmail.com>
Sent: Wednesday, May 11, 2016 10:31 AM
To: 1615BeaconStreet
Subject: Peck house

Unfortunately Dr Peck In the end had little respect for the village of Waban where he lived with his family and was helped by all in making his practice flourish. Waban is very different than most villages in Newton And believe it should stay that way. suburbia does not need city like traffic nor height of structures. I am against changing the face of our beautiful village and hope the projects proposed fail. Where does the greed stop?

Sent from my iPad

Adrianna Henriquez

From: rrcexec <rrcexec@regulatoryresearch.com>
Sent: Wednesday, May 11, 2016 10:29 AM
To: 1615BeaconStreet
Cc: Alexandra Ananth
Subject: Re: 1615 Beacon Street in Waban

May 10, 2016

Newton Planning Department
1000 Commonwealth Avenue
Newton, MA 02459

Re: 1615 Beacon Street 40B Proposal

Dear Members of the Newton Planning Department:

I am writing to express my personal concerns with the 40B Proposal in which the present owners/ developers are seeking a Site Eligibility Approval Letter from Mass Housing to erect a 23 unit rental apartment building at 1615 Beacon Street in Waban and to convert the historic home on the property to a single rental unit.

The proposal indicates that an extremely large portion of the grounds surrounding the historic building will be built upon to construct the proposed apartment building. The 23 unit building will wrap around the back and side of this historic home and tower over it. Clearly this triple landmarked property would have its historic value diminished by such a large building smothering its elegant historic stature as one of the four original buildings of the Village built over 300 years ago. The coverage of so large a portion of the property also begs the question of whether an adequate amount of Open Space has been reserved for use of the residents.

The scale of this proposed apartment building is not in keeping with any other buildings in the neighborhood and will stand apart as an aesthetic affront, diminishing the overall smaller scale nature of the Village Center.

I also point out that this proposed building will have an underground parking facility that will egress onto Windsor Road from a steeply inclined driveway whose compromised lines of sight will pose a safety hazard to the many pedestrians who walk along Windsor Road, especially the elementary children who walk to and from Angier School along Windsor Road.

In addition, I believe that this is the first solidly triple-landmarked property on which a 40B proposal has been suggested in Newton and, possibly, in Massachusetts. As such, I hope that Mass Housing Partnership will carry out its responsibility to communicate with the Massachusetts Historical Commission to be absolutely clear that the 40B process may proceed unabated, notwithstanding the triple-landmark status of the property.

In conclusion, the proposal, as submitted, is much too large in mass and scale, lacks reasonable Open Space, presents a traffic safety hazard, and severely weakens the ties with our historical past by ignoring the importance of the triple landmark status of the property. Perhaps the developers would consider, instead, using the house and dentist's office building as they now stand, with a small extension toward the rear of the property to offer to the community between 6 and 8 rental units including the house, two of which would be affordable housing units.

Thank you for your attention.

Sallee Lipshutz
24 Radcliff Road
Waban, MA 02468

Adrianna Henriquez

From: Philip Haughey <philiph1660@aol.com>
Sent: Wednesday, May 11, 2016 10:23 AM
To: 1615BeaconStreet
Subject: Staples/craft Farmhouse Property

Good Morning,

I'm writing in opposition to the proposed development of the above property in lovely Waban Square. I'm pleased to join with my neighbors in their effort to retain the very special character of Waban Square.

Kindly include my opposition to the good folks at Nass Housing. Thank you and thanks for all you do to make Newton, and Waban in particular, the very special place it is.

Sincerely,

Philip C, Haughey
201 Kent Rd
Waban, Ma, 02468

Sent from my iPad

Adrianna Henriquez

From: Larry Ramin <larryramin@gmail.com>
Sent: Wednesday, May 11, 2016 9:51 AM
To: 1615BeaconStreet
Subject: Staples Craft Farmstead proposed development

To whom it may concern,

As a neighbor of this proposal I would like to register my objection to its construction.

It seems so wrong in so many ways.

It's much too big for the small size of the lot.

It's much too tall, hulking, in context to the existing structure.

It's out of context in size and character with the rest of the neighborhood buildings.

38 parking spaces -- that must be a joke. There's too much traffic in Waban Square as it is. Crossing Beacon Street is risk to life and limb. Just wait till someone gets killed -- then maybe people will do something to ameliorate the problem not make it worse.

Is there something wrong with preserving open/green space in Newton/Waban? Have I missed something? If people want increased density -- try Boston. Newton is open (or at least so far) and beloved for its green space -
- The Garden City, right? Why must every open space be paved over? Why must every lot be overbuilt? Before too long Newton's quiet environment and historical integrity will be lost in a bland sea of McMansions, apartment houses/condos too big for their sites, and traffic.

Lastly, the environment. All that new traffic -- all that new pollution.

An easy choice -- reject the proposal at the Staples Craft Farmstead.

Larry Ramin
80 Pine Ridge Rd.
Waban MA.

Adrianna Henriquez

From: Susan <smloffredo@verizon.net>
Sent: Wednesday, May 11, 2016 9:23 AM
To: 1615BeaconStreet
Subject: Proposed 40B development at Staples-Craft Farmstead

Dear Planning Board,

My family and I are 20-year residents of Waban. We urge you to block the destruction of the character, beauty and calm of Waban Square with an ill considered out of scale development. The added traffic to that intersection would be a safety hazard and the proposed structure would be an eyesore. I welcome the addition of affordable housing in our village for seniors or families, however only if the structures are in keeping with the scale and style of the neighborhood. Maximizing the profits of the developers should not be the prime consideration.

Sincerely,
Susan Loffredo
271 Waban Ave.

Adrianna Henriquez

From: Katherine Ballou <kathyballou@verizon.net>
Sent: Wednesday, May 11, 2016 9:05 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Proposed development on Beacon and Windsor

To Whom it may concern,

I am writing in support of the development of the John Staples Farmstead/Peck house on the corner of Windsor and Beacon. As a 30 year resident in Waban, I have watched as our housing stock has become less diverse and less affordable over the years. My two very well educated professional children could not afford entry to our community. In fact, they would probably qualify for the affordable housing units that have been proposed, and I am sure that they are not the only children of Newton residents who would. They are both gainfully employed and have advance degrees.

Does anyone remember when the Windsor Club would not admit Jews? Is there an analogy here? Rental apartments are not crack houses - I am quite sure that most of us were renters at some point in our lives. Let's not be such an exclusive community that our own children can't afford to live here. I would like to see more diversity in Waban and this well-thought out proposal would be one step in that direction. The proximity to the T and retail would provide a perfect location for such a development.

Please do not let the fear mongering of a few stop such a much needed development in Waban.

Respectfully,

Katherine Ballou
261 Dorset Road

Adrianna Henriquez

From: Richard Jacobson, Rebb Industries <rjacobson@rebbindustries.com>
Sent: Wednesday, May 11, 2016 8:59 AM
To: 1615BeaconStreet
Subject: Staples/Craft Farmhouse

To whom it may concern,

The proposed development is out of scale for the neighborhood in and around Waban Square. The height of the proposed development is not suitable for a suburban location. In addition, the additional cars will add to an already high traffic flow particularly during school days at Angier Elementary school during pick-up and drop off hours. Finally the density of the development is not suitable for a suburban location with its emphasis on open space, trees, flowers and lawn.

This project should be scaled back to be suitable for the Waban Square location.

Richard Jacobson
198 Collins Rd
Waban, MA 02468

Adrianna Henriquez

From: lorislavin@aol.com
Sent: Wednesday, May 11, 2016 8:54 AM
To: 1615BeaconStreet

Dear Newton Planners,

I am a Waban resident and am strongly against the development planned for 1615 Beacon Street. It is something completely counter to the character of Waban Square and will undermine its historical integrity. The development will overwhelm its surroundings, create public safety issues and greatly exacerbate parking issues. Waban simply is not the right place for a development like this.

Thank you.

Lori Pearlman

Adrianna Henriquez

From: Bugbee, Scott <Scott.Bugbee@citizensbank.com>
Sent: Wednesday, May 11, 2016 8:34 AM
To: 1615BeaconStreet
Cc: Setti D. Warren; katiehbugbee@yahoo.com
Subject: John Staples Farmstead / Peck House

To Whom This May Concern:

My name is Scott Bugbee and my wife, three children (ages 7, 5, 1) and I live in Waban. We are writing to express our concerns regarding the possible development of the John Staples Farmstead / Peck House located in Waban Center. While we understand the scale of the proposed project would materially impact the feel of our modest town center, we are more concerned with the potential safety issues attached to such a large project.

First, our children attend Angier School which requires them to cross Windsor Road at Beacon twice per day. This is already a busy intersection and I fear that the additional congestion created by this project (30+ car parking garage) could increase the dangerousness of their commute.

Second, the new tenants of this project will have several access points to Windsor Road off of Chestnut Street (Caroline Park, Moffat, Oakvale). Oakvale in particular is located at a hazardous curve in the road (not to mention the section where it meets Chestnut is private) and we have concerns with the additional traffic accessing Windsor via Oakvale could materially increase the likely of an accident.

Third, we are members of the Windsor Club and our children spend a lot of time in the Summer using its tennis and pool facilities. We understand the proposed project is so large that its upper story tenants will be able to look down on these Windsor Club facilities. This obviously raises concerns regarding who these tenants are if they will, in fact, have a vantage point such as this.

Thank you for taking our concerns into consideration as you solicit input from the various stakeholders in this project. Developers have a right to purchase, develop and resell real estate in accordance with their financial goals, but we're just hoping they will take our concerns into consideration as they think about the size & scale of this project.

Regards,

Scott & Katie Bugbee
551 Chestnut Street
Waban, MA 02468

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Adrianna Henriquez

From: candysidner@gmail.com on behalf of Candy Sidner <candy.sidner@alum.mit.edu>
Sent: Wednesday, May 11, 2016 7:41 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: PROPOSED DEVELOPMENT of the John Staples Farmstead/Peck house in Waban Square

This letter is to indicate my opposition to the proposed development of the John Staples Farmstead/Peck house in Waban Square. While I am not opposed to multi-dwelling housing in the square in general, the particular plans that are envisioned are completely inappropriate for the space available. In particular,

- 1) the setback is absurd. 5 feet is completely unaesthetic, not in keeping with the rest of the housing (including multi-unit housing in the Square) and unnecessary in our community.
- 2) 24 units in that space is just too much in too little space. It will cram too much housing into a tiny lot.
- 3) the size of the structure is enormous and not in keeping with everything else around it (except perhaps the new neighborhood school, but that's a school, not local housing!).
- 4) the Windsor club next door includes a lot of play space and a pool for children. Something the size of the proposed development will conflict with the kids' needs.
- 5) the setting and use of the Farmhouse on the land, which is on the national registry of historic places. I don't see why the developers should be free to ruin a historical place.
- 6) parking on a scale that will lead to a huge increase in traffic and make the square unsafe for pedestrians and children, who must cross busy streets at all hours (including ones where there are NO crossing guards).

Finally, the developers have shown no interest in involving our community in their plans (despite numerous attempts to contact them). This is reprehensible and indicates their desire to serve only their own financial interests, and none of the needs of the Waban and Newton community.

A much smaller scale development, and one that takes into account the farmhouse and the local community would be fine. We do have multi-dwelling housing in Waban Square already, and something in keeping with the community, with sensible parking plans would serve the whole Newton community.

Sincerely,

Candace L. Sidner
49 Lawmarissa Rd.
Waban, MA 02468

--

Candy Sidner, Ph.D.
<http://candysidner.com>
candy.sidner@alum.mit.edu

Adrianna Henriquez

From: Ellen Cohen-Kaplan <ecokap@gmail.com>
Sent: Tuesday, May 10, 2016 11:11 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Proposed building next to the Windsor Club on Beacon Street

To whom it may concern,

The proposal for the historic farmhouse next to the Windsor Club presents a problem for the community on several fronts.

1. The setbacks are so minimal (just over 5 feet from the property line) it will limit accessibility, privacy and negatively impact both Windsor Club activities as well as the residents of the proposed complex.
2. Traffic patterns and parking will cause crowding and the access to the garage of the complex is poorly designed.
3. The scale and size of the proposed complex will dwarf surrounding structures. Over 88% of the lot will be covered by buildings.
4. The aesthetics of Waban Square will be altered with such a large structure.
5. No consideration of the abutters and neighbors' needs and opinions will be taken into account- this does not appear to be a democratic process. If the developers were doing this in good faith, they would meet with neighbors to hear our concerns.

I urge you to reconsider the project and take the neighborhood's needs into account.

--
Ellen

Ellen Cohen-Kaplan
Be Fit for Life
Personal Fitness Trainer
617-699-1729

Adrianna Henriquez

From: Erika Pond <epond33@gmail.com>
Sent: Tuesday, May 10, 2016 10:29 PM
Cc: 1615BeaconStreet; Setti D. Warren
Subject: Re:

To whom it may concern-

As a long-time member of the Waban community, I feel compelled to express my concern regarding the current project to develop the John Staples Farmstead/Peck house. I am deeply concerned about the scope of the project, the size of the project (24 units on 0.7 acres is outrageous), and the lack of an appropriate setback of the building. The fact that the developers have been unwilling to discuss the design of the building with the community despite all of our attempts at contacting them is unacceptable. I am all for increased population density and further development in Newton's villages, but this design is absolutely not acceptable.
Thank you for your attention.

Erika Pond
62 Upland Rd, Waban

Sent from my iPad

Adrianna Henriquez

From: Sharon Li <sharon.zli@gmail.com>
Sent: Tuesday, May 10, 2016 10:25 PM
To: 1615BeaconStreet
Subject: Concerns Regarding the Proposed Development of 1615 Beacon St. Waban

I am writing to express my concern regarding the proposed development of 1615 Beacon St, in Waban, MA.

My understanding is that the proposal calls for big building and tremendous number of parking spots. Should the proposal becomes a reality, I am extremely concerned about safety and environmental issues directly caused by this matter.

Safety issues and traffic issue:

- The current heavy traffic around the intersection of Beacon Street and Chestnut and Winsor Rd has been an ongoing concern in the neighborhood.
- With the proposal, the added traffic/parking will make the traffic much worse and especially make these busy intersections dangerous to walk or drive. Many young children walk to Angier School during school days. The safety of the young children is another strong concern to me.
- **The negative impact on safety needs to be carefully analyzed and considered in the design of the development project. Specific action on ensuring the safety is necessary before implementation.**

Environmental issues:

- The building would be much taller than it's surrounding houses/buildings.
- The construction of these tall building will negatively affect the quality of life of the neighboring residents who live in single story houses.
- The proposed tall buildings will completely change the style and environment of the neighborhood. The increased traffic will significantly increase noise level to the neighborhood.
- The significantly increased number of people in the neighborhood will have impact on water pipes, internet communication and sewer systems.
- **All these factors need to be considered in the proposal of the development. Does the existing infrastructure in the neighborhood support the proposed development?**

I strongly request the developer to work with the city and the neighborhood in taking these issues into consideration to better fit the neighborhood, to reduce the impact on both safety and the environment of the neighborhood.

Thank you.

Best regards,
-- Sharon Li
23 Fredana Rd
sharon.zli@gmail.com
[617-916-2739](tel:617-916-2739)

Adrianna Henriquez

From: isabelle <ialbeck@comcast.net>
Sent: Tuesday, May 10, 2016 9:51 PM
To: 1615BeaconStreet
Subject: letter of objection

Dear Planning Department,

I am writing to object to the proposed 24 units at 1615 Beacon St, on the corner of Windsor Rd in Waban.

1. This section of Windsor is already very dangerous, with people looking for a parking spot to go to the Deli or the Market. I have been behind cars that make a Left turn or a U-turn without signaling, numerous times. I cannot imagine having 31 cars exiting into that portion of the roadway!
2. That section of Windsor Rd is a major walking route for Elementary children going to Angier and to Middleschoolers going to and fro their bus stop; it is also a route to Lincoln Field : many parents pushing strollers and kids of all ages riding their bikes use that sidewalk on their way to the playground and the playing fields. Any added car traffic is dangerous at that spot: an underground garage with a blind ramp exit puts people of all ages in jeopardy.
3. The 5' setback and the lack of green space is troubling, especially in the context of a house recognized as historic and Landmarked.
4. The height of the units is in complete contrast with the scale and the architectural character of the neighborhood: it does not conform with the residential houses close by nor with the retail buildings across the street.
5. The massing and the number of units are troubling and again out of context for this neighborhood made of a majority of SR residences. Even the condos/rental units at 57-75 Wyman St or 52-54 Wyman St are in low buildings with grass and trees separating them from the street, with setbacks varying from 30' to 70'.

Please reject this proposal as it is a traffic /walking menace for the neighborhood residents and an architectural concept out of touch with the surrounding buildings.

Thank you,
Isabelle Albeck
Waban Area Councillor, Waban resident,
240 Windsor Rd
617-332-9226

Adrianna Henriquez

From: Amy Fournier Campbell <mogulames@gmail.com>
Sent: Tuesday, May 10, 2016 9:48 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposition to current development plans for 1615 Beacon St. Waban

I am writing to you today to express my strong opposition to the development at 1615 Beacon St. in Waban as it is currently planned.

Although, I welcome affordable housing options in Newton, they need to fit in with the area in which they are being built to ensure that we maintain the safety, character and historical integrity of each of Newton's unique 13 villages. It would be inappropriate to develop a Victorian home in the middle of Newton Centre and it is just an inappropriate to develop a large complex that is far larger in scale to any of the other buildings around it in the small "downtown" area of Waban. We have zoning laws to protect the character and safety of our neighborhoods, and it is concerning that the developer is using 40B as a means to skirt the typical development approval process. Given that the developer has refused to meet with the neighbors, a required step for non-40B development, it is clear that the developer is just in it to make a profit and does not have the best interest of Waban.

Safety

As a Waban homeowner with 3 children, I am deeply concerned about the traffic safety issues that this development presents. The intersection of Windsor Rd. and Beacon St. simply can not handle the addition of 24 units and the co-responding automobile traffic. Children walk through that intersection daily to get to the Angier school and frequently ride bikes in that area to visit the Lincoln Playground and the Windsor Club. Safety should be a primary concern in allowing any type of development into the community.

Character

The history of the farmstead would be completely destroyed if this development is allowed to proceed as planned. It is ironic that Strong's property would be used to destroy Waban when he was the visionary and founding father of Waban Village. It is on the registry of Historical Places and although the developer plans to keep the original building, the historical character of the site will be destroyed if an oversized building on less than 3/4 of an acre of land with only 5 ft setbacks is allowed.

Impact to the Windsor Club

The Windsor Club is one of only two remaining "neighborhood clubs" in Newton. This proposed development would cause damage to the tennis courts because it would block a large share of the sunlight, would raise enormous privacy concerns as the units in the top floors of the structure would be able to peer down into the fenced in areas of the swimming pool. Once again, safety should be at the for-front of the decision-making.

I implore the zoning committee to fight back against inappropriate loop-hole development and force the developer to come back with a revised development plan that is appropriate for the Waban village that takes safety into consideration along with historical preservation and aesthetics.

Mayor Warren - It is your duty as an elected official to protect Newton's villages from unscrupulous developers. Please send a message that we want affordable housing in Newton, but we need to be responsible in our approach to ensure safety and the integrity of our communities.

Thank you for your time and consideration.

Amy and Stephen Campbell

25 Ridge Rd., Waban

Adrianna Henriquez

From: John Ryan <john_custer_ryan@yahoo.com>
Sent: Tuesday, May 10, 2016 9:44 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: My Strong Opposition to John Staples Farmstead/Peck House Development - risk to Newton children

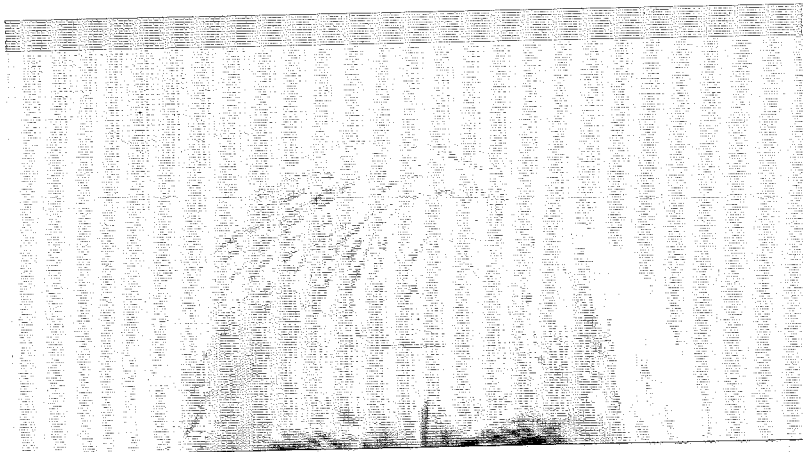
Hello - I am writing as a member of the Waban community to voice my strong opposition to the John Staples Farmstead/Peck House Development, based on the risk it presents to children in Newton, as the news stories below demonstrate. There is a pool immediately abutting the proposed development, and families of Waban gather all summer long at that pool to enjoy time together. Most of those families have very young children. We are one of those families - we have a daughter that is 8 and a son that is 4. If there is a wall of windows looking down on that pool, I cannot think of more prime real estate for a pedophile to want to occupy. I was jarred recently after reading an account of pedophilia in the Boston Globe, which quoted posts from pedophilia perpetrators on internet websites stating how they loved to spend time in YMCA locker rooms and around pools where children swim.

Many other families in the Waban community feel the way I do about the risk to our children. If the proposed development is approved, Newton Planning and Mass Housing will be both introducing risk to Newton children and destroying an essential part of life in Waban (summer enjoyment of that pool and time with neighbors), because many families will simply stop using that pool. I understand the need for housing, and I'm trying not to be a NIMBY type of person, but I can't think of a worse place to put such a structure. The societal gain from the small number of affordable housing units in the project is dwarfed by the large adverse impact the project will have on life and community in Waban, either by introducing risk to children or by destroying one of the forms of community connection we have in Waban (spending time at the community pool). Newton will lose with this project. The developer will win by making large profits, but Newton, the community of Waban, and the children of Waban will all lose.

Please do not allow this development to proceed as planned. Please put the safety of Newton's children first.

Thanks for receiving my letter. Best, John Ryan

[YMCA member, 72, took pics of boys in locker room: cops](#)



YMCA member, 72, took pics of boys in locker room: cops

A 72-year-old Colorado man was caught taking pictures of boys in a YMCA locker room, police said.

<http://wqad.com/2014/06/25/dad-confronts-and-videotapes-stranger-taking-photos-of-children-at-public-pooltos/>

[U.K. fears camera phones' use by pedophiles :: The Redwoods Group](#)



**U.K. fears camera phones' use by
pedophiles :: The Redwoods Group**

Adrianna Henriquez

From: Lori Silver <lsilver@alumni.stanford.edu>
Sent: Tuesday, May 10, 2016 9:43 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposition to proposed 40B project at Staples-Craft Farmstead

To the Newton Planning Board:

I am a Waban resident and am writing in opposition to the proposed 40B project at the historic Staples-Craft Farmstead in Waban.

The three-story building with underground parking is grossly out of proportion to the surrounding neighborhood and Waban Village. The addition of 30-40 new cars entering and exiting will result in excessive traffic in a congested street, which is already difficult to navigate during commuting hours, and will endanger pedestrians including children walking to Angier school or walking or riding their bikes to the Windsor Club. In addition, the scale of the building and small set back on the small lot are inappropriate for the least dense neighborhood in Newton.

It is unfortunate that the developers have shown no interest in involving the community in the design despite numerous efforts of abutters to contact them.

The City of Newton should reject this attempt to destroy the quality and character of Waban Village.

Sincerely,

Lori Silver

Carlton Road, Waban

Adrianna Henriquez

From: elizsgarden@aol.com
Sent: Tuesday, May 10, 2016 9:35 PM
To: 1615BeaconStreet
Cc: swarren@newton.gov
Subject: Staples / Craft Farmhouse Property - Waban

Newton Planning and Mass Housing:

I'm writing to express my deep concern about the proposed development at 1615 Beacon Street, Waban -the Staples / Craft property. I am hoping that the town or developer holds a meeting to explain their project and hear the community's concerns. I'm worried about several things, including:

- the large size and scale of the project
- how the project connects to this historic home. Doesn't that home have a historic landmark? What protection does that landmark provide? I don't think it should encroach on the historical significance of the property. I feel the new building should fit in to the context of the community.
- the small set backs from property lines (is it really only 5 feet?) -the 37 space underground parking garage with 2 entrances in a very compressed space on Windsor Road.
- the large underground garage potentially hurting the structural integrity of this old historic home
- the safety issues for pedestrians with the garage entrances and additional cars so close to the intersection of Windsor and Beacon.

Please, please hold a community meeting and slow this process down. And please offer every opportunity for the community to understand and comment on what is proposed here. We need to protect our historical treasures in this wonderful city.

Thank you.

Liz Larson Dills
37 Lawmarissa Road
Waban

Sent from my iPad

Adrianna Henriquez

From: Leandro Oliveira <leandro_oliveira@me.com>
Sent: Tuesday, May 10, 2016 9:24 PM
To: 1615BeaconStreet
Cc: Setti D. Warren; Juliana Oliveira
Subject: Protecting Wabans' Historical and Safe Environment

Dear Newton Planning and Mass Housing:

I am a Waban resident and live with my family at 46 Devonshire Road. The reason we chose to live in Waban was the calm, quiet and safe atmosphere that we felt was perfect to raise both of our boys, Henry who is 5 years old and Benjamin who is 3 years old.

It was brought to our attention a possible development that would bring 24 units at the Waban Center. We are very concerned for the following reasons:

- 24 units is too much for 0.7 acres
- structure is out of proportion with current neighborhood buildings
- 5 ft setback is too small for this type of large development
- traffic impact at Beacon will be out of proportion
- Historical integrity of the Farmhouse will be lost forever

We are very disappointed that the developers had totally disregarded the community after various attempts to contact them during the design phases. This seems such as one-off quick development win and not something that is long-term considering the communities input into such a large project given the relative small size of Waban Center.

Thank you in advance for considering our concerns and we trust that you will be looking after protecting our valuable community environment that has been built over a long time.

Best Regards
Leandro & Juliana Oliveira
857-756-6335

swarren@newtonma.gov

Bake and event rentals have in the past has lead to noise after 8pm. Locating 24 units within 5 ft of the Club has the potential lead to noise violations that will curtail club events.

What to do: Write a unique email (every email counts no matter how brief)
Write an email to Newton Planning and Mass Housing at 1615beaconstreet@newtonma.gov, cc'ing the Mayor swarren@newtonma.gov opposing this development. In your letter identify yourself as a member of the Waban community and mention possible concerns including:

-5 ft setback is too small for this type of development; 24 units is too much for 0.7 acres; structure is out of proportion with current neighborhood buildings

-Safety and security of our children swimming in the pool

-Express that the developers have shown no interest in involving the community in the design despite numerous efforts of abutters to contact them.

-The Historical integrity of the Farmhouse. The farmhouse was the original Waban Farm consisting of 93 acres. Its land and building have been put on the national registry of Historic Places. This development will clearly take away from its integrity. Also why are these developers allowed to destroy village's history?

Sent from my iPhone

Adrianna Henriquez

From: leonardjaronson@aol.com
Sent: Tuesday, May 10, 2016 9:26 PM
To: 1615BeaconStreet
Subject: Waban Square overload

There already exists a safety problem with the glut of traffic trying to maneuver their way thru the intersection of Chestnut and Beacon. Cars are now parked on both sides of Chestnut street each morning and each afternoon, causing unacceptable blockages for the traffic to flow. This might be the only intersection that requires 3 officers to allow people to cross either street. Adding more congestion is not an appropriate answer, without major improvements to the streets and sidewalks.

Sent from [Mail](#) for Windows 10

Adrianna Henriquez

From: Susan Sayers <sayers@ceres.org>
Sent: Tuesday, May 10, 2016 9:23 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: opposition to developer plans for 1615 Beacon St

Dear Newton Planning and Mass Housing commission,
We are writing to express opposition to the current proposal to develop the Peck farmhouse property at 1615 Beacon. The property eligibility application, which I have read on the Newton website, depicts an way overly-large building literally jammed into the back portion of the lot, with only a 5 foot setback between this new building and its abutters, including the Windsor Club. That is a totally inadequate setback for a building of this size. Construction of this building, so large and so close to the neighboring properties, would really negatively impact the Windsor Club, a community club, in several ways, including shadows and privacy violations, as the building dwellers would have a perfect vision into the pool area of the Windsor Club. It is also way out of scale and character with the rest of the buildings in Waban Center. Also in shoehorning this building into the backyard of the old Peck farmhouse, it also would really destroy the integrity of this historical site. I assume that the developers cannot just tear down the farmhouse, but enveloping the original structure with this new construction effectively destroys it, and the open space around it.

The Peck farmhouse is 93 years old. The Windsor Club is celebrating its centennial this year. This development, which gravely threatens the character of both of these historic properties, is totally misplaced on this small, less than one acre site. There would be no undoing the damage to two treasured pieces of Waban history, and I hope we will not make the mistake of destroying our own history for the sake of a developer's profit. I strongly urge the Planning and Housing commission to reject this proposal in its current form.

Sincerely,
Susan and Curtis Sayers
members of the Waban community and members of the Windsor Club

Adrianna Henriquez

From: Jane Saltman Osofsky <janesalt@gmail.com>
Sent: Tuesday, May 10, 2016 9:21 PM
To: 1615BeaconStreet; Setti D. Warren
Subject: Staples/Peck opposition

To whom it may concern,

We are relatively new residents of Waban who moved from downtown Boston in search of a warm, quiet, safe, cohesive community in which to raise our two daughters. I beg you to hear our concerns about the proposed development in Waban at the Staples/Peck house on Beacon and Windsor Road. It will utterly crush our little village center.

- 24 units is too much for 0.7 acres; structure is out of proportion with current neighborhood buildings and it negatively impacts the Windsor club which is an integral part of our village.

-Safety and security of our children swimming in the pool, not to mention safety and security of our children walking to the pool! An underground driveway and increased traffic will render our neighborhood streets less safe for all pedestrians, young and old.

- developers have shown no interest in involving the community in the design despite numerous efforts of abutters to contact them.

-The Historical integrity of the Farmhouse. The farmhouse was the original Waban Farm consisting of 93 acres. Its land and building have been put on the national registry of Historic Places. This development will clearly take away from its integrity. Also why are these developers allowed to destroy village's history?

Please reconsider this project. It simply does not belong at such a historic intersection and abutting a family club. The traffic and street safety issues are huge given the Angier school's proximity.

Thank you for your time,
Jane Osofsky

Adrianna Henriquez

From: Kate Infantino <kateinfantino@hotmail.com>
Sent: Tuesday, May 10, 2016 9:18 PM
To: 1615BeaconStreet; Setti D. Warren
Subject: opposition to proposed apartment complex at 1615 Beacon

To Mayor Setti Warren and Members of Newton Planning:

We are writing to voice strong opposition and concern about the size, setbacks and underground parking proposed for the future of the beautiful historic home at 1615 Beacon Street in Waban. We are long time Waban residents and abutters.

We are firm believers in welcoming low income families to our community. We contribute generously to the Newton Food Pantry, located in the basement of the Waban library, and I personally work there every week to serve our neighbors in need. We would love to see 6 affordable units go onto the site, but realize that Massachusetts is the only state that incentivizes developers to build affordable housing.

We are concerned that a project of this size and mass built on an historical landmark will change the character and safety of our village. Most of us work very hard to live in Waban, and we have invested our lives in this quiet, safe community. It is stunning that developers can change our neighborhood so suddenly, and impact our lives so drastically, by using the 40B statute.

We oppose:

- The inappropriate size of the building - height and mass. It is incongruent with the character of the neighborhood and surrounding buildings.
- The number of residences proposed for the site (24). The additional 40 + cars will aggravate an already dangerous traffic situation at this busy intersection, where fender benders occur every week and pedestrians have been hit.
- The underground parking garage with an entrance too close to Windsor Road. It terrifies us to think about cars exiting an underground garage onto a sidewalk where an entire neighborhood of children walk every day to school during rush hour.
- The alteration of the Staples House, the heart of Waban Village and an important historic landmark.
- The unreasonable setbacks allowing the building to tower over Windsor Road and the Windsor Club pool and tennis courts, where neighborhood children swim and play. It will create a visual wall in the midst of this charming historic village.

We thank you for considering these points when deciding how to proceed with the project, and urge you to have the developer reduce it's height, mass and number of units, and eliminate the underground garage.

Very truly yours,
Bob and Kate Infantino
48 Windsor Road
Waban

Adrianna Henriquez

From: Roberts, David H. <David_Roberts@hms.harvard.edu>
Sent: Tuesday, May 10, 2016 9:18 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Concerns about proposed construction

Dear Mayor Warren and City Planning Officials,

My family and I reside at 187 Pine Ridge Road in Waban. We have lived in Waban for seven years. We care very much about the nature of this community and the Waban Square area in particular. We deal with traffic congestion every day in and around Waban Square.

We are quite concerned about the proposed structure at 1615 Beacon St. It does not appear that the developers have considered the impact of this very large structure on the community and abutting neighbors such as us and the Windsor Club and the nature of the activities that go on in Waban Square.

The current plans appear likely to cause significant traffic congestion and potentially dangerous conditions for pedestrians, cyclists and motorists at an already busy intersection.

The structure as proposed will also have significant impact on the nature of activity such as tennis and swimming at the Windsor Club. This has been a key feature of this community for 100 years.

Additionally the plans for the structure are not in keeping with the nature of the neighborhood and it appears that the size of this project has simply been maximized for profit purposes.

We strongly oppose this plan and the developers approach to impact on our community.

I would be happy to discuss these concerns at any time.

Thank you for your preservation of the community.

David and Jamie Roberts
187 Pine Ridge
Waban

Adrianna Henriquez

From: Daniel Muehlschlegel <danny@muehlsch.de>
Sent: Tuesday, May 10, 2016 9:04 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Staples Craft Farmhouse - Peck home

Dear City of Newton,

I am writing to express my concern for the proposed development at the above address. I have been living in Waban for the past 5+ years with my wife and 2 children, aged 5 and 7, who both will attend Angier this fall. We are also deeply rooted and involved in our community, full members of the Windsor club, members of local cycling and running clubs, and frequently take part in many city activities.

My concerns are many fold

1. My children walk by the Peck property every single day, both on the way to school and on the way home. They ALWAYS walk, no matter the weather. Putting a complex this size at this extremely busy location is an accident waiting to happen. A 31 car garage at the exact point where many school children walk by during a time where there is already total gridlock, is extremely dangerous.
2. The sheer size and aesthetics will have a significant impact on the Windsor club, the most active and one of the oldest neighborhood clubs in the city. Inhabitants of the second and third stories will have direct vision of the pool activities which involve many small children.
3. The size will also have a significant negative impact on Waban village, which at present has a quaint village center feel. A building larger than the green monster towering over the village will greatly reduce curb appeal.
4. The developers have shown zero interest in engaging any neighbors or abutters, despite numerous efforts to contact them.
5. The structure is completely out of proportion to its surroundings. A setback of 5ft for a majority of its boundary is too little. 24 units on 0.7 acres does not fit into a suburban landscape.
6. What is the point of having a building, which is on the national registry of historic places and the original Waban farm, completely engulfed by a huge apartment building. Completely takes away from the essence of historical buildings.

Best

Danny Muehlschlegel, with Susanne, Julian, and Annabel

Adrianna Henriquez

From: Barbara Apstein <bapstein@gmail.com>
Sent: Tuesday, May 10, 2016 8:55 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: A bad plan

To the members of the Newton Planning and Housing Board:

As a Newton resident for 40+ years, I am strongly opposed to the proposed apartment building at the corner of Windsor Road and Beacon Street in Waban. I appreciate the need for affordable housing. However, we should not have to sacrifice the historic buildings which are links with our past, nor should we approve constructions like this one which are grotesquely out of scale with neighboring structures.

I hope that you will vote to reject this proposal.

Thank you,

Barbara Apstein

Adrianna Henriquez

From: Mark <markellenbogen@gmail.com>
Sent: Tuesday, May 10, 2016 8:52 PM
To: 1615BeaconStreet
Subject: Waban Peck House

I have lived in Waban for 40 yrs-this project is Too large and is not in the character of private homes.
The traffic will be a mess and I strongly oppose this project!

Mark Ellenbogen MD

Sent from my iPhone

Adrianna Henriquez

From: sueberger@aol.com
Sent: Tuesday, May 10, 2016 8:34 PM
To: 1615BeaconStreet
Subject: RE: Proposed Development

Dear Newton Planning,

I am writing to express my objections to the proposed development at 1615 Beacon Street. I am a neighbor and use Waban Square most days, and I am very concerned that the development as proposed will add to the traffic, the overcrowding - especially at rush hour twice a day and at school closing time. This is a danger to children leaving school, to pedestrians, to runners, to bicycles and to other cars. This is not to mention the old people's home at the foot of Windsor, who have constant visitors and people attending.

The development is, to my mind, also egregiously out of keeping with the current building and surrounding buildings both in mass and in the resulting density of people. As you know, the Staples-Craft Farmstead is an historic building in an historic neighborhood and this is why many people chose to live in Waban, and to see this being hugely overshadowed by an enormous apartment building completely ruins the neighborhood - this development will spoil Waban, and decrease the pleasure we take in our village and negatively affect our quality of life. If we can't protect our historic buildings, what are we as a civilization? Why not just bulldoze all the old houses in Waban and sell the land to developers to build large, inappropriate structures which just fill lots?

Also, this lot which is just over half an acre, cannot possibly support the density and scale and mass that is proposed. What about green space? What about trees and lawns and gardens? What about preserving the character of the neighborhood and our heritage and that of our children? Are we greedy savages or are we thinking human beings who value our safety our quality of life, and our small sleepy village. If we wanted to live in traffic and high-rises with no green space or old buildings, we would all go and live in downtown Manhattan, and that is NOT why I chose to live in Waban.

As the representatives of the residents here, I charge you to uphold your responsibility to residents and tax payers, and refute this appallingly inappropriate - in every way - development. Please do uphold the will of the people who live here rather than cave to monied outside interests.

Thanks for reading this.

Sue Berger Ramin
80 Pine Ridge Road
Waban

Adrianna Henriquez

From: Karen Temkin <karen@temkingroup.com>
Sent: Tuesday, May 10, 2016 8:30 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Waban Development - John Staples Farmstead/Peck house Project

To the Newton Planning and Mass Housing Committee:

I am writing this letter to express my concern over the scale of the proposed John Staples Farmstead/Peck house project. Given the proposed plan, I feel that the height, occupancy and scale of the structure will conflict with the safety and integrity of Waban Village. The intersection is already dangerous does not need more dwellers, the proposed structure is too big for the plot and its height will impede on the long time existing Windsor Club which is part of the soul of our village.

Thank you for your consideration,

Karen Temkin, Waban resident for 24 years
karen@temkingroup.com
home: 617-965-2721
cell: 617-448-2021

Waban resident

Adrianna Henriquez

From: Weinstein, Debra F.,M.D.,MGH <DWEINSTEIN@PARTNERS.ORG>
Sent: Tuesday, May 10, 2016 8:29 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon St

To:
Newton Planning and Mass Housing
From: Debra Weinstein
425 Woodward St., Newton
Re:
Proposed development at 1615 Beacon St

I am writing as a concerned neighbor to raise objection to the proposed development in Waban Square.

I have lived in two homes in this immediate neighborhood over the past 25 years. It seems unimaginable that zoning laws would have allowed for development of such a large number of dwellings in the proposed location, and I fear that the proposed development would cause a number of problems. Increasing traffic in this area - *with high foot traffic of young kids walking to Angier* - raises safety concerns, beyond the issues of convenience and appearance. In addition, the impact of adding such a large number of units, particularly on top of the planned development of St Phillip Neri, would significantly alter the character of the community, which drew so many of us to this location. Moreover, wrapping many apartments around a historic structure will absolutely undermine the intended preservation of the historic site. (Does inclusion in the National Register of Historic Places not preclude this sort of development?)

Having seen "special permits" required for relatively minor landscaping projects at private homes, such a major development would seem logically subject to thorough review, and hopefully to some level of community endorsement. I hope that the eventual decision will reflect consideration of neighbors' input.

Thank you for your consideration.

The information in this e-mail is intended only for the person to whom it is addressed. If you believe this e-mail was sent to you in error and the e-mail contains patient information, please contact the Partners Compliance HelpLine at <http://www.partners.org/complianceline>. If the e-mail was sent to you in error but does not contain patient information, please contact the sender and properly dispose of the e-mail.

Adrianna Henriquez

From: Brian Edlow <edlow@mac.com>
Sent: Tuesday, May 10, 2016 8:28 PM
To: 1615BeaconStreet
Cc: Setti D. Warren; Andrea Edlow
Subject: Opposition to Development

Dear Newton Planning and Mass Housing,

My name is Brian Edlow and I am a member of the Waban community. I am writing to express my opposition to the proposed 1615 Beacon Street Development. My main reason for opposing this development is that the size of the structure is out of proportion to neighborhood buildings, particularly in comparison to the nearby Windsor Club. As a result, it seems that there may be safety concerns associated with building a tall structure within which residents can watch children swimming in the Windsor Club below. As a member of Waban Community and a member of the Windsor Club with a young son, I would appreciate it if the developers would ask for my input and the input of other members of the community before proceeding with this development plan.

Thank you for your consideration,
Brian Edlow

Adrianna Henriquez

From: Joanna Fuchs <joannafuchs@comcast.net>
Sent: Tuesday, May 10, 2016 8:09 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Strong objection to proposed project

To whom it may concern,

I am a resident of Waban, a member of the Windsor Club, and I am writing to express my extreme and absolute opposition to the building being proposed. There are many reasons for this and I will outline some of them below.

1. The scope of the project is massive and is so of of proportion to the neighborhood as to be outrageous. Why was it that when we built our single family home we had extreme and strict guidelines imposed on our plans to specifically keep it in line with the neighborhood, including setbacks and house height, and that this proposal is seemingly designed with complete and utter disregard for it's location. Greed on the part of the developer is clearly the driving force, not an interest in building something that will augment or even improve the neighborhood. A five foot set back from the Windsor Club is comical and offensive. And 24 units on 0.7 acres is ludicrous given the restrictions single home builders have on their property sizes.
2. Many kids walk to the Windsor club pool every day and having to negotiate the traffic coming from the building is asking for a tragedy.
3. The traffic in Waban Square is already difficult to negotiate and adding this many units to a tight area of converging streets will make traveling through the area, especially in but not limited to rush hour, impossible to the point of dangerous.
4. The developers' refusal to meet with community members is infuriating and reflective of his attitude. Why would our city allow someone like that to build on a prime lot in our city when he has such disregard for the citizens? Or of our neighborhood's history? Please don't allow him or her to proceed with this purely financially motivated plan!

Thank you for reading my email and please consider and vote against this outrageous plan.

Joanna Fuchs
Waban

Sent from my iPhone so please excuse my typos!

Adrianna Henriquez

From: rodrohda@comcast.net
Sent: Tuesday, May 10, 2016 7:50 PM
To: 1615BeaconStreet
Subject: Plans for 1615 Beacon Street

To Newton Planning and Mass Housing,

My wife and I have happily lived in Waban for the last 20 years and have never spoken out about any Newton issues--until now. We have become aware of the 24 unit apartment complex that is proposed for 1615 Beacon Street. We strongly object to this plan as it's now proposed. It is far too large for the site. Waban is a quaint user friendly village. It's difficult to consider what adding 31 parking spaces in the heart of the village would do to this community. It is also incomprehensible that a historic farm site already designated a landmark in the center of our town could be considered. Crossing guards already have their hands full to protect students at the beginning and end of the day. Adding at least 31 more vehicles is a clear safety hazard. In addition, the inevitable gridlock which would develop would substantially degrade our community's atmosphere--as would cramming such a large building onto this less than 3/4 acre lot.

Please do what you can to stop this plan in it's tracks and insist that it be replaced by something that fits in Waban.

Thanks you for your consideration,

Rod and Lori Rohda
97 Gordon Rd, Waban

Adrianna Henriquez

From: Kyle Pond <kylepond4@hotmail.com>
Sent: Tuesday, May 10, 2016 7:21 PM
To: 1615BeaconStreet
Cc: Setti D. Warren

To whom it may concern-

As a member of the Waban community, I must express my concern regarding the project to develop the John Staples Farmstead/Peck house. I am deeply concerned about the scope of the project, the size of the project (24 units on 0.7 acres is ridiculous), and the lack of an appropriate setback of the building. The fact that the developers have been unwilling to discuss the design of the building with the community despite all of our attempts at contacting them is unacceptable. I am all for increased population density and further development in Newton's villages, but this design is not at all an acceptable.

Thank you for your attention.

Kyle Pond
62 Upland Rd, Waban

Adrianna Henriquez

From: Robert Himmel <rmh0326@gmail.com>
Sent: Tuesday, May 10, 2016 6:57 PM
To: 1615BeaconStreet
Cc: Setti D. Warren; Macie Himmel
Subject: Staples craft farmhouse

To whom it may concern:

I am writing to you to voice my serious concerns about the proposed project at the Staples craft farmhouse site at the bottom of Windsor Road. The beautiful historical structure that currently stands there (based on the plans disclosed) would be completely obscured and overwhelmed by the multi-unit housing development planned. The lot size of approximately three quarters of an acre and the density proposed for the lot will in my opinion tremendously overwhelm the site and it's beauty, as well as change the character that is currently Waban Square.

Perhaps equally as important, and from a practical point of view, the intersection of Windsor Road and Beacon Street is already a treacherous one at best, often very difficult to cross and navigate towards Woodward Street coming off of Windsor Road. Being a resident of Windsor Road, I currently often have to wait several minutes to safely cross over. Furthermore, the congestion in front of the Waban market and Barry's deli during Peak hours is already a mess, often with many cars double or even triple parked. I can only imagine (with two access points to Windsor Road being added from the new proposed development) what a mess the bottom of my street will be. Add in the morning congestion from school buses and the new traffic light sequences since the school construction project was completed, and I believe the square will be overwhelmed, and the access to and from Windsor/Beacon will become untenable.

I ask that the city planning board and/or the mayors office intercede on behalf of the residents of Waban immediately, and only consider changes to this historic site that are reasonable, well thought out, and consistent with the village character and the neighborhood that we have chosen to raise our young family in.

Respectfully,

Robert & Macie Himmel
230 Windsor Road
Waban, MA 02468

Sent from my iPad

Adrianna Henriquez

From: David Miller <dsmiller@cevg.com>
Sent: Tuesday, May 10, 2016 6:51 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: John Staples Farmstead/Peck house

As a resident of Waban living a very short distance from the planned development, I am writing to express grave concern re: the development planned for 1615 Beacon St. The planned massing and scale of this development is completely out of the character and scale of our neighborhood and, as currently planned, will be an abomination to our village. A 5 foot setback is extremely small for this scale of building, and 24 units in 0.7 acres is an order of magnitude greater density than our neighborhood currently supports. The developers have rebuffed efforts by the community to contact them and seem to clearly not have the interests of our community or city in mind. Our elementary age children frequently walk and bike on Windsor Rd to go swimming at the Windsor Club next door, and this large complex looming over Windsor Rd and the club (5 feet away) will pose a significant safety and security risk to them and the numerous other small children in the neighborhood and at the club. And, significantly, the farmhouse on that site is a very important part of the history of our village, as evidenced by its place on the National Registry of Historic Places, and this development will clearly diminish the historical integrity of that site.

Please do everything you can to oppose this development and, instead, please support thoughtful affording housing that will augment and be in character with the neighborhood it is located in.

David Miller
37 Montclair Rd, Waban, MA

Adrianna Henriquez

From: kathryn_russo@yahoo.com
Sent: Tuesday, May 10, 2016 6:47 PM
To: 1615BeaconStreet; Setti D. Warren
Subject: Opposing this development

To whom it may concern,

I strongly oppose this building. I am a single working mom with two young children. I have worked very hard to live in this community for the safety and small community. I take my children to the Windsor club because it is safe and close. This building will let others view my children from their window while in the pool. This is a major concern for a single working mom making ends meet! Please do not allow this building to go up in our small safe community.

Thank you
Kathryn Russo
617.834.1812

Sent from my iPhone

Adrianna Henriquez

From: Richard geist <richardgeist297@gmail.com>
Sent: Tuesday, May 10, 2016 6:37 PM
To: 1615BeaconStreet; Setti D. Warren
Subject: John Staples Farmstead/Peck house

I am writing to vigorously oppose the development of the John Staples Farmstead/Peck house on the corner of Beacon and Windsor Rds.

As a member of the Waban community, I can't conceive of how anyone can believe that the proposed building in anyway fits into the surrounding community for a number of reasons:

First, a 40 foot building has no place in a residential neighborhood, especially when it's 5ft from an abutting property.

Second, and obviously, given there are children swimming in the adjacent pool, the proposal raises safety concerns that no one has addressed.

Third, apparently the developers have no interest in working with the community; to my knowledge there have been no meetings despite requests from the Waban community.

Fourth, in the form of a question, why are these developers allowed to destroy the historical integrity of the current building, and of Waban Square?

Richard and Susan Geist
Wan

Adrianna Henriquez

From: Kathleen Hobson <kathleen.hobson@verizon.net>
Sent: Tuesday, May 10, 2016 6:34 PM
To: 1615BeaconStreet; James Freas
Cc: Setti D. Warren
Subject: Fwd: Your help is needed to stop development abutting the Windsor Club-TIME SENSITIVE PLEASE READ

James, can you please make sure this email is included with the letter the Planning Department sends to MHP?

Thanks,

Kathleen

Begin forwarded message:

From: Kathleen Hobson
Subject: Re: Your help is needed to stop development abutting the Windsor Club-TIME SENSITIVE PLEASE READ
Date: May 10, 2016 6:31:42 PM EDT
To: windsorclub1@rcn.com
Cc: Pia Bertelli, Nanci Ginty Butler, Bonnie Rosenberg

Windsor Club: I absolutely support this wonderful housing and historic preservation project. I know a bunch of people who support it.

This letter is the apotheosis of exclusivity, arrogance, and misinformation. You cross a line. You are spreading fear and hatred. I'm embarrassed and ashamed for you. Pia, Nanci, Bonnie—tell your Windsor Club friends to keep their minds open. This project will be GREAT for Waban and Newton as a whole.

Kathleen Hobson

On May 10, 2016, at 6:12 PM, The Windsor Club wrote:

, .WordSection1
a[href*='http://visitor.constantcontact.com/do?p=un&m=001qyM5ZDZv4ubjuLXz2Zay_A%3D%3D&am
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d25612a01ad1'] { display: none !important; }



Dear Windsor Club Members:

On behalf of the Trustees and the club, we are asking you to write a letter to oppose the development of the John Staples Farmstead/Peck house next door to the club on the corner of Windsor and Beacon. The development as it is planned today has the potential to seriously impact a number of club activities including swimming and tennis. These letters are imperative to increase the club's negotiating position with Mass Housing and the developer should we have the chance to sit down to advocate for scaled down development later on in the process. Letters need to be emailed by **Friday May 13th** so time is of the essence.

The developer is using 40B to try to get this approved. To be clear, the Board is not opposing this development because of its 40B status. The Board is opposing this development because within 5 ft of our property a 3.5 story building (over 40 feet tall), slightly smaller than the new Angier and higher than the Green Monster at Fenway, with 31 underground parking spaces, has the potential to adversely impact our club in numerous ways:

- Aesthetics: This scale has no place in our neighborhood and will dwarf the club and the surrounding neighborhood (see pictures below)
- Tennis: The shadow of the building has the potential to cover a substantial part of our tennis courts which will sour court conditions
- Swimming: From the second and third stories of this building you will be able to see into the pool. This brings up potential safety concerns as the club will have no say in who rents these units while our children swim below.
- Social Activities: Club gatherings including the Clam Bake and event rentals have in the past has lead to noise after 8pm. Locating 24 units within 5 ft of the Club has the potential lead to noise violations that will curtail club events.

What to do: Write a unique email (every email counts no matter how brief)

Write an email to Newton Planning and Mass Housing at 1615beaconstreet@newtonma.gov, cc'ing the Mayor swarren@newtonma.gov opposing this development. In your letter identify yourself as a member of the Waban community and mention possible concerns including:

-5 ft setback is too small for this type of development; 24 units is too much for 0.7 acres; structure is out of proportion with current neighborhood buildings

-Safety and security of our children swimming in the pool

-Express that the developers have shown no interest in involving the community in the design despite numerous efforts of abutters to contact them.

-The Historical integrity of the Farmhouse. The farmhouse was the original Waban Farm consisting of 93 acres. Its land and building have been put on the national registry of Historic Places. This development will clearly take away from its integrity. Also why are these developers allowed to destroy village's history?

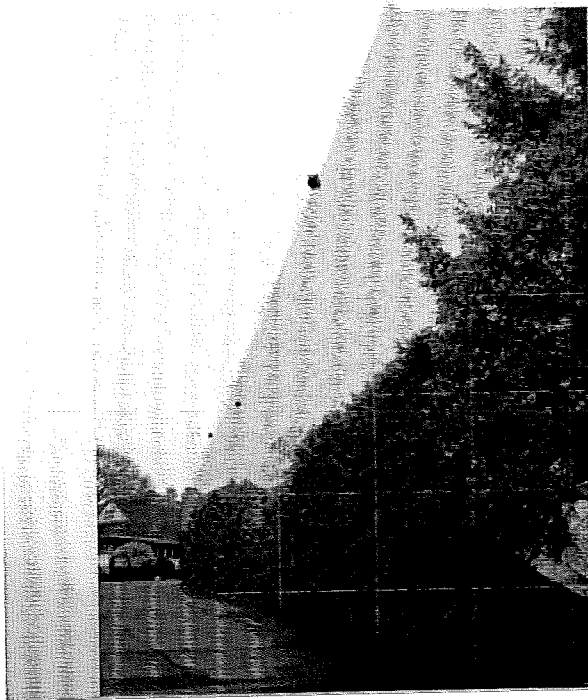
Please make all letters unique and be mindful that letters submitted before May 13th carry more weight in the decision making process than those submitted later.
Thank you for your help, remember if this gets built it will be next to our club forever.

For more information on the development visit http://www.newtonma.gov/gov/planning/current/devrev/hip/beacon_street_1615.asp

Sincerely,
The Windsor Club Board

Picture 1. Development next to the club

Windsor Club View



**Balloons are at actual
building height = 40 feet, 10
inches**

**Building setback from
property boundary =
5 feet, 2 inches**

View from parking lot entrance on
Windsor Road looking at clubhouse

Note: Shaded area indicates height
and approximate location of proposed
building

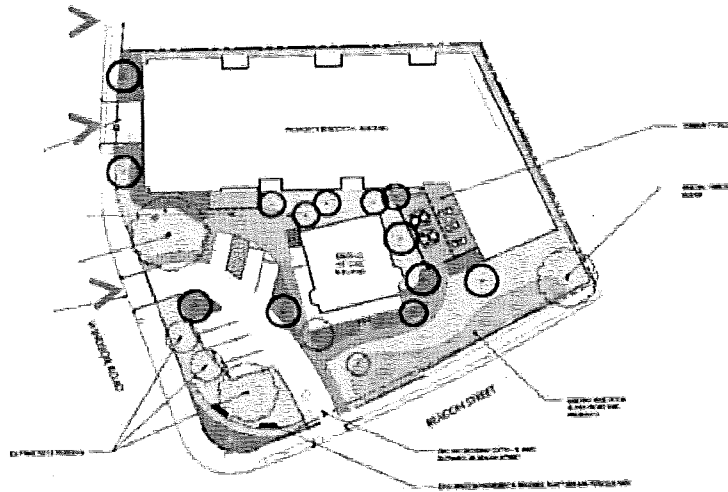
Picture 2. Aerial Plan

Current Plans

Windsor Club entrance

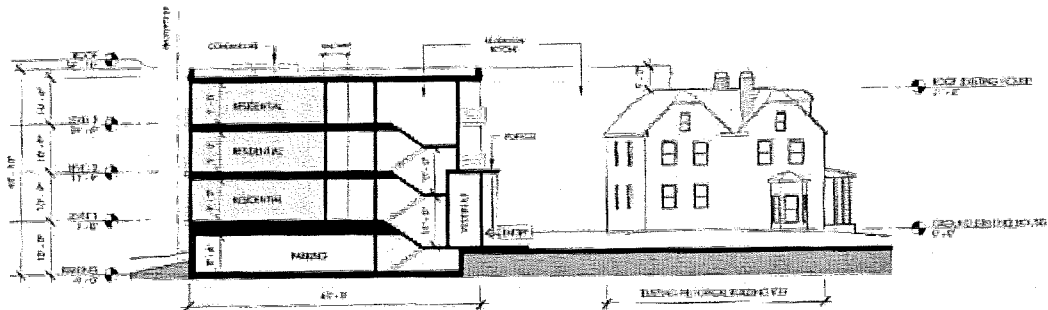
Approximate existing entrance to remain.

New proposed entrance



- **Underground garage entrance is dangerously close to road.**
- **New entrance reduces street parking on Windsor Road.**

Picture 3. Cross section



See what's happening on our social sites



The Windsor Club, 1601 Beacon Street, Waban, MA 02468

SafeUnsubscribe™ kathleen.hobson@verizon.net

[Forward this email](#) | [Update Profile](#) | [About our service provider](#)
Sent by windsorclub1@rcn.com in collaboration with

Constant Contact 

Try it free today

Adrianna Henriquez

From: ralph welborn <ralph.welborn@gmail.com>
Sent: Tuesday, May 10, 2016 6:05 PM
To: 1615BeaconStreet
Subject: Waban farmstead

I am opposed to the proposed development at 1615 beacon street for two reasons:

1. The farmstead is a nice aesthetic to what we have at Waban center - and a voice to the historical integrity of that area of Waban. In addition, replacing a farmstead with an apartment complex with minimal setbacks is a far cry from the aesthetics that Waban is known for.

2. Parking and traffic flow. It is not a large area... and it would be unfortunate if we got as jammed in that intersection as others are in other towns.

I'm more than happy to articulate my concerns further if you'd like.

Ralph Welborn

Adrianna Henriquez

From: Daniel Dori <dan@blacklinere.com>
Sent: Tuesday, May 10, 2016 4:01 PM
To: 1615BeaconStreet
Subject: Vote NO on 1615 Beacon Street in Waban

Dear Esteemed Newton Planning Board:

I am writing to you today to urge you to **DENY** the proposed application for the development proposed at 1615 BEACON STREET in WABAN (NEWTON). The applicant has proposed an 24-unit apartment complex at the historic Staples-Craft Farmstead.

I currently reside on Upland Road in Waban about 0.5 miles away from this location.

I think this project is not in keeping with the character of the neighborhood. This area is exclusively single-family homes and light commercial uses and the density and character of a 24-unit apartment complex is completely out of place in this location.

I am very concerned with the parking, noise and traffic implications of this project.

There is no precedent for underground parking garage in this area and the demolition of a historic site in Waban would be detrimental to the community.

For these reasons I strongly implore that you vote **NO** and **DENY** this application.

Daniel F. Dori
131 Upland Road, Waban, MA

Adrianna Henriquez

From: Eve Bould <evebould@gmail.com>
Sent: Tuesday, May 10, 2016 3:14 PM
To: 1615BeaconStreet
Subject: Staples/Craft Farmstead at 1615 Beacon

Hello,

I am writing to express my concern regarding the development proposed at 1615 Beacon Street in Waban, MA.

The proposed development includes underground and above ground parking for 36 cars. It also includes a 3-story apartment building with 24 units.

I am deeply concerned about the safety issues involved with adding this level of volume to an already congested neighborhood street. My children take the bus to school each morning, and their bus stop is located at that intersection. There are several other school bus stops located there, and I am constantly worried about a potential accident as it is, with the level of traffic in the area each morning during rush hour (7:00am-9:30am).

As a resident of Chestnut St, close to this intersection, I commute to work every day and am impressed with the high level of traffic in this area. Adding 30+ cars to this congested area with very limited entrance and exit areas would have a negative impact on both congestion and pedestrian safety.

Further, I am also concerned about the impact that this proposed building would have on the aesthetic charm and visual appeal of Waban. The lot size of 0.7 acres is not suitable for a huge apartment structure - which would be sandwiched around the beautiful farmhouse that currently stands on this lot. The set-backs are absolutely too short, and would have a negative impact on not only the neighbors directly abutting the building but also all those who live in Waban and appreciate the charm of the village architecture.

I also have concerns about the historic landmark status of the building. This was one of the first houses to be built in Waban in the 1700s. The current farmstead stands on the original foundation. The site has Historic Landmark Status. Surely a site like this should be celebrated and preserved rather than dwarfed by a huge structure that does not respect the site's historic value.

It would be lamentable mistake to sacrifice the safety of our community and the character of Waban square simply to enrich a few developers with an eye on profit alone. Please help our community secure what we value in Waban.

I hope you will take the community's serious objections into account in this matter.

Thank you for your time and attention.

Best regards,
Eve Bould
667 Chestnut Street
Waban, MA 02468

Adrianna Henriquez

From: Alison Husid <ahusid@AEW.com>
Sent: Tuesday, May 10, 2016 2:11 PM
To: 1615BeaconStreet
Subject: Re: Staples-Craft Farmhouse

> I am writing to express my concern regarding the proposed redevelopment of the Staples – Craft Farmhouse. I am a proponent of affordable housing. My concern relates solely to the impact these types of developments are having on the traffic, pedestrian safety, and the very character of our villages.

>

> Before you approve this development, I would urge you to consider the loss of green space, the impact on pedestrian and vehicular safety in an already busy intersection (especially during school hours), the incremental traffic burden on the immediate area and the consequences of altering one of the few remaining historical sites in Newton.

>

> Affordable housing is important and we do need to address it as a society. That said, 40b is not the answer. It is a loophole that allows developers to proceed with projects that, in many instances, should not be built due to the disproportionate impact on the immediate neighborhood, the environment and our collective safety.

>

> I realize you have no control over housing regulations, but you do have the power to preserve the look and feel of our villages and to mitigate the negative impact of this project on the environment, the traffic, and pedestrian safety. Please do not destroy the Newton we all know and love.

>

> Thank you.

>

> Regards,
> Alison Strausberg
> 62 Edgefield Rd
> Waban

>

>

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Adrianna Henriquez

From: Douglas L. Jones, Esquire <dlj@dljesq.com>
Sent: Tuesday, May 10, 2016 1:33 PM
To: 1615BeaconStreet
Subject: Comments on proposed construction at Staples-Craft Farmstead

I write to express my views on the proposed construction at 1615 Beacon Street.

The project should be rejected for the following reasons:

1. The Staples-Craft house is a Newton landmarked building and the public should be able to enjoy the home without radically altering its view.
2. The size of the proposed structure is too tall and is nearly 10 feet taller than the historic home.
3. The proposed project will have a major impact on Waban Square, with added traffic and safety concerns so near to the school children and parents who walk to nearby Angier School. I note that a number of school buses use Waban Square as a drop-off point as well. The recent addition of traffic controls in Waban Square are designed to alleviate existing pedestrian and school concerns, not to enable a developer overbuild a historic home.
4. The project is too near to the Windsor Club, a spot that is also filled with children and families. A structure as proposed would seriously impede on the lovely site lines that are now possible because of the Windsor Club.
5. In short, the project is overwhelming because of its mass and scale, all of which are unacceptable in a neighborhood of homes. I would not like to see the historical integrity of the historic home compromised. The sheer size and height of the project will overwhelm the nearby building in Waban, with its brick façade and architectural details.

I strongly urge you to reject this proposed project.

Doug Jones

Douglas L. Jones, Esquire
29 Crafts Street, Suite 360
Newton, MA 02458
857-255-0088
857-255-0092 (fax)

Adrianna Henriquez

From: Connie Fitzgerald <cmacton78@yahoo.com>
Sent: Tuesday, May 10, 2016 10:18 AM
To: 1615BeaconStreet; Setti D. Warren
Subject: Proposed Development at Staples-Craft- Wiswall Fram Site - 1615 Beacon Street

Dear Mayor Warren and the Members of the Newton Planning Department:

This letter is in response to the latest proposed development in the Village of Waban, in the very heart of the village. As long time residents of Newton and Waban, we would like to ask the Planning Department and the Mayor's Office to examine whether this proposal warrants approval. In our humble opinion, we view the plan as currently put forth to be inappropriate in both its size and design.

The historical nature of the Staples-Craft-Wiswall house can not be overlooked or undervalued. It's roots go back to the 17th century. It has been recognized as an historic landmark locally and nationally. As an inner suburb, Newton has very little left of its colonial roots. The city has been developed and paved over so that today, it is considered built-out. The Staples-Craft house and adjacent piece of land is one of the few remaining relics of the city's past as an agricultural town centuries ago. The developer's plan to build on as much of the property as possible will necessitate a loss of trees and green space that can not be replaced. Moreover, it can only be built by swamping the original house, and building around it. The gauzy drawings submitted by the developer attempt to blend the new building into the background but as it will come up the side and back of the original house and it will be 9 feet taller than the original house, the reality will bear no relation to the drawing. To allow this development in its present form would be to allow a last vestige of our history to be irreparably erased.

The size of the plot at 1615 Beacon Street is 31,055 square feet of land. That is less than the combination of our lot and the two lots down from us on Nehoiden Rd- the three lots combined amounting to 31,937 square feet. On our 31,937 square feet, three families are housed. On less than this, the unknown to us developer proposes to put 24 housing units. To do this, it is necessary to construct a building that essentially wraps around the existing, historical farm house on two sides, and dwarfs it by 9 feet. This new building can only be squeezed onto this small lot by allowing for a mere 5 feet 2 inches of set back from the property line that it shares with the Windsor Club. There will be 37 parking spaces to meet the needs of the 24 housing units. But 16 of the 24 units are two bedrooms or more which would imply at least one car but possible two per unit. The parking therefore is going to be tight, in the best of circumstances. Most likely, the limited street parking will be impacted. 1615 Beacon St is located at the corner of Beacon St and Windsor Rd, an area that is busy pretty much most of the day with pedestrian and automobile traffic but more intensely in the morning and afternoon as Angier School starts and ends its day. And the buses for the high school and the middle school drop off right across the street from the property. The addition of more cars to these streets on a daily basis is problematic.

In all, the proposal to turn a large single family lot into a lot for 24 housing units requires permitting authorities to overlook and ignore the very significant impact it will have on the neighborhood as a whole. Environmentally, it means the loss of green space, trees and the addition of a significant number of cars. It effects to house too many people in too small an area in a neighborhood that is built out already. Historically, it means the destruction of one of the few remaining pieces of our past. In size and scope it is too much for the space.

Thank you for your consideration in this.

Sincerely,
Connie and Tom Fitzgerald
39 Nehoiden Rd
Waban, MA 02468

Adrianna Henriquez

From: DENNIS WALDMAN <DWaldman2@aol.com>
Sent: Tuesday, May 10, 2016 9:26 AM
To: 1615BeaconStreet
Subject: Proposed Project, 1615 Beacon Street

May 10, 2016

RE: 1615 Beacon Street Project

To Whom It May Concern:

I have lived in Newton (Waban) for 30 years. I would like to consider myself active in the community having coached and been a board member of youth sports for 15 years and having volunteered as a track coach for Newton South for 12 years.

In my 30 years living in Newton, much has changed... mostly for the better. There have been many new construction projects and even though my wife is always saddened to see an old house come down, the new house has always been consistent with the area and architecture.

I am very surprised to see any serious consideration to the proposed project at 1615 Beacon Street. Not only is the proposed project inconsistent with the area, but I consider it destructive to Waban Center and the community. I can foresee neighbors avoiding Waban Center and their stores due to lack of available parking and increased traffic. I can foresee danger for our children walking to school as they have to deal with the multitude of additional cars coming and going from this new residence. And clearly this building will be an eyesore located on a beautiful Historic Property that emulates the very essence of our community.

Clearly, this project is being proposed by a developer that has no concern for our community. They have not reached out to anybody to hear our concerns. All this developer is concerned about is maximizing their profit utilizing an ill thought out legislation, 40B. I have told our neighbors that maybe we should all build apartment buildings on our property using 40B. Is this what we want for our community?

My understanding is that 1615 Beacon Street was unanimously approved by the Newton Historical Commission as a Newton Landmark Preservation Site on April 23, 2015. Why would we even consider for a second anything that would destroy the integrity and beauty of this property?

Adrianna Henriquez

From: James <jbardinelli@hotmail.com>
Sent: Tuesday, May 10, 2016 9:10 AM
To: 1615BeaconStreet
Subject: 1615 Beacon Street

To the Planning Department,

1615 Beacon Street is a Historical Landmark in Newton that dates back to 1688. It is one of the oldest and most historic homes in Newton and likely all of the United States. As such, this home should not be destroyed by surrounding it with 24 multi-family housing units and underground parking. Instead it should be restored to its previous luster to preserve the history of the City of Newton.

https://en.wikipedia.org/wiki/Staples-Crafts-Wiswall_Farm



Staples-Crafts-Wiswall Farm - Wikipedia,
the free encyclopedia

en.wikipedia.org

The Deacon John Staples House (also known as the Staples-Crafts-Wiswall Farm) is a historic house at 1615 Beacon Street in the village of Waban in Newton, Massachusetts.

The lack of respect for historical landmarks in Newton is remarkable. Instead of renovating and restoring the City feels the need to be progressive at the cost of history and heritage. I understand the Mayor's goals for affordable housing and agree that it is an issue the City of Newton needs to address. However, by destroying history and lining the pockets of developers is not the way this goal should be attained.

Please stop the farce of 40B housing on this site that does not substantially address affordable housing. The only result of this project is making money for a faceless developer and destroying the history of our City. It is unimaginable to me that you would let such a project proceed. Please end this project before it gets started.

Sincerely,
James Bardinelli
45 Mossfield Road
Waban

Adrianna Henriquez

From: Judi Burten <jburten@aol.com>
Sent: Tuesday, May 10, 2016 8:07 AM
To: 1615BeaconStreet
Subject: comments about this project

Hello.

I am a long time resident of Waban and am not in favor of a project of this size. Given the historical significance of the current building and land surrounding it, it is a beautiful example of what was here before. To develop this piece of open space with such density is irresponsible and will add to the already challenging traffic patterns in the area.

The developer needs to take into consideration that this will stand out like a sore thumb and not blend into our village. They should look to develop the existing structure and keep the density level down as low as possible. Adding structures to this space would not be in the best interest of the neighborhood.

Thank you.

Judi Burten
11 Warren Road
Waban

Adrianna Henriquez

From: Dinny Starr <dinnystarr62@gmail.com>
Sent: Tuesday, May 10, 2016 6:41 AM
To: 1615BeaconStreet
Subject: Staples-Craft-Wiswall homestead

To whom it may concern

I am a Waban resident, living on Caroline Park about 1/2 mile from the intersection of Windsor Road and Beacon St, the proposed sight of the building project on the Staples-Craft-Wiswall homestead. There are many reasons why I feel strongly that this development shouldn't be built as it's currently designed. The 3 most salient reasons are:

1) **Public safety and increased congestion around the proposed building:** This is already a high traffic area for Waban at the confluence of the train station, Waban market, Barry's deli, bank, Starbucks and other shops, the Windsor Club and the Angier school. There are many people and young children walking around the area especially at school drop off and pick up times. There are often cars parking by the various stores, pulling out quickly and changing directions on Windsor Road. The newly created traffic lights (initiated at the opening of the new Angier school) have been helpful, but adding more cars, people and parking right at the mouth of this already complicated intersection seems dangerous and misguided. In addition, from the sight rendering it looks as if the driveway for the under ground parking that is proposed starts and ends on top of the sidewalk of Windsor Road. This makes safe navigation of the entrance and exit of the underground garage almost impossible.

2) **Mass and scale of proposed building:** The building proposed is about 10 feet higher than both the other residences as well as the commercial buildings in the area. In addition, unlike any of the neighboring houses, the building as it is proposed will sit at the very edge of the lot, beyond the standard Newton set backs and will take up almost the full amount of the .7 acres of the lot. No green space will be possible as a buffer around the dwellings. The mass and scope of the building will overwhelm the neighborhood in a way that will decrease property values. In addition, it would change the character of Waban Village and of Newton in general, and is not the type of development we should support or allow.

3) **This site is a historic landmark:** It is one of the oldest existent buildings and farm properties in the city of Newton, from the time of the early colonial settlements. As such, we should do all we can to preserve it as best as we can for the future. If this project goes through we will permanently and detrimentally alter the historic value of this property. Do we want to sanction the altering of the few properties remaining in our town that tie us to our historic past?

There are other reasons why I am concerned about this project, but will end my communications in the interest of brevity.

Thank you for your time and consideration.

Dinny Starr
47 Caroline Park
Waban, MA 02468
617 694 7615

Adrianna Henriquez

From: Michael McFarland <mmcfarland1999@gmail.com>
Sent: Tuesday, May 10, 2016 5:17 AM
To: 1615BeaconStreet
Subject: Please stop 1615 Beacon St development

Dear Newton Planning,

I have serious concerns and disapprove of the development planned at 1615 Beacon St. There are four primary issues with this development. First, it is very large and is not following local zoning regulations. Use of 40B development is not supposed to just enable developers to do anything they want without any oversight. There are no other buildings this large in the area.

Second, this is going to increase traffic in a congested area and make the area unsafe. This is particularly important for our community's children. The increased congestion is not in line with the mayor's initiative to keep Newton "green" as there will be a large increase in cars.

This leads me to the next issue, which is parking. There is going to be increased parking congestion on the nearby roads, and this will again impact safety.

Finally, the historical integrity of this property is going to be violated. It is in the National Register of Historic Places (since 1986) and was unanimously approved by the Newton Historical Commission as a Newton Landmark preservation site.

Please respond to let me know you have received this email and understand all of the concerns. I would like to know more about how we can together prevent this development from occurring as is currently defined.

Best regards,
Michael McFarland

Adrianna Henriquez

From: Rob Walsh <robbowalsh@yahoo.com>
Sent: Monday, May 09, 2016 10:04 PM
To: 1615BeaconStreet; Setti D. Warren
Subject: 1615 beacon st development

Dear Committee and Mayor Warren,

My name is Rob Walsh and I am a current resident of Waban. I recently saw the proposed development plan for 1615 Beacon St. and I believe the currently proposed plans are outrageous. The height of proposed structure in combination with the proposed setback will have a detrimental impact on the community's usage at the Windsor Club. The Windsor Club acts a community center for the neighborhood and having a 40' structure looking down on the tennis and pool area (a very popular area for the local kids) seems out of place. The structure will also not fit the architectural look and feel of neighboring buildings in the surrounding area.

I would suggest that any proposed development be scaled back to conform to the neighborhood and location by increasing the set back requirements and reducing the structure's height.

Please contact me if you have any questions.

Sincerely,

Rob Walsh
36 Waban Ave.

Adrianna Henriquez

From: Barbara Scolnick <scolnick@bu.edu>
Sent: Monday, May 09, 2016 8:50 PM
To: Setti D. Warren; 1615BeaconStreet
Subject: Staples/Craft Farmhouse

We have lived in Waban for 23 years, and have raised our children here, as many others have done for the past 150 years or so. A good neighborhood grows organically, like a forest. When you walk around, things seem to belong. A neighborhood, like a forest, is much easier to destroy than to slowly build. The development plan for the Staples/Craft Farmhouse Property are completely incongruous with the rest of the neighborhood, and threaten to diminish what took 150 years to create. Building 24 units plus underground parking on $\frac{3}{4}$ of an acre of property in the middle of Waban just does not make sense. Robert Pressberg Barbara Scolnick 11 Irvington Street Waban, MA

Adrianna Henriquez

From: Robin Fan <fan32@comcast.net>
Sent: Monday, May 09, 2016 6:29 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon Street

I am writing to voice my concern about the proposed development of 1615 Beacon Street. Not only would this project desecrate a beautiful historic home but the thought of worsening an already bad traffic situation given the new Angier School and 3-4 new traffic light configuration, is beyond my imagination.

There are times that the City should forego additional revenue in lieu of the quality of our daily lives.

Thank you for considering my objection to this proposal.

Robin Fan

Sent from my iPhone

Adrianna Henriquez

From: Susanne Muehlschlegel <susanne@muehlsch.de>
Sent: Monday, May 09, 2016 1:37 PM
To: 1615BeaconStreet
Subject: staples-craft-farmhouse-peck-home-1615-beacon

Dear City of Newton

We are residents at 15 Fredana Rd, in Waban, and our children go to Angier Elementary school. We love Waban for many reasons: it's quaint, safe, full of history, and our kids can walk to school, something they enjoy and love. We are members of the Windsor Club, a very unique neighborhood club with a 100-year history. Here, we play tennis, enjoy family movie nights, go bowling, celebrate kids birthdays and swim in the pool with their friends.

We are **tremendously concerned** about the gigantic project planned at 1615 Beacon. The developer is planning to build a huge, out-of-proportion (compared to the rest of the neighborhood) building on a property which, just last year, was registered in the National Registry of Historic Places. The developer is mandated to keep the old Peck Home intact and standing, but looking at the building plans, it is extremely difficult to fathom how the historic structure will remain undamaged: With all the necessary excavation, and plans to build a 32-car underground parking garage, how will they ensure that the building won't get damaged? The proposed buildings is way too high and big on an only 0.7 acre lot. It makes the community and Waban village feel crowded and no longer quaint.

My biggest concern, as a parent, is the incredible increase in traffic on an already busy road (Beacon and Windsor Rd) and at an already overly busy and a problematic intersection. I urge you to visit the intersection of Beacon and Windsor Rd between 8:00 and 8:30AM on a school day: the time at which the majority of the working population leaves home, and all of our school kids are walking on the sidewalk on the side of the proposed building and entry/exit to the new proposed building. Wouldn't you, as a parent, also be very worried about the significantly increased risk for accidents? For us, it's just a matter of time until a kid gets hit or run over. And not to mention the pollution of idling and waiting cars., and the loss of parking spaces for the Waban Market and our school.

We urge the city to carefully consider the traffic problems that will arise from building such a huge building on a historic property. We urge the city to have the developer scale down the mass scale bulk of the planned building, consider the re-do the architectural design and build in context of the community so that the new building blends in seamlessly with the existing neighborhood. We urge the city to consider the historical aspects, environmental impact, parking access and, most importantly, the traffic safety which will be threatened by a building of this scale.

With respect
Sincerely,

Drs. Susanne and Danny Muehlschlegel
15 Fredana Rd, Waban

Adrianna Henriquez

From: Margaret Griffin <margaret.l.griffin@gmail.com>
Sent: Monday, May 09, 2016 11:20 AM
To: 1615BeaconStreet
Subject: 1615 Beacon St. proposed development

As a longtime resident of Waban, I would like to express my thoughts to the Newton Planning Committee about the proposed development at 1615 Beacon St.

First of all, I consider the proposal of surrounding a historic property with a much larger building (height as well as square feet), including a large underground parking garage, to be a bold violation of what it means to preserve historic property. It's disgraceful to think the City would consider such an outrageous idea.

Second, A 31-car garage next door to a neighborhood swimming club full of young children coming and going is a completely unwarranted public safety hazard.

Finally, the overwhelming mass and scale of the proposal, leaving only minimal open, green space, is obviously out of character with the neighborhood. Given the immense scale and box structure of the new Angier School, I have no confidence that the builders and the City would consider the neighborhood when approving plans. The new Angier School is so close to the street and dwarfs, not only nearby homes, but the next-door churches, with no attention at all to the style or materials of local New England architecture, built of metal and fake stone.

Sincerely,
Margaret Griffin

Adrianna Henriquez

From: Susan Waldman <shwaldman27@aol.com>
Sent: Monday, May 09, 2016 11:00 AM
To: 1615BeaconStreet
Subject: The Staples-Craft-Wiswall Farmstead 40B Project: A letter of opposition

The Staples-Craft-Wiswall Farmstead 40B Project:
A letter of opposition

My name is Susan Hinman Waldman. I am an abutting neighbor at 62 Windsor Road where I have lived with my family of five since August of 1986.

After an intensive search, my husband Dennis Waldman and I chose the Waban Village neighborhood for the reputation of the Angier School and the quaint historic aura of the Village itself. We have raised three children here, never worrying about their safety in the Village, knowing that they could walk to elementary school and home the way we did as children. I believe that this project will so intensify the congestion in the Village, that walking alone and thereby developing self reliance and independence will no longer be possible for neighboring school children with an added driveway and dozens of cars entering and exiting at the busiest times of the day. Tragedy is just waiting to happen. The Angier crossing guard team already has one of the more complicated assignments in the city.

There are a large elementary school, a sizable day care center, a Library Center, two churches, a community club, middle and high school bus stops, independent school bus stops, and summer camp bus stops all in close proximity to the proposed underground parking.

Emergency vehicles are called to the Waban Health Center on a regular basis. I can only imagine the difficulty particularly in the construction phase.

Waban thrives partially due to the long term businesses like the Market and Barry's Deli in the square. The construction phase and then the decreased parking due to the need for an additional egress for the development will impact business and further endanger pedestrians. We have already lost two businesses this year.

As a parent and an early childhood educator, the safety of children and families is of paramount importance to me.

Of equal importance to me as a student of local history is the protection and preservation of the Staples-Craft Farm and property. The Staples-Crafts-Wiswall Farm was listed on the National Registry of Historic Places in 1986 and unanimously approved as a Newton Landmark Preservation Site by the Newton Historical Commission in 2015.

The Deacon John Staples House (also known as the Staples-Crafts-Wiswall Farm) is a historic house at 1615 Beacon Street in the village of Waban in Newton. The first house on the site was built in 1688 by John Staples, and the existing house sits on the original foundation which is up to 3 feet thick in places.

Staples was Newton's first schoolmaster. His 93-acre farm reached from Beacon Street eastward as far as Chestnut Street. Staples was politically active and held a number of public offices.

It is The historical center of Waban and an important reminder of how the neighborhood and the city evolved from its pre-1700 inception. The building itself is historically and architecturally significant for its representation of the Georgian, Federal and Greek Revival Styles of the mid 18th century to the late 19th century. The property was listed on the National Register of Historic Places in 1986 because the farmstead is an important visual link to Waban's 18th century agricultural beginnings. It was unanimously approved by the Newton Historical Commission as a Newton Landmark Preservation Site on April 23, 2015.

When the property and its surrounding farmlands and orchards passed into the hands of the Strong family, Waban as we know and love it began to evolve. William and Mary Strong bought the property in 1875. Strong was the visionary and founding father behind Waban Village as we know it today. He helped develop Waban as a village center and built the commercial area which is still in use today to capitalize on the Circuit Railroad (now the MBTA Green Line).

Strong was president of the Horticultural Society and the property was utilized as a nursery. He also built many of the houses on Windsor Road. The Village center is actually the Strong block. Many of the homes on the lower part of Windsor Road were built for members of the Strong family as the Village development began, including my own # 62 Windsor, whose original owners in 1890 were Helen Bullard Strong and her husband Levi Flint, the original station agent for the Waban Station.

Once this history is marred, hidden, obliterated, changed forever by the proposed 40B project, it cannot be returned. We have a duty and a responsibility to protect and preserve history for generations to come.

We do not yet know if the excavation for the proposed project will destroy the integrity of the early 17th century foundation of the farmhouse. We do not know if engineering surveys will reveal archaeological significant information about the property and the history of Waban.

We are a village center of predominately turn of the century Victorian, Tudor revival and colonial revival homes. The proposed new building is massive, standing 40' 10" high and 9 feet taller than the existing historical home. It includes 38 parking spaces and 24 units. It will dwarf the farmstead and the surrounding homes. It could likely impact the structural integrity of the irreplaceable historic homestead. It negatively impacts the vintage architectural character of our Village.

I urge the ZBA to invoke the 1.5% threshold to stop this 40B project and protect and preserve the Staples-Crafts-Wiswall Farm.

Signed

Susan Hinman Waldman
Shwaldman27@aol.com
62 Windsor Road
Waban, MA 02468

Adrianna Henriquez

From: John Corcoran <johncorcoran413@yahoo.com>
Sent: Monday, May 09, 2016 12:34 AM
To: 1615BeaconStreet; Setti D. Warren
Subject: 1615 Beacon Street

I live in Waban with my family including two small children. Please do not go forward with this grossly excessive development plan. The planned 24-unit complex on the corner of Waban Square will absolutely ruin the character of Waban center. It will create a traffic nightmare and hazardous conditions as my children cross that already busy and at times dangerous street. It will create a parking nightmare in light of the fact that parking is already very tight in that area. The intersection is already congested. This is a safety, congestion and esthetics nightmare for an area that cannot handle a 24-unit apartment complex, especially considering that more units are going up down the street at the former St Philip Neri Church. Thank you for your consideration of my request.

Adrianna Henriquez

From: John P. Mordes, M.D. <john.mordes@rcn.com>
Sent: Sunday, May 08, 2016 7:18 PM
To: 1615BeaconStreet
Subject: Destruction of historic Waban Village

To The Newton Planning Commission

Please allow me to add my concerns to those of many if not most residents of Waban in regard to the proposal to place a 24 unit apartment complex on 0.71 acres of land in the heart of our Village.

It is of course in keeping with the historic nature of capitalism for a developer to enrich him- or herself whenever possible at whatever expense to a community. This proposal, however, takes avarice to a new level of audacity. We live in a village and cherish its character. The surreptitious acquisition of a property on the National Register of Historic Places in the center of Waban Village will destroy the character of the Village, create an eternal eyesore, disrupt further the traffic already impaired by the Angier 'improvements,' and further burden schools not prepared for more students.

More personally it will simply break the hearts of those who love this Village for what it is and not for its potential as a high density urban enclave and developer's profit center.

This proposal does not deserve to move forward on esthetic, ethical, and community grounds, and you must do everything possible to prevent it from doing so.

John P. Mordes, M.D.

80 Devonshire Road
Waban, MA 02468
In te Domine speravi. Non confundar in aeternum.

Adrianna Henriquez

From: Brian Shin <brianjshin@gmail.com>
Sent: Sunday, May 08, 2016 4:08 PM
To: 1615BeaconStreet; Setti D. Warren
Cc: Nana Shin
Subject: 1615 Beacon Street

To Whom It May Concern,

My name is Brian Shin. My wife and I are the owners of 17 Larch Rd, Waban, MA 02468. My phone number is 617-480-8100. I am employed as Founder and CEO of Visible Measures Corp. headquartered in Boston, MA.
We have owned this property since 2009.

Today I received a flyer in the mail describing the proposed 40B development of 1615 Beacon St. and I wanted to send some feedback in response.

From the research I have done, developing a large apartment complex at this location seems like it will be a major negative to our community for reasons including increased congestion, traffic concerns, parking strain, and a significant alteration to the landscape of Waban without regard for historical preservation.

The traffic on Beacon Street can already be described as challenging at times. The intersection of Beacon and Windsor in particular can often cause wait times of several minutes due to multiple cross walks, a commercial area, and the junction of 3 major streets.

I am generally in favor of development when it is beneficial to the community, for example the great work being done to build new Angier and Zervas schools. That is great for homeowners and students alike!

But building an apartment complex like this seems like it will be a negative for current Waban residents and potentially benefit only the developer and new potential residents who likely do not already reside in Newton.

Sincerely yours,

--

Brian Shin
17 Larch Rd.
Waban, MA 02468
Founder & CEO, Visible Measures Corp.
Founder & Chairman, Mustbin Corp.
617-480-8100 mobile

Adrianna Henriquez

From: Bill Floyd <whfloyd@me.com>
Sent: Sunday, May 08, 2016 2:42 PM
To: 1615BeaconStreet
Subject: Proposed Development

I wanted to raise our concern with the 40B construction slated for this Beacon Street location. As 30 year residents of Waban, we have seen very well controlled development which has truly enhanced the city. This current proposed development is just out of character for Waban and will greatly impact the quant charm of our village. Please help us, with your leadership and influence, to stop this development.

Best regards,

Heather Holmes Floyd
William Floyd
Hannah Holmes Floyd
Henry Floyd
Herbert Floyd

120 Waban Avenue
Waban MA.

617-332-0274

Adrianna Henriquez

From: Berkowitz, Ross Stuart, M.D. <Ross_Berkowitz@dfci.harvard.edu>
Sent: Sunday, May 08, 2016 2:10 PM
To: 1615BeaconStreet

Dear Newton Planning Commission,

I am writing to you regarding plans to build a 24-unit apartment complex at 1615 Beacon Street- the main intersection of Waban Village. The proposed "Development" will not only be destructive to a lovely historic building but contribute to further congestion of an already overly congested area. Currently when I shop or do errands in Waban Village center, traffic and parking is commonly a challenge. Building a 24-unit apartment complex at this intersection will convert a challenging situation to one that is intolerable. The intersection currently is over congested and adding to this congestion will also create a major traffic safety issue.

I hope that you will not support the aims of a "Developer" against the interests, well being and safety of the residents who live in the Waban area and other Newton neighborhoods who use this area for shopping and for errands.

Sincerely,

Ross S. Berkowitz, M.D.

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Adrianna Henriquez

From: Lise Elkind <lsekind@comcast.net>
Sent: Sunday, May 08, 2016 12:38 PM
To: 1615BeaconStreet; Setti D. Warren
Subject: Staples craft farmstead

I am writing to voice my opposition to the development of a 24 unit apartment complex at 1615 Beacon Street in Waban, Mass. I believe that to build such a large structure on such a small piece of land would not only be an eyesore but would change the character of our village. It would also add to an ever growing traffic and parking problem in Waban. I urge you to reconsider this proposal

Thank you

Lise Elkind
Waban, Mass

Adrianna Henriquez

From: Heather Burke <worthpet98@gmail.com>
Sent: Sunday, May 08, 2016 11:30 AM
To: 1615BeaconStreet
Subject: 1615 Beacon Street

Dear Newton Planning Department,

I am a local resident of the proposed development at 1615 Beacon Street, The Staples Craft House. I am strongly opposed the comprehensive permit currently submitted by the developer.

The Staples Craft House is a designated Historic Landmark. The idea to build a 24-unit rental, with underground parking, within a few yards of this historic structure would not only ruin the soul of the landmark it would also potentially cause irreparable damage to it with the heavy construction equipment that would be needed for the development. My understanding is that a landmark designation encompasses the whole property, land as well as dwelling. How can any development which so drastically changes the spirit and characteristic of the landmark even be considered?

I also oppose the development based on the danger the additional vehicles would create to an already congested intersection and what is essentially thirty yards of roadway on Windsor Road. I travel down that section of road every day, either by car or on foot. I see cars making illegal u-turns, stopping abruptly, double parking, during which time delivery vehicles are making their rounds and having to stop to load or off load goods for the shops in Waban Square. Adding another 37 vehicles to this mix, in that short distance, I am sure will result in unintended consequences where a pedestrian is injured or there is a car accident. I highly recommend that you spend time on that corner by the Waban Market at peak times during the day and you shall see first hand what I mean.

The Staples Craft House is at the heart of Waban Square. It is a beautiful example of our past history and this has been recognized by its landmark designation. Please do not renege on the spirit of that designation.

Thank you for your time and consideration.

Heather Burke
18 Moffat Rd
Waban

Adrianna Henriquez

From: Cindy Jaynes <c.jaynes1984@gmail.com>
Sent: Saturday, May 07, 2016 11:15 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon St.

I would like to voice my support for more affordable housing in Newton and Waban should be a part of this goal. Although I don't know much about this particular project. Thank you, Cynthia Jaynes

Cynthia Jaynes
429 Waban Ave
Waban, MA. 02468

--
Cindy

Adrianna Henriquez

From: william zhu <williamzhua@gmail.com>
Sent: Saturday, May 07, 2016 9:24 PM
To: 1615BeaconStreet
Subject: Staples-Craft-Wiswall Farmstead development plan

Dear Sir/Madame:

We are residents of 63 Moffat Road, and are writing to express our concerns over the proposed development plan at 1615 Beacon Street. This plan is too aggressive to be a sharp mismatch to the environment of Waban Village. The traffic condition on Beacon Street and Windsor Road would be a serious issue. Thanks a lot for your attention.

With best regards,
William Zhu/Jennifer He

Adrianna Henriquez

From: Judy Banker <jbanker@gattih.com>
Sent: Saturday, May 07, 2016 8:35 PM
To: 1615BeaconStreet
Subject: opposed

I am totally opposed to the 40B development in Waban Square. It would be totally out of place. We love our little unspoiled square just as it is. Please do not vote for this.

Judy Banker Mehrling
19 Fenwick Road

Adrianna Henriquez

From: helengoldberg@comcast.net
Sent: Saturday, May 07, 2016 5:32 PM
To: 1615BeaconStreet
Subject: Peck Staples Strong House on Windsor Road in Waban

I am emailing my objection to the proposed plan for the historic house and land at the junction of Windsor Road and Beacon Street

We live on Windsor Road and have for 40 years
In the last few years traffic has gotten noticeably heavier on Windsor Road heading towards Beacon St right where the proposed units would exit onto the street

It just seems like way too many units for the land, and too many cars exiting onto Windsor
And an underground garage seems very much out of keeping with the wonderful Waban Village

I object to so many units in the setting - it just doesnt fit the land and the house

Helen Goldberg
115 Windsor Road
Waban, MA 02468
helengoldberg@comcast.net

Adrianna Henriquez

From: Scott Shainker <scott.shainker@gmail.com>
Sent: Saturday, May 07, 2016 4:30 PM
To: 1615BeaconStreet; Swarren@newtoa.gov
Subject: 1615 Beacon Street

Mayor Warren and members of the zoning board:

As residents of Waban who are committed to the safety, beauty, and historic importance of our community, we write this letter seeking your guidance and support. We recently became aware of the proposed development plan for 1615 Beacon Street. We have reviewed the proposal extensively and have some real concerns. Our concerns fall on three basic tenants; safety, aesthetic / beauty of Waban village, and historic importance of the property.

1) Safety: The proposed plan (likely applying for 40B status) will clear only the absolute minimum from the sidewalk (5ft3in). With the planned underground parking lot, exiters will not have adequate visualization of pedestrians as they walk down Windsor Road. This is most concerning with the thought of Angier Elementary children walking to and from school. In addition, the increased traffic volume in the village (an area where there are already considerable traffic issues) will further complicate the already unsafe traffic volume in the village. In addition, the 2nd curb but-out on windsor road will change the turning traffic on Windsor road, a quite road with any small children. In addition, the proposed plan will by-pass all of the local zoning laws with the 40B status, these laws are set in the place for safety of the community. We can make the developers abide by our local laws by invoking the 1.5%.

2) Aesthetic / Beauty: the proposed plane (3.5 floors) has an industrial feel to an otherwise quaint village of old victorian homes. The proposal does not blend into the neighborhood nor have the developers asked for neighbors' thoughts/opinions on how to make the property continue to blend into neighborhood. The proposal will change the entire feel of the village center.

3) Historic Significance: This property was one of the first properties in Waban. It is one of the last homes with significant historic ties to the founders of Waban. It is now on a historic registry, a task which took years to accomplish. The entire property is on the historic registry not just the home; this brings up the legality of even developing this property. How can we forgo all the efforts needed to get this property the historic recognition by allowing a developer to continue the proposed plans?

For all of the above reasons, if this proposal makes it to the zoning board, I implore you to invoke 1.5%. We are not opposed to the thought a courteous and safe proposal, but the proposed plan is far from anything anyone of us should be comfortable with.

Thank you for your time

Scott and Lindsay Shainker
30 E. Quinobequin Rd

Adrianna Henriquez

From: Peggy Haughey <peggyhaughey1@gmail.com>
Sent: Saturday, May 07, 2016 4:22 PM
To: 1615BeaconStreet
Subject: As longtime Waban residents we are opposed to the development in the square.Children can walk to school and safely ride bikes while enjoying the last remaining green space.Why take that away?

Peggy and Phil Haughey

Sent from my iPad

Adrianna Henriquez

From: Michael Goldman <megoldman@comcast.net>
Sent: Saturday, May 07, 2016 3:52 PM
To: 1615BeaconStreet; Setti D. Warren
Cc: Waban2020
Subject: Comment on 1615 Beacon Street Proposed Development

To Mass Housing, Newton Planning and Mayor Warren:

I wish to let you know that I unequivocally oppose the proposed development at 1615 Beacon Street in Waban. As I live in Newton Highlands, I can assure you that my opposition isn't based on personal inconveniences that I might experience with the proposed development. Quite simply:

- The development is totally out of proportion to the lot and the general character and architecture of the neighborhood
- The relatively small lot cannot reasonably accommodate this development
- The lack of setback along with the height of the proposed building will dominate the immediate neighbors
- The mass and scale of the development is inconsistent with the historical nature of the site and my understanding is that the site is listed on the National Register of Historical Places. Putting this development on the property at 1615 Beacon makes a mockery of thinking that the historic site is preserved in any way, shape or form.
- There are also public safety concerns associated with new curb cuts and the volume of cars that would be routinely entering and exiting the property in an already difficult to negotiate intersection. Add to this the already existing heavy pedestrian traffic in this area associated with the elementary school and an active commercial area and you have a recipe for disaster given the proposal that is currently being put forth.
- The developers have shown no interest in meeting with the community. This is a display of arrogance that indicates that they have no intentions of considering any concerns of the community and feel they can bully their way through this development process.

My opposition to the proposed development is not a case of NIMBYism. The inappropriateness of this development for the site selected would be laughable if the damage it would do were not so significant.

I urge you to oppose allowing the proposed development for 1615 Beacon Street to go forward.

Regards,
Michael Goldman

Michael Goldman
14 Saxon Terrace
Newton, MA 02461
617.527.1936

Adrianna Henriquez

From: Nicholas Nesgos <nnesgos@PBL.COM>
Sent: Saturday, May 07, 2016 3:41 PM
To: 1615BeaconStreet
Subject: Development

I am a long time resident of newton who grew up in Waban. I now live in Auburndale but attend church in Waban. I oppose the development plans in the square at the former Peck office and residence. It will ruin the character of the village. Thank you

Nicholas Nesgos
Posternak Blankstein & Lund LLP
Prudential Tower
800 Boylston Street
Boston, MA 02199-8004
617.973.6168
617.722.4936 fax
www.pbl.com

Celebrating 35 years as The Perfect Match for our valued clients.

Sent from my iPhone

Adrianna Henriquez

From: Joan Nsgos <nsgosg@comcast.net>
Sent: Saturday, May 07, 2016 2:22 PM
To: 1615BeaconStreet
Subject: Waban development

I would like to register my strong opposition to the current plan to develop the peck home into housing units. Thank You Joan Nsgos

Sent from my iPod

Adrianna Henriquez

From: Alan Gordon <axyzgordon@gmail.com>
Sent: Saturday, May 07, 2016 10:56 AM
To: 1615BeaconStreet
Subject: opposition to 1615 Beacon St development

To whom it may concern,

I am writing in opposition to the proposed development at 1615 Beacon Street. I believe that this development should not be allowed to proceed for many reasons. Here are some of my thoughts. I have sent a similar note to Mayor Warren.

1) I live in the neighborhood and often drive by that land on Windsor Road. That section of Windsor Road is already heavy with traffic as cars are turning from Beacon Street to go the Waban Market or Barry's Deli (and the other businesses along Beacon Street), and they are turning around, turning into the parking lot next to the Waban Market, pulling into street parking, etc. The additional traffic in and out of a building with 36 parking spaces will make this a further problem.

2) Similarly, just the safety of our children and elderly should be of concern. As you know, this is not far from the new Angier School, and many children walk to school. There are also a number of seniors living in the area. The scale of this building and the proximity to the street of the underground parking exit will be dangerous to anyone walking on the sidewalk. The likely times when this will be worst will be in the morning when the occupants of the building will be rushing to work, checking their phones as they pull out of the garage, etc - exactly the time of day when the neighborhood children are walking to school.

3) And of course, the scale of this project is simply just out of proportion with anything in this neighborhood. The number of units, the height of this building, the very limited setback, etc - all make the project nonsensical for this piece of land and for the area. This would change the character of Waban Village and of Newton in general, and is not the type of development we should support or allow.

4) Who benefits from this development? In truth, only the developer - no one else. The developer is taking advantage of a 40 year old law that has perhaps outlived its intent and usefulness, given that a developers sole goal is to maximize their own personal profit and gain. When this law was enacted in 1969, developers were building at much smaller scale, and I expect that no legislator who voted for the bill at the time would have supported a building such as what has been proposed. I realize that the law is the law, but I hope that you and Newton will stand firm on this project and continued to oppose these projects.

I'm certain that I could continue on, but I know that you are familiar with this project and the many concerns of other Newton residents. Mainly I wanted to add my voice to those in opposition to this unrealistic proposed development.

Alan Gordon
47 Caroline Park

Adrianna Henriquez

From: XS Fei <feixiangs@gmail.com>
Sent: Saturday, May 07, 2016 9:47 AM
To: 1615BeaconStreet
Subject: Concern about building of apartment complex

Dear Newton Planning Committee,

I am a resident of Waban and have children that goes to Angier. I am very concerned about building a 24 unit apartment complex in Waban center, mainly for safety reasons.

Intersection around Angier is already very busy, congested and confusing; adding a large mass of population (and their cars) that live close to the intersection is going to make the situation worse for the walking children. There are many children walking to and from school, some with parents and some alone. I do not feel safe about this plan.

This proposed apartment will be densely populated, it does not fit in with the culture of Waban, adding stress for traffic, parking, and putting the children at risk to and from school. I hope the committee can seriously reconsider.

thank you, Shirley Fei

Adrianna Henriquez

From: Dan Utin <dan777@gmail.com>
Sent: Friday, May 06, 2016 10:46 PM
To: 1615BeaconStreet
Subject: 1615 Beacon St construction

Hello,

I am a resident of 126 Windsor road in Waban. I am writing to you to express my concern with the proposed nearby 1615 Beacon St. construction. After seeing construction plans I have become convinced that the construction, as proposed, will have an extremely negative impact on the neighbourhood and community for a number of reasons:

1. Out of control building dimensions: developer is proposing a building over 40 feet in height. This is completely out of proportion with other buildings in the neighborhood and would simply dwarf them. 0.71 acre lot is simply too small to accommodate 24 condo units and 38 parking spots.
2. Insufficient infrastructure: Waban center is already very crowded. There is a constant flow of traffic, especially during rush hours due to popularity of Waban Market and proximity of newly rebuilt Angier Elementary school. Recently, we have had two traffic lights added to control increased traffic flow. Developer is proposing to build a driveway on Windsor road, directly opposite to Waban Market. This will significantly increase traffic and potentially put my two young children in danger as they walk to Angier school.
3. Compromise of the historical site: the building site had been designated as Newton Landmark Preservation Site and listed on the National Register of Historic Places. It provides a historic connection to the past. Having new construction envelop an old historic building would severely detract from the historical value.
4. Refusal by the developer to engage the community. So far, no significant communication has occurred and there is no indication that the developer has any intention to engage. It looks like the developer is only looking to maximize profit without any regard for the community's welfare.

I can confidently say that my concerns are shared by dozens of people who attended the community meeting this Tuesday and sincerely hope that you can help.

Best regards,

Dan Utin
126 Windsor Rd.

Adrianna Henriquez

From: Barbara Brustowicz <brustowicz@verizon.net>
Sent: Friday, May 06, 2016 12:07 AM
To: 1615BeaconStreet
Subject: Proposed 40B Project at historic Staples-Craft Farmhouse at 1615 Beacon St., Waban...Comments...

To: Newton Planning Department

A 40B project for 24 rental units has been proposed on the site of the historic Staples-Craft Farmhouse at 1615 Beacon St. in Waban. The developer proposes constructing a 3 ½ story apartment complex that includes 24 rental units and a 31 car underground parking garage with 6 above ground parking spaces that will wrap around and tower 9 feet over the historic farmhouse building that is listed in the National Registry of Historic Places and that was unanimously approved by the Newton Historical Commission as a Newton Landmark Preservation Site. The developer proposes a mere 5 ½ foot sideline from the abutting Windsor Club property.

I am writing to voice my strong opposition to this proposal. It is very disturbing to learn that the developer has no intention of meeting with neighbors or the community to review this major construction project that has the potential of permanently altering the density and appearance of the site of this historically significant structure located in the heart of Waban Square where there is an already existing and challenging traffic pattern. The proposed apartment complex would cover 27, 435 gross sq. feet on the 31, 055 sq. foot lot, or 88 percent of the lot! Proposed to be 9 feet taller than the farmhouse, the towering new structure would dwarf the historic building and permanently alter the density on the lot as well as the surrounding street scape. If allowed to move forward with the proposed building plans, this would fly in the face of the intent behind the Landmark status granted to the historic farmhouse by the Newton Historic Commission that endeavored to preserve its significance to link it to Waban's 17th century agricultural roots and beginnings. It is imperative that our community stand in strong opposition to this developer's audacious building proposal.

As with the St. Philip Neri site, a mere quarter of a mile up the street from the Staples-Craft Farmhouse, the City of Newton must in this instance assert itself effectively exempt from 40B by invoking that Newton has met the 1.5 percent affordable housing threshold. The City must stand by its assertion, as it has successfully done with the Rowe Street, Goddard Street and St. Philip Neri 40B proposals, that the City has affordable housing on at least 1.5 percent of its developable land and that it is therefore not subject to the tenants of Ch. 40B that would allow the developer to largely bypass Newton's local zoning ordinances and prevent the City and the community from having much say or input into the project.

I urge the City to stand behind the 1.5 percent assertion and to oppose the proposed 40 B plan at 1615 Beacon Street on that basis.

Respectfully submitted,

Barbara Brustowicz
12 Radcliff Rd.
Waban, MA 02468

Adrianna Henriquez

From: Elizabeth Cary Blum <lizcaryblum@comcast.net>
Sent: Thursday, May 05, 2016 8:18 PM
To: 1615BeaconStreet
Subject: 1615 Beacon Street

To whom it may concern:

I have educated myself about buildings in Newton quite a bit since moving here in 2003, having chosen to move to Waban because of the quiet, village setting just minutes away from a large city.

The village I chose to live in in 2003 is not the same in 2016. Beautiful homes that might be in need a little love are being torn down to build 5,000, 6,000 + square foot homes by mega-builders, many who have no respect for the neighbors or our community.

The project at the corner of Beacon and Woodward Streets is not an acceptable scale project for our small village. Since 2003 I have personally watched two people hit by cars at two different times in Waban Square as well as a crossing guard. What is going to happen when you add a huge apartment building and 40 or more cars into the center of our village? Our children are going to be in danger walking to and from school, from Barry's and the Waban Market to the Windsor Club, crossing the intersection to the Waban Library... As it is you often can't find parking in Waban Square. The project is too big.

The residents of Waban and Newton overall must not fall victim to developers overpaying for land and trying to squeeze every dime they can out of a project, forcing developers to build projects that stress our resources and are not in character with Waban. The City may get tax dollars from such a project and a small amount of affordable housing but the residents of Waban, many of who are not venture capitalists and have invested hard earned money to live in Waban, will suffer the consequences for as long as we own our homes.

Thank you for allowing me to comment.

Sincerely,
Liz Cary Blum
24 Holly Road

Adrianna Henriquez

From: Karen Day <karen@klday.com>
Sent: Thursday, May 05, 2016 7:01 PM
To: 1615BeaconStreet; Setti D. Warren
Subject: 1615 Beacon Street

Dear Mayor Warren and Planning Committee:

As a long-time resident of Waban, I am writing to express my extreme concern with the proposed 40B development at the former Peck property (1615 Beacon Street). I've walked by this property nearly every day for the last thirteen years. It is beyond comprehension why a 24-unit, three-story building (underground parking? Are you kidding?) would EVER be considered for this property. A building of this size is completely out of character with the neighborhood and the property.

The Peck homestead the oldest house in Waban. Wrapping a modern, giant structure around it -- as the current plans show -- is ridiculous. Mayor Warren - the homestead was unanimously approved by the Newton Historical Commission as a Newton Landmark Preservation Site last year -- during YOUR administration. How can it now be a target for 40B development? Shouldn't historical properties be exempt?

Try driving through Waban now. Traffic is ridiculous. And a building of this size would only make it worse. What will the city do, add another stop light at Beacon and Windsor? That would make four stoplights within 400 yards. Silly.

I urge the ZBA to invoke the 1.5% safe harbor. Make no mistake. Everyone knows that developers are using 40B to sidestep local zoning laws. Waban is primarily residential neighborhood with limited commercial properties. This proposed development doesn't fit. Nor should it ever be considered on a property that has such historical significance.

Thank you,

Karen Day
63 Windsor Rd.
Waban

--

Karen Day
www.klday.com

Adrianna Henriquez

From: bigchiefledge@aol.com
Sent: Thursday, May 05, 2016 6:02 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 1615 Beacon should NOT be developed

To whom it may concern,

As a long time resident and past business owner in Newton, (we used to live in Waban, we now live in Newton Highlands) I am writing to you regarding the development of 1615 Beacon St. and to implore that Newton's ZBA invoke the 1.5% safe harbor as you have with the two (2) previously proposed 40B projects.

It's virtually unprecedented for a historic property to be the target for 40B development. 1615 Beacon was named to the National Register of Historic Places in 1986 and unanimously approved by the Newton Historical Commission as a Newton Landmark Preservation Site only a year ago on April 23, 2015. It's an assault on historical preservation and Newton's own position that the heart of Waban village and our heritage is desecrated under the cover of 40B.

Thank you for your time and attention to this matter.

Sincerely,
Amy Cody
215 Lake Ave.
Newton, MA 02461

Adrianna Henriquez

From: susanodonnell814@comcast.net
Sent: Thursday, May 05, 2016 1:56 PM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: Opposition to the redevelopment at the Staples Craft Farmhouse at 1615 Beacon Street and Windsor Road

Hello. I want to express my strong opposition to this development. I am a 17 year Newton Center resident (3 years in Chestnut Hill before that) and commute down Beacon street every day for work. I also frequent the shops and Starbucks in this area. The area is already crowded - 37 incremental cars and parking spaces will only add to that. Further, from the plan I've seen, the structure will be far too big for the lot size. It covers almost all of it. The character of this area will be greatly compromised by this building. Please reconsider and put the best interest of Newton residents above the best interests of this developer.

Thank you for your consideration.

Susan O'Donnell
5 Parker Street

Adrianna Henriquez

From: Max Osofsky <maxosofsky@gmail.com>
Sent: Thursday, May 05, 2016 12:12 PM
To: 1615BeaconStreet
Cc: Janie Saltman
Subject: Opposition to 1615 Beacon 40B development

I am a new resident in Waban and want to share my strong view that we should not let the proposed 40B development at 1615 Beacon happen. This development would create parking, traffic and safety issues at the heart of Waban and it is inconsistent with the architecture of the neighborhood. I sincerely hope we can prevent this development from moving forward!

Thank you,

Max Osofsky (102 Windsor Rd)

Adrianna Henriquez

From: Deborah Charness <dcflutemagic@gmail.com>
Sent: Thursday, May 05, 2016 10:42 AM
To: 1615BeaconStreet
Cc: Setti D. Warren; Michael Charness
Subject: Staples/Craft Farmhouse Project Waban, MA

To Newton Planning and Mass Housing:

I am writing you to voice my objection and dismay regarding the current plan to build on the Staples/Craft Farmhouse Property at Waban Square.

The scope and height of this proposed development are outrageous and would destroy the integrity and character of the Waban neighborhood. Newton is known and admired for its commitment to strict zoning and preservation. It would be a serious mistake to allow a violation of Newton's long history of protecting its neighborhoods.

Furthermore, the additional traffic coming out of this project onto an already congested Windsor Road/Beacon Street would negatively impact an already difficult situation. Additional traffic lights and street signs would have to be considered, but still the traffic pattern would be untenable.

Please consider the fragility of Waban's historic preservation and do everything in your power to scale back and rein in this project so that it is appropriate and up to Newton's standards. The potential destruction that will be the result of unrestrained development is very concerning.

Sincerely yours,

Deborah Charness

Deborah Charness, Flutist
33 Collins Rd.
Waban, MA 02468
dcflutemagic@gmail.com
617-515-1763
<http://sites.google.com/site/charnessfamilyquintet/>

Adrianna Henriquez

From: Marc-David Munk <mdmunk@me.com>
Sent: Thursday, May 05, 2016 10:16 AM
To: 1615BeaconStreet
Subject: Thoughts on 1615 Beacon

Dear City Planners-

I am generally a supporter of land improvement/ development in Newton, recognizing that ongoing improvement of homes and businesses is a key part of maintaining a community and tax base.

But, I am taken aback by the proposed development at 1615 Beacon St. The project seems far too large for such a small piece of land. And, the developer's plan to circle the existing historic home, if it meets the letter of the law, certainly doesn't represent the spirit of the historic preservation laws.

It is critical that the developers meet with neighbors and that Waban residents have a say in how the village is developed.

As our city planners, I'd ask that you insist that the rights and concerns of Waban residents are heard and respected. We need careful and thoughtful development. Newton can't become a wild west for developers who have narrow, short-term interests and no real engagement with the community. A tight community of long-standing neighbors will be the ones who suffer.

Sincerely

Marc-David Munk
Waban

Adrianna Henriquez

From: S & C Gusenoff <csg@gusenoff.com>
Sent: Thursday, May 05, 2016 10:15 AM
To: 1615BeaconStreet
Cc: Setti D. Warren
Subject: 40B

As a Waban resident, real estate broker, and president of our advertising agency that has marketed several real estate developments, including 40B projects, I am compelled to offer this opinion:
the developer is using the 40B designation to build without care, regard or consideration of the historic nature, architectural character, neighborhood desires or zoning restrictions of this location.

To allow its construction will be another ugly degradation of a prized Newton Village. Once constructed, the destruction of the local character of Waban Square will permanent.

Added traffic at hours when Waban Square fills with school children is a chilling worry for all.

Thank you for your time.
It is time to step up and start preserving the elements that make Waban a treasured jewel in one of the nation's most desired cities.

Steven Gusenoff
119 Gordon Road, Waban
617-244-9781

Adrianna Henriquez

From: Dianne Denk <rdenk@verizon.net>
Sent: Thursday, May 05, 2016 7:56 AM
To: 1615BeaconStreet
Subject: Staples /craft 40 B

The scope of the development is far too large and tall. The building is too close to the side walk and the traffic flow will make the area unsafe and dangerous for children when the Windsor pool is open crossing Windsor rd to frequent the market . 31 plus vehicles coming and going Am and Pm is a bad safety issue in the square.What damage will occur during construction to the Staples house during excavation for the parking garage? Waban is a beautiful historic village of Newton and this kind of massive development in the square is wrong for the area . I also question the ethics of the developer he has a bad past history! Bob Denk 11 Holly Rd, Waban lived in Waban since 1977

Sent from my iPad

Adrianna Henriquez

From: Marianna Utin <marianna.utin@gmail.com>
Sent: Wednesday, May 04, 2016 10:38 PM
To: 1615BeaconStreet
Subject: Concerns re 1615 Beacon St project

Hello,

My name is Marianna Utin, and together with my husband and two young children - Benji age 4, and Leah age 1, I reside in Waban. I wanted to reach out to you to share my grave concerns with the proposed project at 1615 Beacon St.

We adore our quaint Waban village. My son rides his bike down Windsor road where children often gather in the summer to play on the street. We love spending hot summer days at the Windsor Club pool, mingling with neighbors and enjoying the calm quiet of our little street where nothing but chirping birds and laughing children can be heard up and down Windsor Rd.

The proposed project is, candidly speaking, too enormous. It would not only dwarf every other structures near it, but would also render out communal space unusable. The shadow it would cast on the pool and tennis courts would mean that our children can no longer enjoy these wonderful neighborhood amenities. The noise pollution of the new cars coming and going from the underground parking would, likewise, completely destroy the peace and serenity of the area.

I am, likewise, incredibly concerned for the safety of the young children who live on the street and love to ride bikes, and sometimes even sleds(!), down Windsor road. An influx of so many new cars on our narrow street present extreme danger to our children.

I am also very concerned that the proposed structure would destroy the beauty of Waban center. The town has made such an effort to declare the site historic. Please do not let two developers destroy what we as a town worked so hard to create.

I love Waban and would welcome a development that would permit new residents to share in the beauty and peace of this village, without also destroying its very character.

Please protect the safety of our children and the fabric of the center of our beautiful village. Please reject the 1615 Beacon St. proposal.

I thank you for your time.

Best regards,

Marianna Utin
161 Windsor Rd.

Adrianna Henriquez

From: Rona Ellenbogen <rellenbogen@gmail.com>
Sent: Wednesday, May 04, 2016 9:38 PM
To: 1615BeaconStreet
Subject: 1615 Beacon st project

Please consider stopping this project!!! I have lived here for 40 years and this will change the whole character of our lovely village. It will not only add traffic and congestion but the building is overwhelming in size and proportion to everything else. Please do not let this happen. Rona and Mark Ellenbogen 60 White Oak Rd Waban. Ma 02468

Adrianna Henriquez

From: Faith Goldshore <faithgoldshore@gmail.com>
Sent: Wednesday, May 04, 2016 8:36 PM
To: Setti D. Warren; 1615BeaconStreet
Subject: Waban Square

The proposal to add a very big project in Waban Square is one that is terrible and has not been thought through.

Waban Square's charm and quant character is one of the reasons people are attracted to the area.

The landmarked house and historically significant property would be greatly compromised. The proportion of land to land use is totally out of proportion to Waban. 88% of the lot, not including the historic house would be covered with a building that is significantly taller than the original historic structure. The charm and ambience of Waban Square and Waban would be lost.

A project of this size will cause significant traffic in an already busy intersection. Safety of children walking to Angier school as well as pedestrian traffic is a concern.

There are already 3 new traffic lights in or near the square (100-400 feet of one another) and congestion during the week is significant.

Adding additional stop lights, which would absolutely be necessary caused by 31 underground parking spots (which is rare in Newton) would be dangerous for both cars and pedestrians. The amount of traffic lights in such a small area is unheard of in Newton, The Garden City. Ledge exists in the area and if there is any blasting it will be a noise problem as well as threaten the stability of the historic homes and potentially other structures like the Windsor Club.

Angier school is already near capacity, will we need to build an addition or redistrict the area?

The historical house as well as its open area is one of the reasons people love Waban Square and enjoy coming into our town. Let's not ruin it.

Sincerely,

Faith Goldshore Friedman
189 Windsor Road
Waban, MA 02468

Waban, MA 02468

Adrianna Henriquez

From: Rob Friedman <robsfriedman18@gmail.com>
Sent: Wednesday, May 04, 2016 5:14 PM
To: 1615BeaconStreet; Setti D. Warren
Subject: Staples/Craft Farmhouse Property

The proposal to add such a massive project in the middle of Waban Square is a terrible idea for many reasons, not the least of which is ruining the site of a landmarked and historically significant house as well as the Square's character.

Some other reasons against proceeding with this development include increased traffic and congestion in an already busy intersection as well as a decrease to the safety of children walking to nearby Angier school as well as other pedestrians.

Sincerely,

Rob Friedman
189 Windsor Road
Waban, MA 02468

Adrianna Henriquez

From: Patricia Baker <patriciahome@verizon.net>
Sent: Wednesday, May 04, 2016 11:42 AM
To: Setti D. Warren; 1615BeaconStreet
Subject: Staples Craft Farmhouse Property

Dear Mayor Warren and Newton Planning:

As a real estate agent in Newton, I am all for development and 40B projects.

I am also a member of the Auburndale Historic Commission and understand the value and preservation of historic properties.

But I must add my two cents regarding the 40B project at 1615 Beacon Street in Waban. How can this large scale project be set right on top of one of the oldest homesteads in Newton? Here are my questions and comments?

- Will there be a historical excavation to see if any relics from the 17th century are buried?
- What about the drainage? The building is so massive with underground parking is there enough room for proper drainage control so the tennis courts and street do not flood?
- Will our older sewage and water systems be adequate?
- What type of safety precautions will be taken since the traffic near the school is and will be more unwieldy. It's hard enough for kids to cross the streets now even with crossing guards. There is a major accident just waiting to happen. Over 30 cars trying to leave the garage to get to work at a really bad intersection.
- Will the Historic commission have the oversight on the design which can be seen from Beacon and Windsor Road or does 40B trump that?
- How will the excavation effect the structure of the historic house?
- The density and the height of the project just seem to be extreme.
- Thank you so much for reading this.

Patricia Baker
55 Wilde Road
Waban MA02468

Adrianna Henriquez

From: egianelly@comcast.net
Sent: Wednesday, May 04, 2016 9:45 AM
To: 1615BeaconStreet
Subject: Staples-Craft Farmhouse

Dear Newton Planning and Mass. Housing Committee,

I am writing to express my opposition to the proposed development of the Staples-Craft property recently sold by Dr. Sheldon Peck.

In every way this plan would be a disaster for Waban Square. The massing of 24 condos on a lot that is less than an acre in size, the set back of only 5 1/2 feet on all sides and height of 40 feet for the new building is better suited to a city, not a Village of Newton.

In addition, the desecration of a Landmarked Historic property is egregious. We talk about saving our heritage as we allow it to be destroyed.

Most importantly, the 38 cars that would be coming out of the various driveways for the development would be an extreme safety hazard for any pedestrians, especially children walking to school. The area is already so congested that it is difficult to park or even drive through, what is the developer thinking?

I am very much for creating low income housing, but I think Newton has been doing an excellent job of doing that. Aren't we now above the 1.5% land use quota? I think that greed is the motive behind this proposal, relying on the 40B law to avoid having to submit the plans through the normal channels. I implore you not to let them get away with it.

Sincerely yours,

Ernestine Gianelly
92 Windsor Road
Waban

Adrianna Henriquez

From: Judy Kohn <judyk10@rcn.com>
Sent: Wednesday, May 04, 2016 7:20 AM
To: Setti D. Warren; 1615BeaconStreet
Subject: Waban Square

Mr. Mayor and Planning Committee

While I don't believe that I am against progress or supported housing, I am against buildings that are too dense, large, and unfitting to a site and a neighborhood. The proposed apartment building on the site of the Staples/Craft property is totally incompatible with the landmark designation of the property, as well as all of the above mentioned reasons. Leaving five inches from a property line should not be allowed, along with a building soaring over virtually every other property in Waban and maybe even Newton. There is also the problem of traffic congestion to take into account.

I begin to feel that Waban is under seige. First we had the St. Phillip Neri property and now the Staples/Craft site. Considering that 1.5 seems to have been claimed to exist in Newton, I surely don't understand the 40B designation of these properties.

Please consider our community in reaching a decision.

Thank you

Judy Kohn
518 Quinobequin Rd.

Adrianna Henriquez

From: Alice Jacobs <alicedjacobs@gmail.com>
Sent: Tuesday, May 03, 2016 9:42 PM
To: Setti D. Warren
Cc: 1615BeaconStreet; Sallee Lipshutz; Christopher Pitts
Subject: My profound concerns about 1615 Beacon St.

Dear Mayor Warren,

I am writing you as my Mayor to voice my sincere concerns about the proposed development of many apartment units at what is now the Historic Staples/Craft Farmhouse.

My family has lived in Waban for 26 years. I have the greatest sense of a true village with architectural integrity and green space simply walking from my home at 1800 Beacon Street into our "downtown" of one small street of shops.

To even imagine a four story apartment building towering over the intersection of Beacon and Windsor Road is difficult and menacing. At the current level of buildings we have serious traffic concerns at this corner. To add 30 more cars debouching to the street at rush hour and other hours is simply inviting tragedy. There is a unique quality to every Newton village. Waban has it's own. I am writing you to protect our village and our children's ability to move freely about without fear of incident.

Thank you for considering my heart felt requests.

Alice Jacobs

--

Alice Jacobs
Volunteer Director
Waban Library Center
1608 Beacon St.
Waban, MA 02468
(617) 244-0700
www.wabanlibrarycenter.org

Adrianna Henriquez

From: susan wadsworth <wadsworthsb@gmail.com>
Sent: Tuesday, May 03, 2016 9:36 AM
To: 1615BeaconStreet

I am unable to attend the community meeting tonight due to a previous commitment, but I would like to have a voice in the conversation. As a neighbor and Waban resident, I am strongly against the proposed 40B developemnt at 1615 Beacon Street. I have lived in Newton for over 35 years. In the course of my time here, I have watched this community move from a more inclusive and diverse community to one increasingly for the rich. I have watched the character of Newton (not just Waban) change dramatically due to developers and the free, seemingly uninhibited licensing allowed to them by the mayor and governing body of Newton.

The historical integrity and aesthetics of the city has been steadily eroded as developers have torn down old and beautiful houses and buildings to build mac-mansions which are both unsightly and environmentally unsound as they are usually built to house a single family who by no accounts requires so much space. More importantly, from my vantage point, the city is becoming a haven for the wealthy. Socio-economic diversity is being lost along with other kinds of diversity.

Most Newton residents I know are also against the kind of development that is happening in our city, but the people appear to have no voice in this matter. Newton City Hall politicians and Mayor Setti Warren seem to do whatever they want as they bow to the wishes of developers who stand to profit from this madcap development rather than listening to and responding to the wishes of the community at large.

It is with great sadness that I have watched Newton change. I hope that the 1615 Beacon Street project will be denied and that a sense of the values that Newton has traditionally stood for will be returned to the city.

Adrianna Henriquez

From: Stuart Green <coolingsolutions@verizon.net>
Sent: Monday, May 02, 2016 3:44 PM
To: 1615BeaconStreet
Subject: Waban Resident Comments

Dear Planning Department:

As owners of a residence on Moffat Road since 1999, we are strongly against the proposed 40B development involving the Staples/Craft Farmhouse (Peck House), on many of the same grounds as we are against the 1521 Beacon Street 40B development of the St. Philip Neri site.

The height and footprint of the proposed structure; the increased traffic activity that will result from adding a 24-unit apartment complex; as well as the diminished green space – these all will permanently harm the character and reduce the potential property values of the surrounding neighborhood. Further, the developer's insistence on not meeting with neighbors or abutters is indicative of an abrasive and intransigent position which is against the spirit of openness which the City of Newton has previously favored and fostered. One party alone will be enriched from this transaction – the developer. We are not against progress, but we feel that this goes beyond reasonableness and the profile of the project needs to be drastically reduced ---or a new developer found.

Sincerely,

Stuart & Lisa Green
155 Moffat Road

Adrianna Henriquez

From: Kathryn Winters <winters41@me.com>
Sent: Friday, April 29, 2016 5:47 PM
To: Alexandra Ananth; Katy Hax Holmes
Cc: Sallee Lipshutz; John Rice
Subject: MHC review -- 1615 Beacon

Dear Alexandra & Katy,

As I understand it, whenever a developer seeks funding from a state agency for a project that affects a property on the State (or National) Register of Historic Places, they are required to file a Project Notification Form with the Mass Historic Commission, who will then review the project pursuant to M.G.L. Ch. 9, §§ 26-27C and consult with the funding agency in order to “eliminate, minimize, or mitigate adverse effects to properties listed in the State Register of Historic Places.” 950 CMR 71.02(1). If the developer has not notified MHC, Mass Housing Partnership can initiate the review. This is a separate process that is triggered by state funding (in this case, participation in MHP’s permanent rental financing program). (see generally, <http://www.sec.state.ma.us/mhc/mhcrevcom/revcomidx.htm>).

The MHC review process involves consultation with the Newton HC, and also offers opportunity for public comment. Do you know if MHC has been notified yet of the 1615 Beacon project? I know that there will be residents wishing to comment on the historic nature of the property, and we (the Waban Area Council) would like to be able to point them in the direction of MHC. Any information would be appreciated.

Thank you.

Best,
Kathy

Adrianna Henriquez

From: Ergolding@aol.com
Sent: Thursday, April 28, 2016 6:52 PM
To: 1615BeaconStreet
Subject: Strongly opposed to development

We are strongly opposed to the planned development of 1615 Beacon Street, which will change the character of Waban Village and affect the traffic and aesthetics of this village.

We will be joining the community meeting to oppose this proposal.

Sincerely,

Ellen Golding and Ross Berkowitz, 7 Larkspur Road, Waban

Adrianna Henriquez

From: drfine6060@aol.com
Sent: Wednesday, April 27, 2016 4:38 PM
To: 1615BeaconStreet
Subject: Proposed 40B development

Good afternoon:

Today I received previously unknown information regarding the proposed 40B development at 1615 Beacon St, Waban.

As a neighbor living in this proposed area for more then 26 years, I have strong feelings about this proposal.

In general I believe it will generate a significant amount of additional traffic because of the use of vehicles by the renters and their guests. Additionally, visitors to the apartment building will reduce the already limited available public parking in the area.

The Windsor club has been a jewel of a resource for the entire neighborhood. When my three kids were young they would walk there and later go to Bob's Variety store or Barry's Deli for a drink. I never worried about them because every one in the neighborhood always kept a watchful eye over all children.

I feel the presence of a 24 unit apartment building significantly changes the fabric of the neighborhood and seriously doubt those apartment dwellers would have any feeling of community or connection. This potential 24 unit building will literally be around the corner from a proposed even larger 40B development.

I am not opposed to progress, development, improvement or affordable housing, but I am opposed to developers coming into strong community neighborhoods, purchasing large tracts of land and "throwing up" apartment buildings in neighborhoods of single family homes exclusively. I never would want Waban to become a planned community with every home owner having to select the exterior house paint from only three choices, but the general community housing standards should at least be considered.

I strongly believe that 40B affordable housing is a positive act, but should be appropriate in terms of size, impact on the neighborhood, and what it adds or detracts from the needs of ALL the people it impacts.

Developers are primarily concerned with the monetary component and how it affects them not any positive social goals.

Unfortunately, we all know the likely sequence of events. The city of Newton will (hopefully) deny the developer's request for a 40B development which will then be appealed to the ZBA

We don't need TWO 40B developments literally around the corner from one another especially when the City of Newton has already recognized that it has met or exceeded the statue.

Sincerely,

Gerald S. Fine, D.D.S.
60 Moffat Road
Waban, MA. 02468
617.969.4106

Adrianna Henriquez

From: Alberta Richmond <arichmond@quiltpres.com>
Sent: Wednesday, April 27, 2016 10:08 AM
To: 1615BeaconStreet
Subject: Staples/Craft Farmhouse

Dear Sirs: My husband and I are very concerned about the major changes that this project will bring to our Waban neighborhood. I will be attending the Community Meeting to hear more about it . At this time, given the information about the addition and the by-passing of local zoning regulations we are very much NOT in favor of this possible project. Thank you very much. Alberta M. Richmond and Stephen M. Richmond, 8 Manitoba Rd. Waban, Ma.

Adrianna Henriquez

From: Newburger home email <newburge@massmed.org>
Sent: Tuesday, April 26, 2016 9:36 PM
To: 1615BeaconStreet
Subject: No!

Please try to avert the perpetration of a 24-unit apartment on our community. Wrapping around a historical building makes a mockery of historic preservation. A large apartment building would ruin the aesthetics, character, and traffic flow of this very small Newton village.

Thank you for taking these concerns into consideration.

Peter and Jane Newburger

165 Windsor Road
Waban, MA 02468
newburge@massmed.org

Adrianna Henriquez

From: David Weinstein <d.max.weinstein@gmail.com>
Sent: Tuesday, April 26, 2016 5:57 PM
To: 1615BeaconStreet
Subject: Comments about Proposed Development at 1615 Beacon

To Whom It May Concern:

I am a resident of Waban (David Weinstein, 72 Crofton Road) and am strongly opposed to the planned development at 1615 Beacon Street. It would be hard to imagine a development that: (1) is less appropriate for the location and that (2) would do more to harm the Village of Waban.

Size/ Density:

There are 24 units in the proposed development. But, Waban is a "village" of single family homes. Building a 24-unit complex in the heart of Waban would destroy the residential atmosphere of the our village.

Parking & Traffic Congestion:

The developer is proposing to provide for 31 parking spaces. Adding 31 parking spaces to Waban Village plus the additional cars and trucks that visitors to and tradespeople for the development would create significant traffic problems and significant traffic bottlenecks.

Where exactly are the tradespeople and the visitors to the residents of the new development supposed to park? On the street? There are not enough parking spaces now at peak times.

Traffic Back-ups:

Because of the new Angier school and the three new sets of lights at Waban, there already is significantly more traffic congestion and traffic back-ups than there used to be before Angier was re-built. The addition of the 31 new parking spaces plus the additional cars and trucks for visitors and tradespeople will create even traffic back-ups in Waban Square and near Angier School.

Loss of Business by the Waban Merchants:

Currently I patronize the merchants in Waban Square because of convenience. But, this proposed development and the traffic and parking congestion that it will cause will make shopping in Waban Square inconvenient. It is likely that all the merchants in Waban Square will suffer economically if the proposed development is built.

Architectural Preservation:

There currently is no publicly available drawing for the development. The only reference to the design is that the new development and parking spaces will "wrap around" the existing architecturally significant building. It is hard to imagine how the current architecturally significant building will be visually preserved when 24 housing units and 31 parking spaces are provided.

* * *

In conclusion, I strongly urge all persons involved in reviewing and potentially approving this proposed development to reject the proposal. This proposed development (if approved) will destroy the unique "feel" of Waban, will create traffic and parking congestion problems that can not be solved or alleviated, will harm the economic vitality of the businesses in Waban, and doubtlessly will destroy the current architecturally significant building at 1615 Beacon Street.

**David Weinstein
72 Crofton Road
Waban, MA**

--
David

Adrianna Henriquez

From: Shannon McGill <shannon.e.mcgill@gmail.com>
Sent: Tuesday, April 26, 2016 11:38 AM
To: 1615BeaconStreet
Subject: Opposition to 1615 Beacon St. Development in Waban

To whom it may concern:

I'm writing to express serious concern about the proposed development/zoning of 1615 Beacon St. The proposed 24-unit apartment building and underground parking facility is not inline with the character of our village, nor does it appropriately fit on the property! Furthermore, the sheer number of units and parking spaces will cause a safety issue and additional traffic woes in an already congested part of the neighborhood. The builder should easily (and profitably) be able to outfit the existing building in such a way to meet his needs on a much smaller, more reasonable scale.

Please, stop the insanity!

Thank you for your consideration.
Shannon McGill
1875 Beacon Street, Waban

Adrianna Henriquez

From: Seton, Margaret,M.D. <MSETON@PARTNERS.ORG>
Sent: Monday, April 25, 2016 8:16 AM
To: 1615BeaconStreet
Subject: housing at the corner of Beacon and Windsor

Comments:

- The construction be thoughtful, in keeping with the neighborhood around it.
- Nothing over 3 stories, and no removal of old trees
- The construction be green
- Developers include a bicycle path on Beacon from this site to Washington St (route 16)
- Affordable units be included and constitute half of the rentals

Thank you. M.Seton, MD

The information in this e-mail is intended only for the person to whom it is addressed. If you believe this e-mail was sent to you in error and the e-mail contains patient information, please contact the Partners Compliance HelpLine at <http://www.partners.org/complianceline> . If the e-mail was sent to you in error but does not contain patient information, please contact the sender and properly dispose of the e-mail.

Thomas D. Sabin, MD
28 Collins Road
Waban, MA 02468
617.332.0396

May 13, 2016

Ms. Alexandra Ananth

Chief Planner for Current Planning
Newton Planning and Development Department
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Re: 1615 Beacon Street Application for 40B Project Eligibility

Dear Ms. Ananth

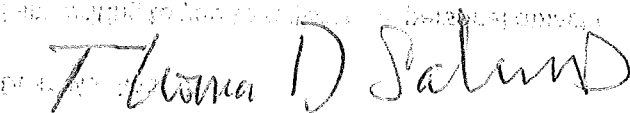
I am writing to you to register my personal objections to the proposed 40B development at 1615 Beacon Street.

I have lived at 28 Collins Road since 1970 and have belonged to the Windsor Club. I am shocked at the magnitude of the proposed rental apartment project planned for 1615 Beacon Street. This is an historic property that should be preserved not surrounded by luxury apartments. The additional traffic congestion and the associated parking problems will be the least of the problems from this project. A 40 foot high building has no business being constructed at this location.

When I learned about the size, height and location of the proposed building I could not believe that the City could ever allow such an inappropriate structure to be built. I now understand that this might be a possibility and want to let you know that as a citizen and voter I strenuously object and ask that you deny the application.

I am sure that I am among the majority of Waban families who see this as a terrible idea that would forever harm our neighborhood. Please do not let these developers ruin our neighborhood.

Very truly yours



Thomas D. Sabin, MD