From: Cassidy Flynn
To: Jennifer Breslouf
Subject: FW: Vote NO on the rezoning of 11 Florence Street
Date: Monday, July 18, 2022 11:28:25 AM

From: peter mebel <petermebel@yahoo.com>
Sent: Monday, July 18, 2022 11:28 AM
To: City Council <citycouncil@newtonma.gov>; Cassidy Flynn <cflynn@newtonma.gov>; John Oliver <joliver@newtonma.gov>; Susan Albright <salbright@newtonma.gov>; Tarik Lucas <tlucas@newtonma.gov>; Pamela Wright <pwright@newtonma.gov>; Leonard J. Gentile <lgentile@newtonma.gov>; Marc C. Laredo <mlaredo@newtonma.gov>; David Kalis <dkalis@newtonma.gov>; Holly Ryan <hryan@newtonma.gov>; Alison M. Leary <aleary@newtonma.gov>; Maria Scibelli Greenberg <msgreenberg@newtonma.gov>; Emily Norton <enorton@newtonma.gov>; Andrea W. Kelley <akelley@newtonma.gov>; Julia Malakie <jmalakie@newtonma.gov>; jkrintsman@newtonma.gov; Deborah J. Crossley <dcrossley@newtonma.gov>; Andreae Downs <adowns@newtonma.gov>; Bill Humphrey <bhumphrey@newtonma.gov>; Vicki Danberg <vdanberg@newtonma.gov>; Alicia Bowman <abowman@newtonma.gov>; Brenda Noel <bnoel@newtonma.gov>; Rebecca Walker Grossman <rwgrossman@newtonma.gov>; R. Lisle Baker <lbaker@newtonma.gov>; Richard Lipof <rlipof@newtonma.gov>
Subject: Vote NO on the rezoning of 11 Florence Street

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Dear City Councilors:

My name is Peter Mebel. I live at the Residences at the Chestnut Hill Condominium Association, unit 342A Boylston Street. I request that you vote <u>NO</u> on the proposed rezoning of 11 Florence Street from Multi-Residence 1 to Business 2, Petition 304-21. This parcel is being singled out for rezoning, which I understand is questionable from a legal standpoint. The obvious reason for the rezoning is to allow a much taller and more dense building area than would be allowed under current zoning. The proposal is for 4 stories and almost full lot coverage. It is too big and out of place with the surrounding area and community. In fact, it's so big that not only does Sunrise need a rezoning, but they also need numerous dimensional variances, which further serves to highlight how this project does not fit the site. I am not opposed to development of 11 Florence Street or elderly housing. I always expected that the lot would be developed, just that it would be developed consistent with current zoning and the density guidelines established by the City.

Why Sunrise? Just because they asked? I have done extensive research into the world of senior housing and I cannot find anyone who has one positive assessment of Sunrise. From the way they treat their residents and employees to the awful neighbors they are, I cannot understand why they haven't been banned from building another facility in Newton.

After what happened at the Washington Street facility, which is well-documented and some of you worked on the settlement, I'm appalled and outraged that they're possibly going to be rewarded with another project.

Why aren't you worried that they'll repeat the same atrocities they committed on Washington Street? What have you done to insure that won't happen?

They've already started off terribly. A last minute notice to The Residences notifying us of the Land Use meeting while wanting credit for meeting with The Towers, a distant neighbor that would not be affected by their construction and aftermath. Setting up a well-used bait and switch strategy they've used before regarding placement of dumpsters and transformers to appear they're making concessions.

Neighbors have pointed out several potential hazards of this project:

1. Drastically changing the neighborhood with a dense overall large structure that is zoned as residential land.

2. A highly questionable traffic study that claims their facility would generate fewer cars than Winston's flowers that never has more than a few cars in its parking lot at a time. Wegman's was refused a driveway on Florence Street due to traffic issues it would cause and Sunrise is asking for three!

3. Building next to a gas line.

4. A history of causing structural damage to neighbors' houses during construction such as the Sunrise facility on Washington Street in Newton.

5. Creating a rat infestation that neighbors are still dealing with.

6. Taking away ALL or most of the sunlight from abutters' homes while drastically reducing their value.

7. During construction on the Washington Street, when neighbors pointed

out to construction crews that they were breaking promises they had made around when they would work, they shrugged their shoulders, said they would pay the fines, and kept working. No fines were ever levied, promises never enforced.

Annoyances abound after construction, too. A loading dock operating 24/7 with trucks coming and going and lights flooding into our units, a dumpster that will bring odors and unwanted animals, a transformer in our backyard, and trucks making deliveries 24/7 on Florence Street which is already a dangerously hazardous corner with cars speeding off Route 9. There was just an accident there recently. Crossing the street is treacherous now.

With all these reservations and fears that we've presented, wouldn't you be vehemently opposed to this project if it was being proposed next to your home? What motives could you possibly have to support a project fraught with a history of outrageous disregard for the community in which it's being built?

I also do not understand how the City Council can even consider a Special Permit to construct this type of housing with dimensional requirements under a Business 2 zone, while the property is still zoned MR1. Shouldn't the property owner at least have to wait to see if the Property is re-zoned until a Special Permit is filed under the rules in that zone? Isn't that premature?

Thank you for your time and consideration. We would like to believe that you're representing the people who live in our neighborhood and looking out for our best interests. Isn't that why we voted for you?

Peter Mebel

342A Boylston Street

Newton 02459