

From: [Denise Lugar](#)
Cc: [City Council](#)
Subject: 120 Norwood Ave Special Permit - please deny
Date: Thursday, September 15, 2022 8:32:28 AM
Attachments: [120_norwood_special_permit-please_deny-20220914.pdf](#)

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Date: September 14, 2022

Re: 120 Norwood Special Permit Request

To: Newton Ward 2 Newton City Councilors; Land Use Committee

Cc: Newton City Council

I request that you deny the Petition for the Special Permit/Site Plan for demolition and allowing four single family attached dwellings in two buildings at 120 Norwood Ave. I understand the issues for which they need approval are the number of units, height of the two buildings, and driveways and parking too close to the property lines.

My main concerns is that four units as shown in the drawings (instead of the maximum two allowed) are excessive for the neighborhood and site:

- Four household could yield 8-12 vehicles (our neighborhood typical has 2-3 vehicles per household) that will add additional traffic to the already congested and narrow neighborhood streets
- The two buildings (that reach max. FAR) feel squeezed onto the site, and ill-placed on the site. The fronts of two buildings/four units are not oriented to Norwood Ave (that is typical of the neighborhood), and instead directly face several Clarendon St. backyards
- The building height will exceed neighboring residences and the City should not set that precedent
- There is an excessive amount of blacktop on the site, with an 18' wide driveway/access road to the two buildings that is the full depth of the site. There is also seemingly excessive blacktop in front of and around both buildings.

This development would not benefit the neighborhood in any way, and would unnecessarily add to the density of the neighborhood. Clearly the Developer's goal is to maximize profit over the good of the neighborhood. I strongly request the City of Newton deny this Special Permit request.

Thank you,
Denise Lugar
46 Clarendon Street