Special Permit 432 Dedham St

I am a longstanding resident of Newton- 48 yrs and have been in my current home

at 432 Dedham St since 1975.

I am petitioning the City Council for a special permit to build two homes in the front

of my 1890 Turn of the Century Victoria.

The proposal is for two homes sited on the front lawn of my 1 ½ acre parcel; each

lot will be more than 15,000 sq. ft; each home will contain 3500-3800 sq. ft. of living

space- with master bedroom on first floor- design features to “facilitate aging in

place” functionality with a generous driveway to accommodate chair vans ,personal

aide parking, an absence of thresholds -room to room and stepless entry into the

house from the garage.

It appeared that the development was well received by the Land Use

Committee though there was some concern about the location and degree of

driveway and total paved area, preservation of the specimen Copper Beech tree,

water dissipation, and placement of the retention wall along the south border.

As a consequence architectural re -review- to reduce the total paved area

by rotation or relocation of the foot print of the houses unfortunately resulted

in compromise to the Copper Beech tree therefore no change was made in the home

placement. Soil excavation and site engineering

demonstrated that prior water accumulation in the front of the house was due

to poor soil percolation. Accommodation to neighbor ‘s concern viz, placement of

the retention wall resulted in its relocation- now surrounding and protecting the

Copper Beech ( the protection of that tree has been of paramount importance to me

during he entire home sale process).

I believe that the proposal is a good one. It is sensitive to the Zoning and Planning

Boards goals of constructing age friendly housing stock. It is responsive to the

desire to discourage the construction of overly large, out of scale housing.

The silhouette of the homes will be in balance with the surrouding structures.

Great attention to the landscaping with many “ blocking “ evergreens and additional

deciduous trees will also add to the aesthetic aspect of the development. Built in

protection and owner sensitivity for the Copper Beech almost insures its continued

vitality and presence.

I would ask that you review in detail the plans submitted. I think you will see that

this will a positive addition to the Newton housing inventory. I would very much

appreciate a positive vote at the City Council Meeting

Thank you Stay Safe

Fred Kaplan