

Nadia Khan

From: Terry Morris <tpmorris.landuse.law@comcast.net>
Sent: Monday, May 18, 2020 5:14 PM
To: Katie Whewell
Cc: Richard Lipof; Nadia Khan; vinnie@mastrolandscape.com; phil@pmclandscape.com; Andrea W. Kelley; Christopher J. Markiewicz; cdcal@aol.com; vtppls@aol.com
Subject: RE: 148 Pine Street Public Hearing
Attachments: 148.Pine.St.Elevation View (Units 1&2).pdf; 148.Pine.St.Landscaping Partial (Unit 1).pdf

[DO NOT OPEN links/attachments unless you are sure the content is safe.]

Hi Katie,

I have attached a file containing three sheets, which, when taken together, give you an elevation view of Unit-1 from Pine Street with Unit-2 in the background (Sheet #1). I have also attached an excerpt of the Landscape plan showing the treatment of the through-view from the street (Sheet #4).

- Sheets #2 & #3 establish the relative heights and widths of the two units.
- Sheet #2 shows that the width of Unit-1 is 25' while that of Unit-3 is 34' and a 5' projection for the bay, with the result that less than 10% of Unit-2 is exposed to a head-on view from the street.
- Sheet #3 shows the relative topographical heights of the buildings with Unit-1 having an 8.5' higher ridge height. It also graphically illustrates that the 2nd floor of Unit-1 is at the same elevation as the attic floor of Unit-2.

All of which leads us to the view in Sheet #1, not surprisingly that most of unit 1 hides unit 2 from the street. When you overlay the landscape treatment in that area, which includes a flowering dogwood and a row of 4' inkberry shrubs, you will conclude that very little of unit 2 is evident.

I trust that this is responsive to your request. Please advise. Thank you.

Be Well,
Terry

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From: Katie Whewell [mailto:kwhewell@newtonma.gov]
Sent: Monday, May 18, 2020 1:38 PM
To: Terry Morris <tpmorris.landuse.law@comcast.net>
Cc: Richard Lipof <rlipof@newtonma.gov>; Nadia Khan <nkhan@newtonma.gov>; vinnie@mastrolandscape.com; phil@pmclandscape.com
Subject: RE: 148 Pine Street Public Hearing

Hi Terry,

I received the section profile, I was hoping for something that presented the view from the street, as if you were standing on Pine Street looking at the property. I am interested in how Unit 2 presents to the street and Unit 1. Is there a way to get that?

Thank you,
Katie

From: Terry Morris <tpmorris.landuse.law@comcast.net>
Sent: Monday, May 18, 2020 12:30 PM
To: Katie Whewell <kwhewell@newtonma.gov>
Cc: Richard Lipof <rlipof@newtonma.gov>; Nadia Khan <nkhan@newtonma.gov>; vinnie@mastrolandscape.com;
phil@pmclandscape.com
Subject: 148 Pine Street Public Hearing

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Hi Katie,
I hope this note finds you well and having enjoyed a restorative weekend.
I am following up on the email below with regard to the Pine Street petition. In reviewing the committee report I see that the members identified 4 items to be addressed in advance of a resumption of the public hearing. These included a review of the Order of Conditions from the Conservation Commission; submission of a section profile showing the relationship of the buildings to the street; optional site visits by the members and preparation of a proposed council order. With the exception of the latter I believe the other items have been addressed. More particularly I hosted a site visit with councilors Markowitz and Kelley 2 weeks ago on May 5th. Kindly advise as to when you expect the matter to be back on the Land Use agenda. Thank you.

Be Well,
Terry

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From: Terry Morris [<mailto:tpmorris.landuse.law@comcast.net>]
Sent: Wednesday, May 13, 2020 5:39 PM
To: 'Katie Whewell' <kwhewell@newtonma.gov>
Cc: 'vtppls@aol.com' <vtppls@aol.com>; 'vinnie@mastrolandscape.com' <vinnie@mastrolandscape.com>;
'vinnie@mastrolandscape.com' <vinnie@mastrolandscape.com>
Subject: 140 Pine Street Cross-section

Hi Katie,

Please see the attached section running on a north-south axis from front to back prepared by our civil team. Kindly let me know whether you need any further information shown in this plan. If not I will have it stamped and resubmitted to you. Thank you

Be Well,

Terry

Terrence P. Morris, Esq.

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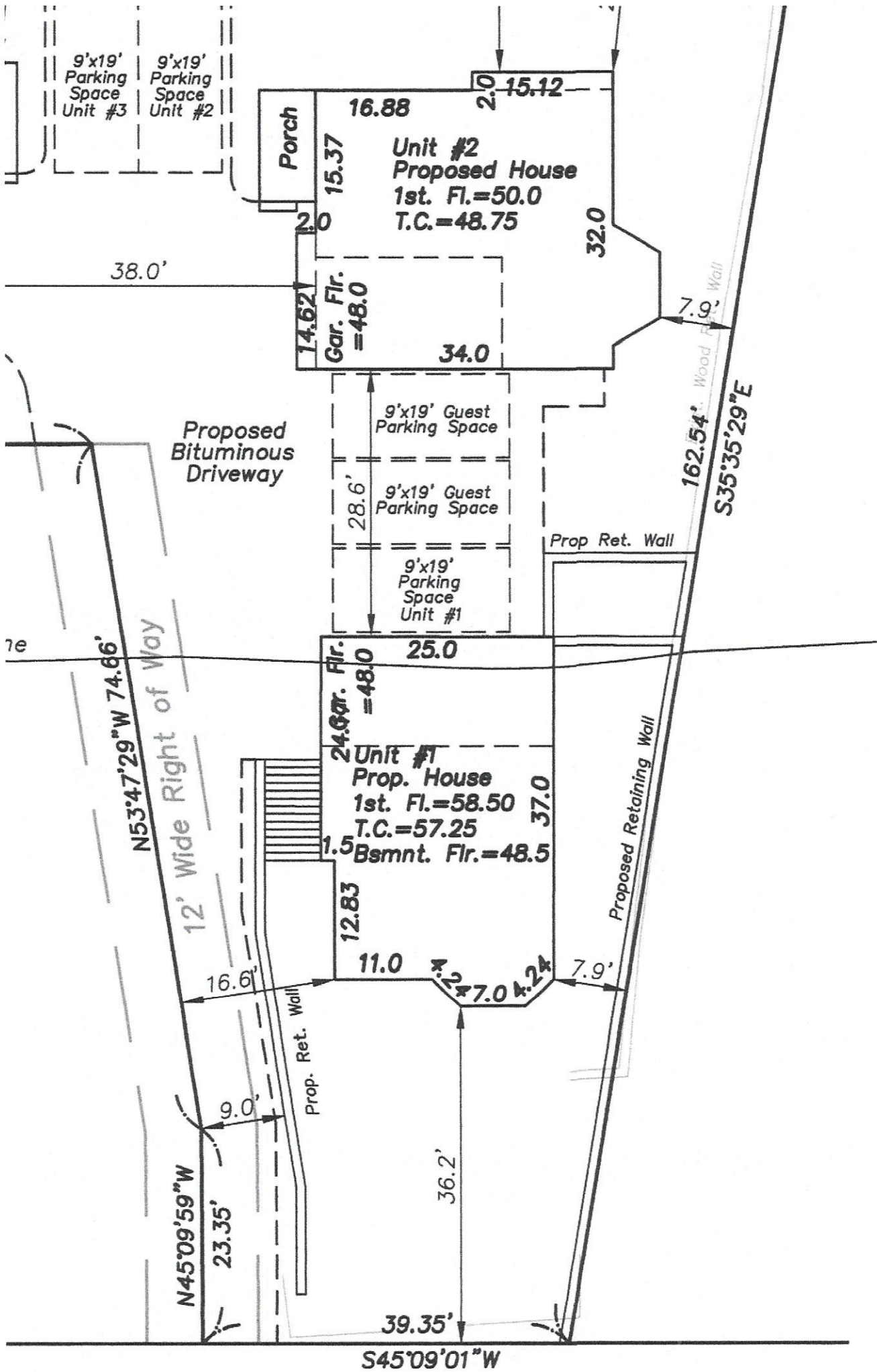
617 202-9132

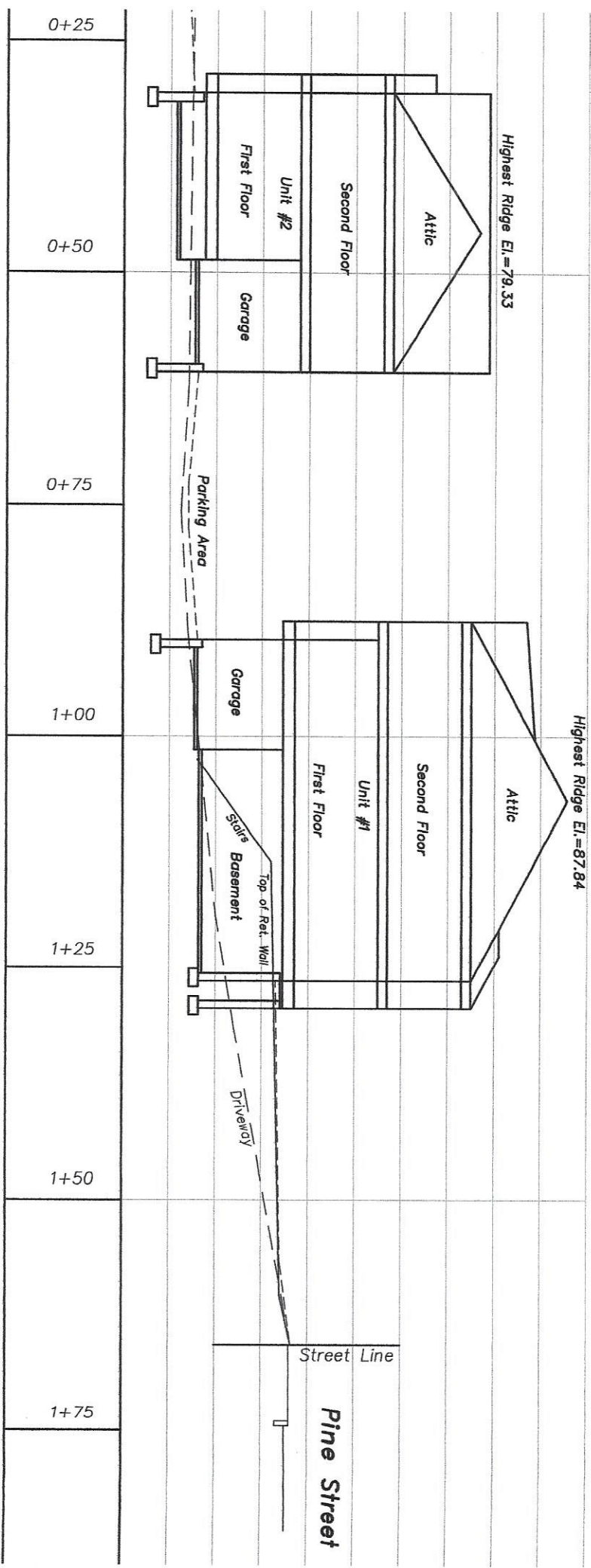
tpmorris.landuse.law@comcast.net

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.



FRONT ELEVATION (PINE ST.)





Proposed Cross Section

Scale : Ver - 1"=10'
 Hor - 1"=10'

rough Driveway
 rough Houses