



CITY OF NEWTON, MASSACHUSETTS

City Hall

1000 Commonwealth Avenue, Newton, MA 02459-1449

Telephone: (617) 796-1065 TDD/TTY: (617) 796-1089 Fax: (617) 796-1086
www.ci.newton.ma.us

Ruthanne Fuller
Mayor

ZONING BOARD OF APPEALS

To: Zoning Board of Appeals Members
From: Adrianna Henriquez, Clerk
Date: July 7, 2020 – **Packet 3**
Subject: Materials for **July 8, 2020** Public Hearing

Hello,

Please see the following materials for the upcoming hearing on July 8, 2020 Public Hearing. The following board members are scheduled to sit: **Brooke Lipsitt (Chair), William McLaughlin, Barbara Huggins Carboni, Michael Rossi, Michael Quinn, and Timothy Durken**

1. Letter dated July 7, 2020 from Paula Farina Pollis, 79 Fessenden Street
2. Letter dated July 6, 2020 from Peter Barrer, 60 Endicott Street
3. Letter dated July 3, 2020 from Susan Tornheim, 120 Hyde Street

Thank you,

Adrianna Henriquez

ahenriquez@newtonma.gov | (617) 796 1133

Maria Farina, LLC
79 Fessenden Street
Newton, MA 02460

July 7, 2020

Ms. Brooke K. Lipsitt, Chairman
Newton Zoning Board of Appeals
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Via email: dunstaneast@newtonma.gov
Re: 40B Comprehensive Permit Application Dunstan East, LLC

Dear Chairman Lipsitt and Zoning Board of Appeals Members,

My family has owned the property located at 18 Dunstan Street in Newton for over 50 years. As a direct abutter to the proposed Dunstan East development, I have attended most of the Zoom ZBA meetings regarding this development over the past year so and feel that I have a good understanding of the many aspects which are involved in a project of this scale including the following: impact on neighborhood and abutting properties, affordable housing, environmental concerns, traffic & public transportation, retail and community space, building design, precedent for future development in Newton, etc. I expressed my concerns during the public comment portion of the meetings, but I am writing to you today to reiterate two of my main concerns regarding the project.

First, I am very much in favor of the project and feel the developer has made great efforts to satisfy the concerns of the Board as well as various other groups. However, my two main concerns remain the 6-story height of the proposed building for the corner of Washington Street and Dunstan Street as well as the impact to Dunstan Street parking and traffic. Here are my reasons:

- 1) Street Width: Dunstan Street is a small, narrow side street with a sloping hill that starts on Washington Street. Constructing a 6-story building on the corner not only casts shadows on my entire property during certain times of the year (See Shadow Study), but approving this height will set a dangerous precedent for any future development on the opposite side of Dunstan Street (west) and throughout the City.

Having 6-story buildings at the top of a hill, on the corner of a small street, will create a “skyscraper” effect driving down the street. **The proposed 6-story height is too large for such a small side street.** When you look at other developments along Washington Street (including Washington & Walnut and Newton Corner) the max height is 5 stories. The current building on the corner of Dunstan &

Washington is 2 stories with a third story set back. The current proposal is essentially tripling the façade height of what is currently there. I have included photographs.

The developer provided alternate architectural renderings where the height of the corner building was reduced. I would ask you to consider that proposal, which will help to mitigate the impact to my property and protect Dunstan Street from further out-of-scale structures/development.

- 2) Traffic, On-Street Parking & Repaving: During the meetings, there was little attention given to what the parking and traffic situation will look should the proposal move forward. This is MAJOR concern of residents in the neighborhood. I would ask that repaving of the entire street be part of the mitigation package. The condition of Dunstan is currently poor. The number of construction vehicles that will be driving up and down the street for months should warrant complete repaving and some beautification.

I would also ask that some on-street parking remain on Dunstan Street as this is essential for residents, tenants and future customers to any retail stores that open in the development.

In closing, as a lifelong resident of Newton, I want to thank the Members of the Board for their dedication to this process and hope that you will consider my comments before approving the project. Your decision will have a DIRECT, daily impact on my property and our neighborhood for years to come.

Thank You,

Paula Farina Pollis

Dunstan Street going toward Washington Street



Top of Dunstan Street hill. Shows slope and narrow width of street.



Current building at top of Dunstan Street/Washington Street. Proposed façade will be 3x as tall or double the height of the residential house shown.



Washington Street & Walnut Street development is only 5 stories high.



Proposed building for the corner of Dunstan Street & Washington Street would be one story taller than what is shown.



Suggested edits to Dunstan East Sustainability Conditions

Peter Barrer <pbarrer@gmail.com>

Mon 7/6/2020 6:05 PM

To: Brooke Lipsitt <brooke.paul.lipsitt@gmail.com>; Adrianna Henriquez <ahenriquez@newtonma.gov>

Cc: Dunstan East <dunstaneast@newtonma.gov>; Neil Cronin <ncronin@newtonma.gov>; Katie Whewell <kwhewell@newtonma.gov>; Barney Heath <bheath@newtonma.gov>

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

Dear Chair Brooke and members of the ZBA,

I appreciate that the Planning Dept. posted the draft Decision on Dunstan East for the public to review before your meeting on July 8.

I have two editing and clarification suggestions to make for your consideration as you review the document's Sustainability Conditions; I hope these are helpful.

1. Regarding para. 48 on Embodied Carbon Analysis, at the end of the first sentence, for clarity I'd suggest eliminating the word "approach" .
2. Also regarding para. 48 on Embodied Carbon Analysis, I'd suggest inserting this second sentence: "The analysis will include but not be limited to materials for concrete, framing, cladding, and insulation." (Why: These four building components should be included in the study because they often provide the greatest contribution to embodied carbon. Without explicit mention, I am concerned that the study may be limited to only one of them, exterior cladding, which is the only building component mentioned in the New Ecology June 26, 2020 document on page 5 describing embodied carbon analysis.)

Finally, I hope that if the Legal and Planning Departments create a new draft Decision, that the draft will also be made available to the public before the July 8 meeting.

Thank you very much for considering these suggestions.

Peter Barrer

Peter J. Barrer
60 Endicott St.
Newton, MA 02461
(c) 617-630-0923

Support for Dunstan East and Sustainability

Susan Tornheim <sftornheim@gmail.com>

Fri 7/3/2020 3:20 PM

To: Dunstan East <dunstaneast@newtonma.gov>; Adrianna Henriquez <ahenriquez@newtonma.gov>

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

Dear members of the Newton Zoning Board of Appeals:

I have not written to you before about Dunstan East. I urge you to vote to approve the Dunstan East project. Newton needs the housing and desperately needs affordable housing, and Newton---like other Boston suburbs---needs to help provide housing for the Boston area. The planned design is climate responsive, helping Newton reach its climate-action goals.

I also urge you to include in the ZBA Decision approving the project three sustainability conditions that Green Newton has highlighted that will strengthen the climate impact of the project. These conditions are:

- Provide the city with a report of the Passive House feasibility study and energy modeling, detailing the impact on the design.
- Provide the city with a report of the Embodied Carbon options analysis of building materials specified for construction.
- Ensure that residences will be all electric, including energy recovery ventilation, heat pump heating and cooling, and electric cooking and hot water.

Sincerely,
Susan Tornheim
120 Hyde St.
Newton Highlands, MA 02461