

Newton Board of Aldermen Land Use Committee

Preface:

At the Land Use Committee held on July 29, 2014, The Riley Carriage House Condominium Association distributed a 5 page document and verbally presented our positions regarding the Rashes' proposed renovation plans. Since that time, we have not been engaged in any further discussions with the Rashes or their representatives regarding our concerns. Furthermore we were not notified of this follow-up meeting nor were we copied on Mr. Buchbinder's September 15, 2014 letter to the Committee even though the abutters on the east side - Dr. and Mrs. Stephen J Bergman - were included.

It is our contention that this was a deliberate slight so that our issues that we documented and presented at the July meeting would not be dealt with or reviewed.

With that, we implore the Committee to continue its review of these issues.

Summary of Issues:

Proposed Garage Structure:

The Rashes propose a massive additional project that goes well beyond modest alterations of their existing nonconforming garage and includes a second floor living apartment. They propose to move this massive structure 15 ft. from our property line (it is currently about 35 ft.). This structure would loom over the two condominium units on our eastern side, blotting the view, taking away their eastern light, and architecturally overshadow our building. This would unfairly depreciate both the value and enjoyment of our homes.

Proposed Solutions:

- The current garage is allowed to be demolished and its reconstruction to be of matching stone as the Mansion
- The new garage is allowed only a modest increase in footage to permit 3 car-sized bays
- The new garage remains located in its current proximity to our property boundary lines
- The garage remains one story and has a roof line no higher than the present structure
- All stone cutting will be done either off site or performed in the current garage with all windows and doors closed, and after 8AM or to the east side of the garage or Mansion

HVAC Machinery:

The Rashes propose to move their exterior HVAC machinery a few feet from our property line, near the northwest corner of their Mansion. Given that they intend to heat and cool not only their mansion but also their new garage structure and "mud-room" connection and heat portions of the

driveway, this will necessarily mean that the condominium owners will have intrusive ever-present noise from this machinery. The proposed machinery will have minor sound mitigation since there will be a terrace floor above it and will be only shield on our side of the property by a wrought iron gate. Think Boom Box effect!

Proposed Solution:

- The HVAC Machinery be located on the eastern side of the Mansion or new garage

Lighting

We have not been fully apprised of plans for all exterior lighting. It is our contention that we have a right to natural darkness.

Proposed Solution:

- All exterior lighting should be directed from the perimeter of 93 inwards and not illuminate our property.

Use of our Driveway

The lower portion of our driveway has been grossly overburdened by multiple huge trucks which daily go up and down our driveway, degrading it not to mention the noise factor.

Proposed Solution:

The Rashes immediately cease using our lower driveway for construction vehicles and instead access the rear of their Mansion and garage renovations via their unique driveway and any temporary pathway that is solely on their property.