

Linda M. Finucane

From: Marc Laredo <laredofamily@rcn.com>
Sent: Monday, February 23, 2015 5:55 PM
To: 'J. A.'
Cc: Linda M. Finucane
Subject: RE: reDevelopment of the Atrium at Chestnut Hill

Mr. Adler,

Thank you for your email. I am copying our Committee Clerk on this email so she can send it to the other members of the Land Use Committee. She also can advise you when we will be taking up this matter again. The public hearing is still open so at that time you are welcome to speak as well. We do have a biosafety committee which will be providing input to the Land Use Committee regarding this project.

Marc

From: J. A. [REDACTED]
Sent: Monday, February 23, 2015 9:06 AM
To: mlaredo@newtonma.gov
Subject: reDevelopment of the Atrium at Chestnut Hill

Hi Marc,

My apologies we keep missing each other. I know we have each left a few messages for each other in reference to the proposed tenant of the former Atrium at 199 Boylston Street Chestnut Hill MA.

In addition to being a residential abutter [REDACTED] the Imperial Towers Condominium Association which is home to 152 units.

I would like to express my deep concerns for the intended use as stated by the Atrium Wellness Center, LLC.

- **TRAFFIC INTENSITY:** Despite adding a third traffic lane on Route 9 it has increasing become more dangerous to try to exit from Imperial Towers and enter Route 9. Nearly every day I almost get hit by an oncoming car who thinks that it is acceptable to travel at 50+ miles per hour. A patrolman has even had to be hired at taxpayer cost in order to allow weekend traffic to exit from Wegman's. Regardless of what tenant joins 190 Boylston...without question, a second "gated" egress would have been granted for Imperial Towers to have access to Florence Street.
- **TENANT SELECTION:** It is my understanding that Atrium Wellness Center LLC hopes to offer their space as bio-lab space for level one and level two recombinant DNA.
- **OUTDATED ORDINANCES:** As you are probably fully aware, the Town of Newton has not updated their ordinances since 1982, which is 33 years outdated for today's current studies/research.
- **HEALTH & SAFETY RISKS:**
 - What specific bio material will be studied?
 - What safety regulation committees monitor these companies?
 - Who will update the community if the company decides to study a newer form of DNA/bio mass, etc?
 - What emergency protocols will be in place should a breach occur?

- What penalties will be imposed if an outbreak occurs or if they fail their FDA review?
- What insurance policy will cover surrounding communities for accidents that occur or failure to meet FDA reviews?
- What is the previous history of the tenant's FDA safety record? leadership team? etc?
- What is the firm gets acquired by a larger biotech firm that chooses to conduct a different type of research.
- How will clinical bio waste be disposed? what is the waste disposal company's safety record?
- What level of emissions/pollution will increase as a result of 24/7 work in the building?
- What traffic studies have been done since Wegman's has opened? What impact will this building now have on Route 9
- How often will this building need to renew its ordinance in compliance with the the Town?
- What research has the Town of Newton compiled to further investigate other communities around the country who have faced similar concerns - please provide copies of these studies
- Does the town have a biotech committee to review? Who is on this committee? What representation do we have as it relates to Health & Safety, Environmental, Traffic, and Commerce?
- Will a vote be taken at the next election?
- What type of legal team has the Town of Newton hired to review this type of tenant? Does the legal team have biotech specific knowledge?

Thanks for your kind attention to this matter as we all want to see a new tenant arrive so long as it doesn't adversely effect the safety & healthy of the community that chooses to call Chestnut Hill their home.

Sincerely, Jonas
[REDACTED]

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.