

Patrick J. Slattery
227 & 221 Walnut Street
Newtonville MA 02460

To:
Chairman Marc Laredo
& All Members of The Land Use Committee

RE: Objection to Washington Place Project at the Orr Block.

Dear Mr. Chairman,

I would like you to know that it is my intention to move with my wife Kathleen into the first floor of my property at 227 Walnut Street in the near future. One of my sons has special needs. He will be visiting with us on the weekends. He will require special attention. My son Gerard will also be moving into the carriage house at 227 Walnut Street.

I want to bring to your attention several matters of the gravest possible concern to health welfare and safety of my guests, tenants and of my self and my family. I also want to bring to your attention several matters of the most dire negative economic impact on my properties at 227 and 221 Walnut Street.

1. The height of the proposed building at 5 stories and 60 feet high will put my property in perpetual shadow. Right now I can look out from what will be my living room and see the sky, just like my neighbors on Foster Street. If the proposed building is built I will be looking at brick and be in perpetual shadow. Is this fair? I should get the same 90 feet setback from my property that the rest of the abutters on Foster Street are getting.
2. There is no driveway next to my property at 227 Walnut Street today. If the proposed building is built, I will have to live with an excessive amount of vehicle fumes and pollution coming into my windows from cars idling in the proposed driveway waiting to enter and exit the property. These fumes can lead to cancer, heart disease, stroke and asthma. This traffic will also limit my access to my property. This entrance must be moved. It is not fair, just or acceptable.
3. My carriage house at 227 Walnut Street will also be subjected to excessive amounts of vehicle fumes and pollution. These fumes can lead to cancer, heart disease, stroke and asthma. It will also cause great harm by its bells and lights going off whenever vehicles enter or exit the garage. The position of

the garage on the proposed building will also be a great nuisance to my son Gerard. The garage entrance must be moved away from my property and away from all the abutting residents who live in the Historic District of Newtonville. This is not fair, just or acceptable.

4. The loading zones on Walnut Street and on the proposed rear parking lot, will have loading zones that will take trucks with 40 foot trailers. That means a truck and trailer would barely fit from your podium to the chamber door. Mr. Korff has told us that this will be the size of the delivery truck. He has also told us that deliveries will only take place during the day after 10 AM. I do not find that to be believable. That would block access to his property during working hours. It is far more likely that deliveries will take place at night and be a great annoyance to my family, my tenants and myself. The noise of the trucks beeping crashing truck doors beeping forklifts hand trucks on metal ramps will be simply unjust. Mr. Korff said to you Mr. Chairman that these loading zones would only be for Fed-Ex Trucks. That is not what he told us and all the abutters when we meet with him at Bette White's house just before New Year. He told us that that 40 foot Tractor Trailers will be loading and unloading at all loading zones.

These massive loading zones must be moved away from my property at 227 Walnut Street and from all the abutting residents of the Historic District of Newtonville. They should be moved to a more suitable location closer to Washington Street.

5. The entrance/exit on Walnut Street is not fair, just or acceptable. It must be moved back to the original Plan with all entrance/exits on Washington Street.

Mr. Chairman, I ask you is it fair that I will have to endure all the negative impacts of this project? The negative impacts on my property will be substantial and permanent. They will cause me economic harm in the renting and running of my property; as well as depressing the value of my property. I ask you again: Is this fair or just?

Mr. Chairman, I am only asking you and this committee to protect my rights as a property owner.

Mr. Chairman, I urge you and all members of this Honorable Committee to compel the developer to amend his proposal to one that is fair to myself, to all abutters and to all the people of the City of Newton.

Thank you for your attention to this matter.

Sincerely,
Patrick J. Slattery