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From:
Patrick J. Slattery Trustee
P&K Realty Trust
143 Bridge Street
Newton MA 02458

David A. Olson, CMC
Newton, MA 02459

Patrick J. Slattery Owner
221 Walnut Street
Newtonville MA 02460

Patrick J. Slattery Owner
227 Walnut Street
Newtonville MA 02460

To:
The Honorable Marc C. Laredo
And All Honorable Members of The Land Use Committee
The Land Use Committee
1000 Commonwealth Ave
Newton Center MA 02459

RE: The Proposed Project at Orr Place on Washington and Walnut Street in
Newtonville MA 02460

Mr Chairman
~~Your Honor,~~

I would like to begin by stating that I support the right of any landowner in Newton to improve and develop their land according to the current zoning laws of The City of Newton. I further add that any reasonable development one that fits the size and character of the village, one that is of clear benefit to the community; is one that I would support.

Sadly the proposed development on Washington and Walnut Street commonly referred to, as The Orr Block does not meet these criteria. So, with regret I object to this proposal. I urge this Honorable body to not grant any Special Permit or any Waiver of the current zoning laws of The City of Newton.

I object to the proposed development on Washington and Walnut Street, commonly referred to as The Orr Block for the following reasons.

1. The size of this development is greatly beyond what the village of Newtonville can accommodate. This fact is self evident by the nature of the requests made in this proposal. It is clear that this development will overwhelm the village both in city services traffic and in the daily life of the community.

1A. I specifically object to the size of the project proposed next to my property at 227 Walnut Street. The proposed development would cast a shadow over my house and my carriage house. It would transform the current historic village atmosphere to an oppressive overly urban character. It further will endanger the health, welfare and safety of my tenants at 227 Walnut Street and the carriage house at 227 Walnut Street by causing ice to build up on my driveway; and preventing the sun from melting such ice.

2. The current site has 5 access roads, providing 5 means of entrance and egress to the site. The current site also mitigates traffic impact by focusing traffic to specific areas on the site, as well as being much smaller in size, the homes on Washington Terrace for example. The proposed development will create a new two lane street that will take all the traffic load of the entire development and concentrate them onto two points on Washington and Walnut Street. This will create traffic bottlenecks on Walnut and Washington Street. It is also clear that traffic bottlenecks will occur on the site itself, take the garage example. The need for the garage will be greatest when general traffic access to the site is needed i.e. rush hour. The proposal also does not provide a Fire Lane or Emergency Service Access to the site. This endangers the public at large. I request a peer review traffic study to assess the traffic impacts of the proposal.

2A. I specifically object to the traffic caused by a new 2-lane street being created. You are creating a new and very busy street behind my house at 227 Walnut Street and all the homes on Foster Street. All of our backyards will now face a busy street. The noise will be a great problem. The new traffic congestion will also limit access to my property at 221 and 227 Walnut Street as well as my tenants and all homeowners in the surrounding area. This problem will be greatest during morning and evening rush hour.

3. The proposed garage will face my carriage house (a dwelling) at 227 Walnut Street. It is clear that this is another traffic bottleneck within the site itself. Will this garage operate with flashing lights and alarm bells? This would be a near constant annoyance to my tenants at 227 Walnut Street and the carriage house at 227 Walnut Street. Also will the constant heavy traffic undermine the foundation of my carriage house at 227 Walnut Street?
4. Where exactly are the loading zones for this proposal? How will loading and unloading be carried out and at what times? Will my tenants at 221 and 227 Walnut Street and all the homeowners of Foster Street be subjected to excessive noise at very early hours of the morning? This would not be just.
5. The current proposal states that the existing trees on the site are to remain. The tree in front of the carriage house at 227 Walnut Street is a danger to the power line to the carriage house at 227 Walnut Street. In the past the

branches nearly brought down that power line. This could cause grave bodily injury or even death to my tenants or to the public at large. This tree must be removed. If the power is run underground to my carriage house as part of the proposal; I have no objection to this tree remaining.

6. The parking lots of the current site are in great disrepair. This means that large sections of the parking lots are permeable to water. So a great deal of rain and snow on the site new are absorbed as groundwater. The proposed site will make the entire site impermeable to water. All water runoff will have to go into catch basins. This will have negative impact on the environment. We propose that trees be planted in the parking lot to absorb this water.

7. What is the nature and composition of the border on the north side of the proposed site? What fencing is proposed? What sort of greenery is proposed? How will it be maintained? We object to any planting that will trap animal waste and insects, such as ivy. Will anything be stored in this area? We object to anything hazardous or flammable being stored in this area?

7A. We insist that access must remain unimpeded to the intake and exhaust vents as well as the electric meter to the carriage house at 227 Walnut Street.

8. The entirety of this project is overly car centric with all of the traffic concentrated against the abutters. It is an island unto itself only accessible by car and shut off from the rest off the village.

9. The methods to build this project may cause severe and perhaps permanent damage to my property at 221 and 227 Walnut Street as well as to surrounding homes. These homes are built on fieldstone foundations. They could be severely damaged by pile driving in the construction of the proposed site. The cost to repair the damage will be higher because the homes are historic Victorian homes. In some cases repair may be impossible. The loss of stained glass for example. This is not a risk or cost that I should have to assume. Nor should other homeowners in the area.

10. Where is the environmental impact study? How will Lead a neurotoxin and asbestos a carcinogen be removed? How much needs to be removed? Is the ground around the gas station contaminated? Will any wildlife be displaced, especially vermin? Is their underground ledge that will have to be dynamited?

11. Will the excavation of this site undermine any yards or property foundations? I ask this with special regard to 227 Walnut Street and the carriage house at 227 Walnut Street.

12. There should be a buffer zone between the proposed site and my property at 221 and 227 Walnut Street as well as for the surrounding homes.

I urge this honorable Board to reject this application for these reasons.

I request written answers to these questions from the Law Firm representing the Party making this request.

I look forward to a new proposal that will be to our mutual satisfaction.

Thank you for your attention to this matter.

Sincerely,

Patrick J. Slattery.