

Linda M. Finucane

From: Julia Malakie <juliamalakie@gmail.com>
Sent: Thursday, November 06, 2014 6:19 PM
To: David A. Olson; Linda M. Finucane; Marc C. Laredo; Gregory J. Schwartz; Scott F. Lennon; Susan Albright; James R. Cote; John W. Harney; Deborah J. Crossley; Richard Lipof
Subject: Land Use Docket Items #273-14 and #273-14(2) NiCore Construction Corp.

Please forward my comments to the members of the Land Use Committee and to the Board of Aldermen, and read my comments at tonight's Land Use Committee meeting, as I am not able to be there due to working tonight.

To the members of the Land Use Committee and the Board of Aldermen:

I would like to reiterate my objections to the requested rezoning of 114 River Street from commercial to residential, and to the granting of a special permit for townhouse construction.

As I stated at the original public hearing on September 23, 2014, the last thing this area of West Newton needs is more luxury townhouse. What was once an affordable part of West Newton, and of the city, is being converted into one oversized development after another, displacing naturally affordable housing units and destroying open space. Units in Phase 1 of this development are being advertised for over \$1.3 million, while Phase 1 avoided complying with the 15% Inclusionary requirement by building five instead of six units. Supposedly they have paid in lieu but where has that money gone? If an affordable unit could not be built in West Newton, where can it be? Now Phase 2 is again less than six units, so while the total development will be over six, there will be no affordable units included.

In addition, I have a more fundamental objection in the case of this project, due to the requested zoning change. I consider it fiscally irresponsible to convert commercially-zoned property, which brings in more money than it costs in city services, into residential property, for which the opposite is true, especially given the size and number of bedrooms in these units, which can in no way be portrayed as targeted to "downsizing empty-nesters." We should be retaining our commercial property, not rezoning it.

Sincerely,
Julia Malakie
50 Murray Rd
West Newton