

Date sent: Fri, 24 Feb 2012 14:58:48 -0500 (EST)  
Subject: Re: elm st development  
From: "Ted Hess-Mahan" <thessmahan@newtonma.gov>  
To: "Zabel, Jeffrey E." <Jeff.Zabel@tufts.edu>  
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Dear Mr. Zabel:

Thank you for contacting me. I will forward your comments to the other members of the committee and the petitioner's counsel for their consideration.

I did speak with the petitioner's counsel regarding the size of the units and the rear setback following the public hearing. As I understand it, the buildings will be moved forward on the site so that the waiver of the rear setback will not be necessary and that the units themselves will be reduced to under 3,000 s.f. with the exception of the unit that will be located in the existing house.

Please contact me if you have any questions.

Sincerely,

Ted Hess-Mahan  
Alderman-at-Large Ward 3  
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When responding, please be advised that the Secretary of the Commonwealth has determined that email may be considered a public record.

On Fri, February 24, 2012 1:44 pm, Zabel, Jeffrey E. wrote:

- > To Aldermen Hess-Mahan, Fishman, and Crossley,
- >
- > I live at 54 Oak Avenue and I briefly commented at the Land Use
- > Committee hearing on Tuesday 2/14 on the proposed development at 37 Elm
- > St. My comment concerned the need for the waiver of the 25-ft setback
- > at the back of the property that shares a border with my property. My
- > point was that the whole project could be move forward by 9 feet and
- > thus avoiding the need for this waiver.
- >
- > More importantly, I did not realize before this hearing how large the
- > proposed units will be. I was quite moved by the comments of my three
- > neighbors on Elm St who all were opposed to the current development
- > plan. I now understand how these huge units will significantly change
- > the character of the neighborhood. Not only are there not any single
- > units in the local neighborhood that are this big (maybe with the
- > exception of 46 Elm St) but to have 4 units together of more than 3,000
- > square feet is so far removed from the size of the nearby units as to
- > really have a significant impact on the neighborhood character. Another
- > important point that my Elm St neighbors made is that this could lead to
- > a domino effect whereby other owners of Elm St properties are thus
- > motivated to build similar sized structures on their properties.
- >
- > I believe that you will make a site visit to the Elm St property.
- > Please take care to observe the size of the nearby units and the general
- > character of the neighborhood and envision how these new units will
- > affect this character. I think you will agree that this will
- > significantly change how the neighborhood looks and feels and that the 4
- > units should be scaled down in size to better fit in the neighborhood.
- > Thank you for your attention to this issue.
- >
- > Jeff Zabel
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- > \_\_\_\_\_
- > Jeffrey Zabel
- > Professor of Economics
- > Graduate Program Director
- > Tufts University
- > Medford MA 02155