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 Sent: Monday, July 01, 2013 5:18 PM  
 To: Stephen <smlinsky@rcn.com>; 'Marcia Johnson' <marcia@marciajohnson.org>; Albright, Susan <susan.albright@tufts.edu>;

Subject: **\*VOTE NO ON FALLON PROPOSAL #218-13(2) JULY 9/AUGUST 13, 2013\***

Dear Aldermen, we urge you to vote AGAINST #218-13 at the Land Use Committee/Aldermen meeting Aug. 13, the proposal by Fallon Development to get a variance for developing **131 Otis**.

1) **Proposal violates zoning integrity:** Our district is zoned single residence, and the interests of the neighborhood dictate that this zoning be maintained for the integrity of the district and the preservation of its character. This proposal benefits only ONE person, Fallon, while it has nothing but negative consequences for all other tax-paying property owners.

2) **Proposal too large for neighborhood:** This abuse of zoning laws is excessive and detrimental to the character of the neighborhood. It creates "large, out-of-scale development," a traditional zoning concern for Newton Aldermen.

3) **Proposed buildings are commercial size:** Allowing this development of 2 enormous houses on a single-family lot creates over 11,000 SF of buildings, equivalent to a commercial site! Do you know that when completed, these two proposed houses will have a total footprint larger than the Newtonville Post Office?

4) **Proposal violates character of district:** WNH has become a very desirable neighborhood precisely because of the spaciousness of its lots and the strict adherence to the Single Residence zoning. All of this makes for a well-balanced and aesthetic distribution of housing throughout WNH, with plenty of open space and plantings. Houses are well screened, promoting privacy as well as peace and quiet. All of these vital residential values are violated by this proposal.

5) **Proposal is exploitative for private profit:** Otis St. is a mature, settled, dense community of residences where each homeowner has contributed to the attractiveness of the neighborhood. Fallon now proposes to exploit the very characteristics that make Otis St. so attractive (voted loveliest street in Newton by the Boston Globe!), to shoehorn 2 houses into a 1-house lot for no other reason than monetary profit. The neighborhood receives NO benefit from this project.

6) **Proposal will have negative consequences for residents:** Fallon's proposal benefits Fallon--exclusively! It will not benefit any of the neighbors--on the contrary it will have nothing but undesirable, negative consequences for all the rest of us.

7) **Proposal sets dangerous precedent:** Granting this special permit sets a dangerous precedent for subdivision of lots in this attractive district. It would in effect negate all the positives that attracted Fallon in the first place. Granting this permit creates a slippery slope of for-profit development, which threatens the special character of this unique neighborhood.

8) **Proposal bad for property values:** We would hope that Newton's Real Estate brokers would also oppose this proposal because of its potential damage to the neighborhood's desirability quotient (right now it is #1 in Newton). This proposal negatively impacts our housing values. Who wants to buy a house next door to 11000+ SF of buildings-- a huge footprint? It would be like living next to a mini-mall!

9) **Construction noise/pollution:** In addition to exploitation, we neighbors will be held hostage to Fallon's grandiose ideas, suffering the disruption of our lives, and the enjoyment of our own residences in peace and quiet, during the 24 months of construction required.

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10) **Street parking:** the proposed plans call for 2 houses each with 3-car garages. When you add overflow cars from visitors, this density will only further aggravate a section of Otis St already choked with Episcopal Church and NNHS on-street parking.

11) **\*DYNAMITING\***--Fallon has acknowledged in public meetings that he cannot develop 131 Otis without dynamiting the bedrock that underlies all of WNH. That is simply intolerable. We already suffered thru the unexpected blasts of Drucker's aborted attempts to re-build a Single Family house there last Fall, 2012. Why should we have to suffer thru all that again, every time that property changes hands and new owners decide to blast their way to yet another grandiose residence? What is wrong with the original Drucker house foundation that it cannot serve as the basis for a new SFR? Shouldn't the Building Dept. weigh in on this?

12) **Dynamiting** is a noxious by-product of Fallon's excessive development plans, and it must not be allowed.

13) **Dynamiting** as a development solution for private interests might have been okay in a wild west frontier town 100 years ago, but this is civilized Newton in the year 2013, the Garden City. If you can't build it without dynamiting, then **DO NOT BUILD IT!**

thank you for your kind consideration,

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