

Residences at Woodland Grove Condominium  
416 Grove Street  
Newton, MA 02462

October 2, 2013

Board of Aldermen  
1000 Commonwealth Avenue  
Newton, MA 02459

RECEIVED  
Newton City Clerk  
2013 OCT -2 PM 7:00  
David A. Olson, Clerk  
Newton, MA 02459

Re: Special Permit/Site Plan Approval Petition #272-12 and 272-12(3) – Hotel Indigo

Dear Ladies and Gentlemen:

As owners of the nine residences at Woodland Grove Condominium at 416 Grove Street, we are pleased to submit our comments to the draft special permit dated October 2, 2013.

**Findings:**

4: We object to the statement "in the interest of environmental features by maintaining as much open space as possible." There is no open space on the Hotel Indigo site but for a small grassy ramp.

5: We object to the statement: "the site has operated without those 55 parking stalls for many years". It is misleading, while it may not have had the parking stalls, the use has intensified in the past 4 years bringing in substantial more cars due to the change of use and increase in bar and restraint seats when the site become Hotel Indigo.

9: We are concerned about the reconfiguration of the front of the driveway and making it narrow and how it will impact the ability of cars and trucks and emergency vehicles to enter and exit the property. There are bottlenecks currently with the angle parking etc.

10: We object to the statement "in the interest of environmental features by maintaining as much open space as possible." There is no open space on the Hotel Indigo site but for a small grassy ramp.

**Conditions:** We would like to see the following additional conditions and/or language added somewhere in the requirements:

6. Add additional language that the hotel shall employ a security guard from 7-3 until the valet comes on service.

10. add language "no trash throwing except for 9am-5pm M-F". We understand there is an area to store the trash, we just don't want to hear the sound of bottles being tossed at 11:00pm.

**New:** All motorized vehicles including buses, shall turn off their motors and not idle. Buses shall need to unload in the rear of the hotel between the hours of 8:00Pm and 9:00 am.

18. It was our understanding that buses would use this entrance and exit upon completion as well as passenger cars.

**New:**

- Request a written document between Indigo and “office” building outlining procedure, no. of spaces etc. for shared parking. Prohibit this arrangement on red sox game days.
- It is our understanding that Phase II will involve removing the trees in front of the hotel as well as large mature trees on the Riverside boundary. These trees currently screen and protect the condominium. Please provide a provision as to ensure that these will either not be removed and/or if they are removed, they will be replaced with like kind and size trees.

In conclusion, we oppose the reduction of parking spaces as we have witnessed issues with the current configuration and it is too dependent on human behavior which has proved to be erratic.

We would be happy to answer any questions you have.

Thank you for your time and consideration.

**Owners of the Nine Residences at Woodland Grove Condominium:**

Duncan Po and Annie Lei  
Lynne D. Sweet and Thomas P. Rezendes  
Newton Housing Authority/Edward, Nella and Sasha Bogushevsky  
Lois Crandall  
Sunny Yang, Nicholas Farley and baby Carl  
Judy Sudhalter and Abraham Torosyan  
Helen Adelman  
Julie Messer and Randy Messer and baby Caroline  
Liqun Yu and Jun Qian