

Dear Chairman Ted HessMahan, Director Candace Havens, Chief Planner Eve Tapper, City Clerk David Olson,

I know you should never send busy people more than a 1 page letter. I have really tried. I thank you before hand for your time and consideration.

I write to you as a member of a family that has lived at 125 Winchester St. for 80 yrs. this month; a family that has lived in Newton since 1895. We love Newton and have greatly appreciated all that Newton has offered our family in the quality of life and education.

I am sure your committee knows very well the many disputes and problems that Needham St. has created and what its neighbors have suffered these many years. I have many concerns for the new proposed development on Needham St. I respectfully wish to share them with you.

I am all for progress. This area is blight. However, I strongly oppose the request for waivers submitted for your consideration by the Briebrier Development Co. for Needham St. Having talked w/ others and having viewed the plans, I know these proposed changes will present ***an extremely different use of land at this site and will create more havoc and mega problems for Needham St.*** I know hourly and daily of these problems. I can observe clearly this area from the 2<sup>nd</sup> and 3<sup>rd</sup> floors of my home.

This is an opportunity to remind you (as I'm sure you are well aware, as is the committee) about the traffic pattern and hours of use of the previous owners. The Bike Store was only really busy on Sat. mid- morning to about 3:00 pm. Skipjack's was somewhat busy late afternoons and especially on Thursday and Friday evenings.

Having viewed the new plan, this will greatly change the usage of this space. To name but a few; size of building(s) space in relation to land size; increase of traffic and traffic patterns; parking on site; safety issues; **police protection; fire protection; and health issues.** Other areas of concerns are smells, noise, clean air (exhaust fumes of cars and trucks idling waiting to turn; as well as signs, and lighting. For examples, will one proposed dumpster (on the plan now) serve this mega center? Will there be dumpster early am/late pm pick up? This has been a real problem for neighbors, some start at 5:00pm;some collect after 10pm. Will there be outdoor food and music at night (late hours )? Liquor licenses? Will the flow of traffic cutting across lanes on Needham St. present major tie ups, horn blowing; altercations; accidents. How would emergency vehicles gain appropriate access?

### **Parking On Site/ Off Site**

There are certainly not enough parking stalls (64), as this plan is now requesting. This development calls for many more parking spaces. *These requested parking stalls do not conform to present zoning law in number, size of each space, backing up, and turning around in a smaller space?* I have noted the request for waivers on each parking stalls (smaller and less back up space for every car).

***All parking on this site should definitely adhere to present zoning requirements, as this is this already the densest commercial area in Newton!***

Look at the beginning of Winchester (at the fork) when **WOW** is having sales/specials. I have paid for curbstones and curb cuts that are now ignored by cars and delivery trucks parking up and over my berm and blocking driveways; our driveways are now often blind driveways due to Needham St. shoppers. It takes phenomenal skill to avoid trucks, cars, bikers, and runners that are using this street when cars are parked on the right side of Winchester.

### **Safe Access/Egress on Needham St.**

I and my neighbors appreciate the new traffic light @ Avalon; this has had a very positive result. I have been told that cars to this new development will use existing Avalon Access Rd; a new cut between buildings; and the existing cut between the Bicycle Store and the gas station. This will create a major change for walkers, bikers, and cars. (Not to mention the safety of all the children who live at Avalon.) Will Avalon's existing short fence, backed up to the proposed site, really be able to prevent people from climbing in or out of this property? I believe the flow of new business to this location will result in congestion and gridlock.

This proposal will create a major safety issues as people (workers and shoppers) look for places to park near the site. The existing parking lot behind The Farm Grille (runs along the backs of homes on Winchester to the Daycare Center) was not designed for spaces for overflow of businesses at 71 (et. al.) Needham St. I was the abutter when that decision was made. May I add, the playground is not a good option either.

Has anyone presented a serious study of this proposal? Do you know what is *really* going in this site? I was told the developer doesn't know. Will there be more requests for additional variances when the developer is in and then realizes there are more new problems that will require more new waivers? I am aware this has occurred in Newton many times, both for housing and commerce. Such a mega development will exacerbate the already congested, confused, and chaotic Needham St.

***Does this proposal pass Newton's natural ecological balance and concern for our environment? This development will also paralyze Needham St.***

I respectfully ask that you all adhere to the present zoning laws. I believe laws are laws. To continue to bend for developers for their monetary needs is not always in the best interest for our citizenry. This space does deserve appropriate use and development and we could sure use the tax money. However, this mega complex is not solution for our time and place on the densest commercial street in Newton.

Thank you for the opportunity to share my knowledge. I wish to preserve what little we have for our neighborhood and sense of community.

Marilyn A. Flanagan