

Linda M. Finucane

From: Natasha Staller <nestaller@amherst.edu>
Sent: Tuesday, February 10, 2015 12:59 PM
To: Linda M. Finucane; Karyn Dean
Subject: Please forward to your committee members!
Attachments: Planning Memo - 9 Herrick Road - 373-09 dEC 5 2014.pdf; 01-23-15 Planning Memo - 39 Herrick Rd - 272-09(4).pdf

Dear Linda and Karyn

I'd be very grateful if you could forward a message to your respective committee members.

I strongly share the concerns raised by Ron Mauri.

Thanks so much and happy new year

Natasha Staller

From: Ron Mauri [ronmauri43@gmail.com]
Sent: Monday, February 09, 2015 2:29 PM
To: Natasha Staller
Subject: More Problems in Ntn Ctr

Hi Natasha,

Sorry to bother you especially on short notice but this is important and might give you something to do if you are snow-bound at home.

There is what several of us consider to be a very troubling proposal to build on Herrick Rd. a building with a 75 seat restaurant and four more dwelling units on a small parking lot (referred to as Lot 7) between the MBTA tracks and the Bradford Rd. apartment building at 17-31 Herrick (at the Union St intersection). Currently the parking lot is used by the occupants of the Bradford apartment building. The proposal says the leases will be changed to remove the parking access and the occupants will simply "choose to be car-free or will find off-site parking." I've excerpted the parking section from the Planning Dept memo – see below.

There many problems with the proposal, but it seems obvious the problem of Newton Centre overflow parking in your residential neighborhood will only be made worse if this happens. Frankly, many of the assumptions and statements seem patently wrong. Parking is being taken away from existing residents and the new development will increase demand for parking. In effect Newton is saying it's OK for about 25 apartment residents to have zero parking. That is contrary to our zoning rules and common sense logic.

Thanks,

Ron Mauri

PETITION #272-09(4) 39 Herrick Road Request for Special Permit/Site Plan Approval to allow a mixed-use building containing four dwelling units and a restaurant, waivers of parking stalls, bicycle parking stalls, and retaining walls exceeding four feet in height.

Parking Utilization on Lot 7. The petitioner did not provide an updated parking utilization study for Lot 7. The prior parking utilization study, which did not include counts after 7:00 pm, found that the occupancy of the parking stalls in Lot 7 ranged from 30% and 60%. The petitioner's position from the previously approved special permit is that because existing tenants of the Bradford Court Apartments currently using Lot 7 are on one year leases, there will be no issue with removing those parking stalls for this project. Current tenants will have sufficient notice to find alternative parking or housing. The petitioner also argues that going forward tenants or prospective tenants of the Bradford Court apartment building will be aware that no parking is available on Lot 7, and will choose to be car-free or will find off-site parking.