

# Walcott Corporation

February 3, 2015

**BY EMAIL**

Ms. Linda Finucane  
Chief Committee Clerk, Newton Board of Alderman  
1000 Commonwealth Avenue  
Newton, MA 02459-1449

Re: Abutter Concerns Regarding Petition #360-14 - 112 Needham Street

RECEIVED  
NEWTON CITY CLERK  
2015 FEB -3 PM 6:05  
David A. Olson, CNC  
Newton, MA 02459

Dear Linda,

We own and manage the property known as "Garden City Plaza" located at 118 Needham Street. We have been in contact with Steve Buchbinder over the past few months, and have some concerns regarding the proposed new construction plans at 112 Needham Street. Can you please forward a copy of this letter to each member of the Newton Land Use Committee of the Board of Aldermen.

As an abutting neighbor, we see several concerns in respect to the proposed new construction at 112 Needham Street, as follows:

1. Parking:  
Parking at Needham Street is at a premium. Can the storage space on the first floor be eliminated to allow for additional parking spaces? Where will the dumpster be located?
2. Rain and Snow Drainage:  
The combination of a building covering most of the site, and a pitched roof, means that water and snow previously kept on the site will be pitched onto abutting land. The revised plans show an infiltration trench to contain rain within the site, however it will not eliminate the issue of snow slide off the pitched roof onto our property. We suggest the building be designed with a flat roof, roof drains, and contain rain and snow within its own site.
3. Boundaries:  
On the boundary line we have a fence, parking space, and a raised mulch bed with a large tree. Digging the foundation and infiltration trench will certainly kill the roots of the tree which is located on our property. The roots run under our paved parking lot and the removal of the tree will damage the paved area. How will the tree and paving repairs be addressed?

We suggest the rear door be relocated to the side of the building facing 104 Needham Street. Relocating the door to the side of the building will eliminate our parking lot being used to load/unload through the rear door and will also discourage users of 112 Needham Street from

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parking in our lot and using the rear door to access the building. If the door is located in the rear, we would suggest it be for fire escape only with a push bar to exit, and no exterior door handle.

4. Traffic:

We believe the only use which can justify this high density build-out is retail. The proposed owner occupied real estate office does not make sense as the highest and best use. What will happen longer term when the real estate office moves out? A gym, yoga, medical, dental user (etc.) will create significant traffic and parking use.

5. Construction Management:

It is important that construction equipment and staff do not park, drive over, or use our property or parking lot during the construction phase. Our parking lot pavement will be damaged by heavy equipment and our Tenants business will be impacted if parking spaces are occupied by the construction team.

We believe the issues mentioned above should be reviewed by the Board and addressed by the applicant.

Thank you for consideration. Please feel free to contact us with any questions or concerns.

Very truly yours,

Joshua Solar  
Walcott Corporation