

Evelyn P Greenspan Trust

Paul I Feinberg, Managing Trustee

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Email PFeinberg1@gmail.com

To: The Land Use Committee

Newton Board of Alderman

RE: # 306-12      Request to legalize existing parking lot or to waive five required parking stalls.

### Response of Paul I Feinberg, Managing Trustee of the Evelyn P. Greenspan Trust, the Petitioner.

I am responding to the concerns posed by the Project Planner Alexandra Ananth in her memorandum of November 16, 2012.

1. It has been asked that the Petitioner work with its tenants to develop a Transportation Management Plan. Your Petitioner has addressed this issue with all of its tenants and the new tenant which necessitated this application.
  - a. I spoke with Matt Carlson, the new tenant, who has signed a lease for the operation of a hair salon at 41 Lincoln Street. He will utilize 3 of the 18 spaces for his employees and is encouraging his other employees to use the MBTA; and he will consider buying T passes for them.
  - b. The next tenant Town Cleaners has one only one person there, the proprietor, and she also uses the tenant parking lot.
  - c. The next tenant Anthony Andrew Jewelers has two people working and they are accommodated by using two spaces in the tenant parking lot.
  - d. Similarly, the next tenant Blossom's accommodates its two employees by utilizing the two spaces leased to them in the tenant parking lot.
  - e. The next store is Village Kids whom has three spaces used by the two owners and one part time employee. One full time employee uses the MBTA with a T pass paid for by the employers.
  - f. The last store Highland Opticians has 6 tandem parking spaces assigned and leased to them, which stalls satisfies their entire employee parking requirements.

2. It has been asked that the Petitioner consider making improvements to the edge conditions of the abutting properties.

There are two abutters, a dentist Edward Walk, whose solid wooden fence leaves no area to improve; however, if any weeds do grow between the fence and the asphalt, your Petitioner, arranges for the weeds to be sprayed as needed with a weed retardant.

The other abutter is the Workshop for the Woman's Club. There is a sloped area between their chain link fence and the asphalt where weeds and vines have grown, as well as some trees. Last summer your Petitioner hired an arborist, Darwin Tree Service, at its expense to cut down the rotten and dangerous trees, some of which were on the abutter's property. In addition your Petitioner retained a landscape service to pull out all of the weeds, disentangle and dispose of the vines growing in the fence. Further the area was sprayed with "Round Up".

Please see the attached email from Gloria Thompson with whom I was working with from the Woman's Club dated November 28, 2012. Your Petitioner shall in the future continue to police and keep the edge of the parking lot free from invasive vegetation, weeds and vines.



Paul Feinberg &lt;pfeinberg1@gmail.com&gt;

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**RE: parking spaces**

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Gloria <glothompson@verizon.net>  
To: Paul Feinberg <pfeinberg1@gmail.com>

Wed, Nov 28, 2012 at 9:48 PM

Mr. Feinberg,

I would like to inform you that as of November 14, 2012, I have resigned from The Woman's Club of Newton Highlands that own the Workshop due to conflict with some members of the Board.

I can confirm though that last summer, at your expense, dead trees belonging to the Workshop were cut down, overgrown invasive vines and other growths that covered the chain link fence were removed. The Workshop board were so pleased with the cleanup. No contribution to the cleanup were solicited from the Workshop.

Gloria

**From:** Paul Feinberg [mailto:pfeinberg1@gmail.com]  
**Sent:** Tuesday, November 27, 2012 5:11 PM  
**To:** Gloria  
**Subject:** Re: parking spaces

Hi Gloria,

I have been legalizing the parking lot behind our property. The Land Use Committee of the Board of Alderman has requested that I work with the abutting properties to "improve edge conditions".

I would appreciate your confirming by a return email that this summer we did at our cost, with no contribution from the Workshop for the Woman's Club, the removal of dead trees on your property including the removal of a dangling dead limb; and that we removed the weeds and vines that had engulfed the chain link fence between us. Or better yet attend the Land Use Committee working session at the Newton City Hall on December 11th.

It our intention to continue to police and maintain the weed and vine growth that occurs every Spring and Summer to keep our mutual boundary clear, clean and presentable.

Should you have any questions please call me.

Regards,