



CITY OF NEWTON, MASSACHUSETTS

Newton Housing Partnership

September 19, 2014

Ald. Mark Laredo, Chairman
Land Use Committee
Newton Board of Aldermen
Newton City Hall
Newton, MA 02459

Setti D. Warren
Mayor

James Freas
Acting Director
Planning & Development

Robert Muollo, Jr.
Interim Housing Programs
Manager

Members

Dan Violi, Chair
Matthew Yarmolinsky,
Vice-Chair
Andrew Franklin
Judy Jacobson
Phil Herr
Peter Macero
Lynne Sweet

RE: Kessler Woods Special Permit Application

Dear Alderman Laredo:

The purpose of this letter is to provide the Land Use Committee with the Newton Housing Partnership's comments on the Kessler Woods Special Permit Application, submitted by Chestnut Hill Realty Development (the Petitioner). The Partnership evaluates development proposals with an affordable housing component for consistency with the criteria for our support, which are *affordability, feasibility, suitability, livability, and sustainability*. We have met with the Petitioner on July 9, 2014 and again on September 10, 2014 and heard public testimony at both meetings. Our comments are as follows:

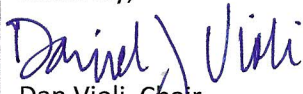
The proposal would prove more equitable for low- and moderate-income households if the size disparities between the market rate and affordable units were lessened or removed completely. Furthermore, we suggest that the affordable unit locations are dispersed more randomly and the inclusion of some units on the 3rd floor, where there are none currently.

While the proposal would provide access to walking trails, we encourage the addition of a passive recreational space or amenity that households might also utilize.

The Partnership ultimately decided to withhold its recommendation subject to the submission of additional information. Namely, we suggest that the Petitioner provide studies of and a comparative analysis of the blasting, sewer, traffic, fiscal/schools, and storm water drainage impacts of the existing Special Permit approved for the site and the current proposal.

Thank you for considering our comments and suggestions. If you have further questions for the Partnership please let me know.

Sincerely,


Dan Violi, Chair

cc Linda Finucane, Clerk
James Freas, Acting Director
Mark Levin, Chestnut Hill Realty Development

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