

Linda M. Finucane

From: Linda M. Finucane
Sent: Tuesday, November 04, 2014 12:42 PM
Cc: Stearns, Franklin G. (Franklin.Stearns@klgates.com); Ouida C. M. Young
Subject: FW: Kessler Woods (SP #102-06(11) & (12))

Tracking:	Recipient	Delivery
	Stearns, Franklin G. (Franklin.Stearns@klgates.com)	
	Ouida C. M. Young	Delivered: 11/4/2014 12:43 PM

[Sharing, per Ms. Freedman's request...](#)

From: Ann Freedman [mailto:anntfreedman@yahoo.com]
Sent: Monday, November 03, 2014 11:35 PM
To: Linda M. Finucane; James Freas; asteinfeld@brooklinema.gov; Alexandra Ananth; Linda M. Finucane
Cc: Ann Freedman
Subject: Kessler Woods (SP #102-06(11) & (12))

Dear Daniel,

Thank you for sharing this website and catching-up with me last week on the phone. By the way, this is the web site that we have been using to track information on Kessler Woods development efforts with Cornerstone and CHR. We are requesting that the City of Newton Alderman and the Land Use Committee visit our home before the Kessler Woods November 10th meeting and also before a vote is taken by the City of Newton Land Use Committee and other Committee considerations. **Serious consideration must be given on the adverse impact to the Brookline neighborhood and each homeowner. We appreciate the consideration the City of Newton is giving the wetlands. We ask the City of Newton Alderman and the Land Use Committee take the same care of the Brookline neighborhood and residences. CHR developers shared their perspective with City of Newton Alderman and Land Use Committee in a recent physical walkthrough of Kessler Woods before the October 28th Meeting. No similar walkthrough has been done of the Brookline neighborhood or our house. We request a formal walkthrough by the City of Newton Alderman before the November 10th Meeting. We want everyone voting on changes to land use to have a more complete picture**

of the potential adverse impact on our neighborhood and residence. We request a walkthrough of the inside and outside of our home at 71 Rangeley Road, Brookline, Ma. We are requesting that this and all communications from the Freedman household be shared with the City of Newton Alderman, the Land Use Committee, Zoning Committee, Development Committee, Planning Committee and all other appropriate Committees

Many of the pictures that are being used by the CHR developers to make their case are from our 71 Rangeley Road “yard”. These pictures do not represent the full picture of our yard, views from our yard and our home. We have a lovely yard and this is my hobby. The pictures shared by CHR developers at the October 28th Land Use Committee were taken during the height of the summer season. Kessler Woods is a tough parcel of land with rock structures, animals and wetlands, not the best piece of land to be developed. Minutes from the Newton Alderman Land Use Committee described this parcel of land the most unbuildable of the four parcels associated with this development effort.

These pictures tell only part of the story. For the lion's share of the year there is a different view of the woods from our home and back yard. For almost half the year (November-May (6-7 months of the year)) there is a barren transparent view through the woods. This is an important consideration on many aspects of the building/development efforts: (e.g., line of site of the building, distance and height of the building from our home and neighborhood, proper screening with trees and screening barriers/fences during building, need for weekly cleaning of our yards, house, windows and interiors of our homes and displaced animals that are likely to end up in our yards and homes). We also need help in the following areas: a)Water mitigation during and post construction; b)Need for water monitoring prior to any building; c)Proper planting given the extensive rock and the need to properly plant (bring in soil before planting), right size tree and type of evergreen tree, number of years the trees are guarantees; d)Remove all language in the

special permit that CHR recently changed; e) We need to be protected for any adverse impacts for at least 15 years plus that have been caused by this development should it go forward. We have shared water and blasting concerns in other testimony as well as concerns over most recent changes by CHR of the special permit language. There should be more protection of the Brookline Neighbors in the special permit language.

We respectfully request City of Newton Aldermen to carefully consider what activities will be allowed in Kessler Woods. Cornerstone plans had many cons but at least their plans took into consideration restricted activity (e.g., special permit, no plans for a pool, playgrounds or golfing - restrictions on outside activity) since there are playgrounds and conservancy land nearby the Kessler Woods. At least the Cornerstone plans were more respectful of the Brookline neighborhood and residences on this level of activity and the special permit. Everyone voting on changing our neighborhood needs a full picture of the impact on our homes and daily impact on our family and neighborhood. This project has a potential for adversely impacting our residences and families that abut the Brookline side. Unless you are in our yard and inside our home, there is not a full understanding of what effect the City of Newton and Alderman are having on our family and lives

Thank you for your help,
Annie and Steven D. Freedman
Abutters at 71 Rangeley Road
Brookline, MA
617 759 3093