

From: Alice Bresman - 81 Rangeley Rd, Chestnut Hill, MA
02467 – Direct abutter to Kessler Woods

To: Newton Board of Aldermen, Land Use Committee,
Planning & Development Board, Zoning Committee

Date: September 23, 2014

Re: September 23, 2014 public hearing agenda items #102-06(11) and #102-06(12) regarding special permit/site plan Approval #102-06(09) dated April 28, 2004, recorded with the Middlesex South County Registry of Deeds in Plan Book 2005, page 102; Chestnut Hill Realty Development (CHR) petition to Amend Ordinance Z-37, dated November 17, 2008; and CHR petition to Amend special permit/site plan approval #102-06(9), granted November 17, 2008.

Dear Aldermen:

I apologize for writing to you the day of the public hearing, and not sooner, however, I had planned on attending the hearing this evening, and am unexpectedly unable to.

As a direct abutter to Kessler Woods I have been very involved with attending public and work meetings of the Newton Board of Aldermen, and its various committees, considering the development of Kessler Woods since the early 2000s. The Aldermen had given a great deal of time and consideration, prior to issuing the original special permit to Cornerstone Corporation for the development of the parcel of Kessler Woods being considered this evening. As a result, the Aldermen had attached specific conditions to the original special permit. We ask that you take these conditions into consideration as you consider amending Ordinance Z-37 and the Special Permit. As direct abutters we are very concerned about the impact of the blasting, construction, and development of this beautiful, virgin land on the integrity of our homes, quality of living, and traffic on

the surrounding residential community.

Respectfully, we ask that you consider:

– Chestnut Hill Realty (CHR) is proposing more of the following than Cornerstone Corporation's (CC) original special permit:

Number of dwellings: CHR – 20% more – CHR 80 dwellings, vs. CC 62

Bedrooms: CHR 136 vs CC 131

Parking spaces total: CHR 160 vs CC 146

– We are very concerned that CHR be required to adhere to conditions attached to the original special permit, i.e. that CHR be required, for example, to:

1. Place seismic, noise, dust, and ground water monitors along Rangeley Rd abutters property lines.
2. Take pictures of the interiors and exteriors of abutters' homes and basements for structural integrity before and after blasting and construction, and provide copies of those pictures to the abutters.
3. Provide adequate drainage and containment tanks for surface water.
4. Provide significant funds placed in an escrow account to cover costs of damage to abutting home owners, as well as potential water in basements resulting from blasting.
5. Reduce the height of the wing closest to Rangeley Rd abutters to 2 1/2 stories and not the CHR proposed 3 1/2 stories above ground.
6. Reduce the number of dwellings from 80 units to a smaller number (eg the original 62 units) in order to reduce traffic, and the impact on the residential neighborhood.
7. No parking of construction vehicles on Rangeley Rd.
8. Designate a liason between CHR and Rangeley Rd

neighbors (someone from Rangeley Rd) prior to and during blasting and construction.

9. CHR provide heavy landscape screening of the proposed building from Rangeley Rd abutters, including along abutters property line. CHR has indicated that the average height of its newly planted screening foliage will be 6' high, which is not adequate for screening a building whose elevation is higher than the Rangeley Road abutters..

We are also concerned that the following conditions be included in the amended permit, should it be issued:

1. Blasted stone NOT be ground on site.
2. CHR provide buffering of blasting noise, and from noise if grinding of stone is permitted on site (e.g. provide a wall).
3. Traffic impact controlled in Newton, Brookline, and West Roxbury particularly during rush hour on Lagrange St, and potential speeding drivers cutting through Newton and Brookline streets to avoid Lagrange St. traffic.
4. Blasting not occur during early morning when children are going to school and in the afternoon when children are returning from school, during morning and evening rush hour when there is very heavy traffic on Lagrange St, and not on all religious holidays or Sabbaths.
5. CHR provide labor and materials to eliminate water infiltration into abutters homes.

We appreciate all of your time and consideration.

Sincerely,
Alice Bresman