

Linda M. Finucane

From: George Mansfield <gmansfield@carlisle.mec.edu>
Sent: Tuesday, March 17, 2015 12:12 PM
To: Linda M. Finucane
Cc: jrice@tsnn.com; Brian E. Yates; Marc C. Laredo; Gregory J. Schwartz; Susan Albright; James R. Cote; Deborah J. Crossley; John W. Harney; Richard Lipof; Scott F. Lennon; Victoria Danberg; Richard B. Blazar
Subject: RE: 143 Lincoln Street - Docket item #366-14

Linda, Chair Laredo, and members of the Land Use Committee,

I do not expect to be able to attend tonight's hearing, but am writing to endorse the letter sent to you today by Srdjan Nedeljkovic, President of the Newton Highlands Neighborhood Area Council, urging you to vote to recommend denial of petition #366-14. For all the reasons that he has enumerated, the design and bulk of the proposed reconstructed building at this site does NOT serve the public convenience and welfare and, in particular, the building and the proposed parking design IS substantially more detrimental to the neighborhood than the existing non-conforming use. The site is at the center of the Lincoln Street National Register Historic District, and deserves to be redeveloped in a manner that enhances the historical character of that District.

As I testified at an earlier hearing before the Committee, as the owner of a condominium unit at 173 Lincoln Street, I am a legal abutter and have a particular, personal interest in maintaining and enhancing the historical character of this street, which is an irreplaceable asset to the city.

Three years ago, I and the co-owners of the house at 173 Lincoln Street, redeveloped that site and the 1876 stick-style Victorian house there--which for years had been used illegally as a commercial office and two-family--as a congregate living facility. Although I believed that this change of use required a special permit per Sec. 30-8(b)(2) of the City Ordinances, the ISD Commissioner ruled that it was a by-right use, a position later confirmed by the Zoning Board of Appeals when applied at other sites.

However, In undertaking our renovations, we conferred regularly with the Historical Commission staff and observed their guidelines, and did not increase the existing footprint nor go outside the building envelope, except for the addition two third-story dormers. The FAR limit was not exceeded.

In addition, we removed substantial existing impervious surfaces, a large in-ground pool, three large decks, and most of an asphalt parking area in the front setback, returning all this land to landscaped open space.

I hope that the Land Use Committee can encourage the owner of 143 Lincoln Street to make improvements to his site that will similarly enhance the National Register District, rather than detract from it. I'm sure that the neighbors in this area, who have been brought into the discussions late in the process, will be willing to continue to work with him towards this end.

Thank you,

George Mansfield
Former Ward Alderman, Ward 6

-----Original Message-----

From: Srdjan Nedeljkovic - Pain Clinic [<mailto:srdjan@zeus.bwh.harvard.edu>]
Sent: Tuesday, March 17, 2015 7:35 AM
To: lfinuca@newtonma.gov