

Linda M. Finucane

From: Deborah Crossley <deb@debcrossley.org>
Sent: Monday, December 08, 2014 4:18 PM
To: Marc C. Laredo
Cc: Linda M. Finucane; lennon scott; Susan Albright; James R. Cote; John W. Harney; Gregory J. Schwartz; Richard Lipof; John Rice; Brian E. Yates
Subject: Fwd: 143 Lincoln St. Special Permit

Hi Marc,

Dan Powdermaker, a ward five constituent and Lincoln Street homeowner, sent this today.

See you tomorrow.

Deb

Deborah J. Crossley
ALDERMAN
dcrossley@newtonma.gov
617/775-1294 cell phone

When responding, please be advised that the Secretary of the Commonwealth has determined that email may be considered a public record.

Begin forwarded message:

From: Dan Powdermaker <dpowderm@gmail.com>
Date: December 8, 2014 2:39:53 PM EST
To: "Deborah J. Crossley" <deb@debcrossley.org>, "Deborah J. Crossley" <dcrossley@newtonma.gov>
Subject: 143 Lincoln St. Special Permit

Hi Deb,

I hope all is well!

I'm writing because I learned yesterday of the proposal for development at 143 Lincoln Street in Newton Highlands which is the subject of a Land Use Committee hearing tomorrow, 12/9 where the owner's application for Special Permit is being reviewed. As someone who is involved with development in Newton, I am not against owners improving their properties - visually and economically. But after looking at the proposed plans, I am lending my voice to the opposition to the Special Permit. The proposed development is too big - now at an FAR of .50 which is almost 2X the average floor area ratio of other houses - and with a below ground garage plus a car port, seems too far out of character with the neighborhood. I think the plan can and should be modified to be more in keeping with other neighborhood homes. This would still enable the owner to improve things.

The property is at the corner of Mountfort Rd., so the visible impact of the development will be pronounced. While it will look better when viewed straight on from Lincoln Street, the corner location means that the full mass and the new style to the neighborhood will be clearly visible.

Thanks,

Dan

Dan Powdermaker
dpowderm@gmail.com
617-480-8179

Skype: dpowderm
[LinkedIn](#)