

Linda M. Finucane

From: Ann Salk Rosenberg <arosenberg1@comcast.net>
Sent: Tuesday, February 10, 2015 10:01 AM
To: ndougherty@yahoo.com; Deborah J. Crossley; jrjice@tsnn.com; Brian E. Yates; Marc C. Laredo; Susan Albright; James R. Cote; John W. Harney; Richard Lipof; Scott F. Lennon; Linda M. Finucane
Subject: objection to plans 143 Lincoln St Newton Highlands RE: land use meeting tonight

02/10/15

Dear Ms. Finucane and Alderman Crossley and Land Use Committee,

Please forward this email to anyone involved in the decision making of the 143 Lincoln Street project.

Approximately 20 families in the neighborhood attended the last Planning Committee meeting or have shared with me their objection to this project.

I have spent a lot of years improving our home and improving the neighborhood. Below are some of my concerns with the proposed renovation of 143 Lincoln Street:

1. It is beyond insulting to have the owner ignore the neighbors request for a meeting. This behavior can only leave me to believe the property owner doesn't respect the neighborhood or the neighbors' feelings or he would have included us in the process before attempting to rework the plans.
2. The frontage for this home is approximately 60 feet as it is in the current plan which is huge, compared with the homes in the surrounding neighborhood.
3. The style of the house is not in keeping with the neighborhood. With the proposed changes, it is no longer a Victorian.
4. Any two family homes currently in our neighborhood have a narrow face on the street side and are not side-by-side. This would make it look like a row house.
5. This is would become 2 homes built on one lot side by side with an adjoining wall. This is again not in keeping with the neighborhood.
6. I have questions about **the set back**. I find the plans are hard to read. Do the petitioners meet the regulations?
7. I have questions about the **FAR**. Are they using inside measurement or the outside walls of the home? I have the same question with the attic ceiling height? My understanding is that the outside measurements are required. This would make their calculations questionable.

8. Carports. Really this is not the 1960's. Carports reference the 1960's not the Victorian era. Not the 2015's.

9. Green space is important for adults, wildlife and kids. Once it is gone there is no retrieving it. I am concerned that the large size of the renovated house/s take up so much land, that there is little green space left on the property.

10. The existing landscaping is poor at best because the grounds have been neglected. The bushes around the perimeter have maple saplings all throughout the hedges and all the other shrubbery have been neglected. The owner has the lawn cut, but that is the only the attention the landscaping gets. The whole yard needs to be redone. The trees are overgrown and were last pruned when we did it when we moved in.

11. I disagree with the statement taken from the Jan 23, 2015 Public Hearing/ Working Session Memorandum below

Landscape Plan. The petitioner is not removing any trees in order to accommodate the proposed expansion. The petitioner submitted an illustrative site plan that shows the addition of proposed landscaping, including a mix of new deciduous and evergreen trees that appear to be well placed to help screen the proposed addition. At this point the Planning Department has no concerns with the proposed landscape plan.

12. I can't help but feel this home will negatively impact the neighborhood and set a poor precedent.

13. **"The exterior surface is going to be Hardi Plank or equal 4.5 inches to weather texture side out / or match existing."** This is a quote from the plans. This sets a poor precedent for the neighborhood. The existing siding is vinyl if he matches existing. **He is using all manufactured product.** Hardi Plank is fiber cement siding. This is not in keeping with a Victorian. Fake texture is not Victorian. Vinyl is not Victorian. Rough texture is not Victorian

14. I feel this house has historical significance but has been neglected intentionally. This house impacts two streets as it sits on the corner of Lincoln and Mountfort. Lincoln is the main street in this National Historic District. Many neighbors have taken houses in poor condition and restored them to fit in with the Victorians surrounding them.

15. Allowing this reduces the city supply of affordable housing, loss of open space, and it changes the character of the neighborhood by creating oversized structures that impose on existing houses/homes.

16. I feel that they are playing games to wear us all down. That is how I feel.

I bought my Victorian in 1993. I fell in love with the home. The neighborhood was sad and in need of love. Over the years I have helped many neighbors who came to me with questions on paint colors and how to make their homes better.

I love living in the Highlands and these have been the most joyous years of my life. To have been blessed with caring for an "old" painted lady has been a privilege. To see the destruction of 143

Lincoln is despicable. When the owner first proposed this he sent a letter around stating he was looking into restoring this as a Victorian home. This is a National Historic District and every home that is destroyed destroys a piece of our hearts and a piece of the neighborhood. It is not too late to say no more we object to the loss of another Victorian. Today MC Mansions are being built with inferior materials and are not valued as it is only money. My home is approximately 130 years old and she is still grand and loved.

Although I write this in the first person I speak for my husband Larry also.

Living in this home changed our lives. We hope we are blessed to be here for a long time.

Thank you for listening.

Sincerely,

Ann and Larry Rosenberg 153 Lincoln St. Newton Highlands.