

Linda M. Finucane

From: Gisela Voss <giselavoss@comcast.net>
Sent: Tuesday, March 31, 2015 4:50 PM
To: David A. Olson; John Rice; Brian E. Yates; Linda M. Finucane; Marc C. Laredo; Gregory J. Schwartz; Susan Albright; James R. Cote; Deborah J. Crossley; John W. Harney; Richard Lipof; Scott F. Lennon
Cc: David A. Olson
Subject: 143 Lincoln Plan Set — Voss-Kernan letter to Land Use Committee 3/31/15

March 31, 2015

Dear Land Use Committee,

Unfortunately once again little notice does not enable us to attend the meeting tonight. Gisela is in Florida taking care of her ailing dad. And I am holding down kid fort.

We do however wish to send in some of our thoughts regarding 143 Lincoln Street.

We thank the owner—and the committee—for how far we've come. Yet we, along with the other neighbors, still hold out hope that incremental improvements (and reduction in FAR) will be made before the LUC approves the presented plans. The project's mass is still exacerbated by the 'uninhabitable' but very large low ceiling within the Mansard roof. It's not being counted in an already non-conforming FAR, but it certainly adds to mass.

There appears to be an error in the plans. Plans shown from front did not correct plans for the back part of the new structure having the lower Mansard roof.

Lincoln Street views do not represent the changes proposed. We can't get a sense as to what the home looks like from the Lincoln Street view. Saving the front façade is forcing the builder to make this structure much longer and appear to have a much greater mass. Since the extension is being added to a very **narrow** front façade.

The presentation of a thin long single-family home seemed like a disingenuous scare-tactic to us. No one would build such a home on this lot. That said, such a two story structure and non-increasing mass may be better than the proposed structure with the building mass. Again, the design is the flip of what the Land Use Committee originally requested. By trying to save the narrow front façade they have designed a home that is backwards on the lot, accentuates the mass and is out of step with the neighborhood and the rest of Newton.

Our greatest worry continues to be that allowing the building of an oversized home exceeding FAR sets a precedent in our beautiful historic neighborhood. Looking at our direct neighbors on the other side of us, the Perlman's, we fear any exception to FAR across from us on Mountfort could simply be repeated immediately abutting us at 125 Lincoln. Another huge home pointing to 143 as precedent.

Thank you for your time.

We urge you to reject this special permit. Until the final final issues are addressed. The neighborhood concerns are not minor.

We are closer but not there yet. Let's not rush to the finish.

Best regards,
Dan Kernan and Gisela Voss