 **SCHLESINGER^{AND}
BUCHBINDER, LLP**
ATTORNEYS AT LAW
1200 WALNUT STREET
NEWTON, MASSACHUSETTS 02461-1267

STEPHEN J. BUCHBINDER
ALAN J. SCHLESINGER
LEONARD M. DAVIDSON
A. MIRIÁM JAFFE
SHERMAN H. STARR, JR.
JUDITH L. MELIDEO-PREBLE
BARBARA D. DALLIS
PAUL N. BELL
KATHERINE BRAUCHER ADAMS
FRANKLIN J. SCHWARZER
RACHAEL C. CARVER
ADAM M. SCHECTER

TELEPHONE (617) 965-3500
FACSIMILE (617) 965-6824
OF COUNSEL
ROBIN GORENBERG

E-Mail: sjbuchbinder@sab-law.com

November 2, 2017

BY HAND

Marc C. Laredo, Chairman
Land Use Committee
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: Petition #284-17 and Petition #285-17/Langley Montrose LLC
Request for Change of Zone and Special Permit
392-396, 400, and 402-404 Langley Road

Dear Chairman Laredo,

At the initial public hearing on this matter on October 24, 2017, the Land Use Committee requested additional information regarding certain aspects of the proposed development. Thereafter, Mr. Cronin of the Planning and Development Department requested certain additional information as well. Accordingly, enclosed herewith please find additional materials in response to the foregoing requests.

As an accommodation to our neighbors, we have relocated the existing trash pickup area to the southeast corner of the existing surface lot. By doing this, we have also improved the turn radius for garbage trucks servicing the site. The new trash pickup area necessitates the elimination of two parking stalls on the existing surface lot. VTP Associates, Inc. has prepared revised plans reflecting these changes which I am submitting herewith. I should note that only one of these plans, the Vehicle Path Plan, is new. The enclosed revised plans consist of six (6) sheets all of which are dated as of November 1, 2017 and are entitled as follows:

1. Topographic Site Plan
2. Parking Plan
3. Vehicle Path Plan
4. Grading, Drainage & Utility Plan
5. Detail-1
6. Detail-2

SCHLESINGER AND BUCHBINDER, LLP

Chairman Marc C. Laredo
November 2, 2017

Page 2

I have also enclosed the following additional information:

1. Memorandum from Randy Hart of VHB dated October 27, 2017 providing information respecting the Jackson Road/Langley Road intersection. Please note that this intersection currently operates at an LOS (Level of Service) of B, and would continue to do so with the proposed project in place.
2. Two (2) alternative inclusionary housing plans (one supporting 4 affordable units and one supporting 3 affordable and 2 workforce units) prepared by LDS Consulting Group, LLC.
3. Letter from Lynne Sweet of LDS Consulting Group, LLC dated October 26, 2017 describing the proposed development's projected impact on local school enrollment. Ms. Sweet concludes that the proposed development will result in no net new school aged children.
4. Letter from Lynne Sweet of LDS Consulting Group, LLC dated October 26, 2017 describing fair housing considerations. Ms. Sweet concludes that the proposed development is in keeping with the Newton Housing Strategy.
5. Letter from Nino Micozzi of Miccozzi Management, Inc. dated October 25, 2017 regarding the existing rent structure at the property and the proposed development's projected impact on current rents. The proposed development is not expected to impact current rents.
6. Letter from John Pears of Perkins Eastman dated October 30, 2017 describing methods to better integrate the design of the existing buildings with the proposed building.
7. Revised landscape and planting plans prepared by G2 Collaborative dated September 8, 2017, revised October 30, 2017, consisting of two sheets.
8. Tree Removal Plan prepared by G2 Collaborative dated October 30, 2017.
9. Memorandum to current residents dated October 26, 2017 from Micozzi Management, Inc. which sets forth the details of the proposed project.

In a response to a question from the Planning Department, I want to clarify that my clients do plan to replace the existing deck at 402-404 Langley Road, which is old and in need of repair. Additionally, my client has retained a consultant to prepare a lighting plan for the surface parking lot at 392-396 Langley Road. Finally, we are in the process of providing a more detailed response regarding sustainability measures for the proposed project. We anticipate having the lighting plan and further information regarding sustainability available in advance of the public hearing on this matter scheduled for November 14, 2017.

SCHLESINGER AND BUCHBINDER, LLP

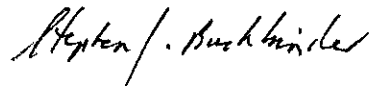
Chairman Marc C. Laredo
November 2, 2017

Page 3

The Newton Historical Commission reviewed 400 Langley Road at its meeting on October 26, 2017 and found that the property was not preferably preserved.

We look forward to discussing the project with you in greater detail on November 14, 2017.

Sincerely,



Stephen J. Buchbinder

SJB/mer
enclosures

cc: (By Hand, w/enclosures)
Councilor Gregory R. Schwartz, Vice Chair
Councilor Scott F. Lennon
Councilor Jacob D. Auchincloss
Councilor James R. Cote
Councilor John W. Harney
Councilor Deborah J. Crossley
Councilor Richard A. Lipof
Mr. Neil Cronin, Senior Planner
Ouida C. M. Young, Esquire, Deputy City Solicitor
Robert J. Waddick, Esquire, Assistant City Solicitor

(By Hand and by Email, w/enclosures)
Ms. Nadia Khan, Committee Clerk