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Mr. Chairman, members of the Zoning Board of Appeals, and members of the College Heights Association in attendance

At the September 11th meeting of this Board, I spoke in opposition to the proposed development at 148 Weston Road.

My remarks were a summary of objections that I had communicated to the Board of Selectmen and the Planning Board at various times since December, 2017. I provided copies of these communications to you in advance of that meeting.

I listed the objections that affect the entire community stating that the proposed project is totally out of character with the residential neighborhood. A rental project of this magnitude belongs in a densely populated urban area, not in a single family, predominantly owner-occupied residential neighborhood.

I cited the increased vehicular traffic and its deleterious impact on the residential neighborhood. I stated that Weston Road is currently unable to handle the current demands made on it. Traffic is often backed up and stationary for a mile or more in both directions, making ingress and egress to and from properties along Weston Road difficult and hazardous. This includes any future residential or other development at 148 Weston Road or the adjacent properties.

There has been at least one fatality at the intersection of Linden Street and Weston Road directly attributable to traffic. I have personally on one occasion been struck in the rear as I attempted to access my driveway on Weston Road. Further congestion in this area makes it likely that there will be additional injuries and fatalities in this area.

Pedestrian use of this area is also very hazardous, A traffic study commissioned by the proponents of this development was conducted on a date and at a time that does not represent actual traffic conditions in the area. This date is available should the Board wish to investigate this assertion further.

I cited the Town's study on run-off from storm water and its potential impact on the drinking water on which all citizens of Wellesley rely for sustenance.

I cited the loss of privacy both of my own and that of the immediate neighbors.

I cited the fact that the proposed structure would actually cast a shadow on my property at certain times of the year. Should the loss of sunlight result in a hazardous build up of snow and ice, causing a fall and resultant injury, is there any doubt that a lawsuit seeking actual and punitive damages would result?

I cited the loss of equity that would result from the imposition of something that is so out of character with the neighborhood that few if any prospective purchasers or renters would wish to live in a home whose privacy and accessibility would be so compromised. It is my position that approval of this project would constitute an uncompensated seizure of property in the form of a transfer of value from the assets of my wife and I to those of the developers.

I once more state that it is time to put this proposal to bed once and for all. I once more call upon the Board to recommend acquisition of this property by the Town of Wellesley through its powers of eminent domain, as has recently been done in the matter of other 40-B proposals.