

Anne-Laure Lehman  
676 Worcester Street  
Wellesley, MA 02482

May 27, 2019

RE: 40b proposed at 680 Worcester Street, Wellesley

Dear Members of the Zoning Board of Appeals,

As the eastern abutter to 680 Worcester Street and supplementing our previous letter, my family again thanks you for your efforts in service to the town in managing the last eight months' hearings.

At this juncture, we want to communicate simply three points:

- 1) In light of the Italo-American Club's letter three weeks ago, stating their Board's "denial" of leasing parking space for the project's proposed 2-year construction, and following the Developer's lawyer's letter to the ZBA indicating such a lease had been negotiated, our family submits again our willingness to sell our abutting property, as an option as a staging/parking area or other use
  
- 2) The latest proposal iteration does not resolve several long-standing issues, including the 3 issues below.
  - Overarching issues of appropriateness and massing noted in MassHousing's original determination of non-eligibility
  
  - "Significant [safety] concerns" detailed by Wellesley Police Lieutenant Showstead and deferred to by Independent Traffic Consultant Rob Nagi
  
  - Independent Architectural Consultant Cliff Boehmer's request for a larger setback to Route 9, his questioning of the need for 20 units and his suggestion of exploring the benefit of moving the building eastward, away from the potential wetland. Also, we question whether this new iteration has undergone both Cliff Boehman's review and the shadow-testing accompanying the previous iterations.

- 3) In the event that the current proposal is approved with conditions, we think it would be appropriate to include the following condition. For abutters, whose properties may lose up to 20% of their value due to the proposed project's change in neighborhood character, increased traffic, shadowing, noise pollution due to stackers (Decrease in value noted by two of Wellesley's top realtors at Coldwell Banker and William Raveis), it seems warranted to request reasonable adjustments to our properties to mitigate that devaluation.

As may be the case with other abutters, the proposed project would devalue our family's primary asset and financial cornerstone (as acknowledged by the builder in a recent text to us.) Our family appreciates that three years ago, when Geoff Engler proposed the same initial project design, Mr. Engler and his father, an author of the 40b code, came to our dining room and offered specific improvements to our home to mitigate the impact to our property value from the proposed project. We and other abutters would appreciate the formalizing of such consideration.

As we have found it helpful to revisit comments from hearings and letters, we include below excerpts from:

- \* transcripts from the April 30<sup>th</sup> hearing of Police Lieutenant Scott Showstead
- \* MassHousing's determination of non-eligibility
- \* letters from the Italo-American Club and the developer's lawyer regarding construction parking

In conclusion, given the permanent impact the project would have on the town, further exploration of viable alternatives would be warranted.

Respectfully,

Anne-Laure Lehman

Statement at the April 30<sup>th</sup> hearing, by Wellesley Police Lieutenant Showstead in charge of Traffic and Parking Operations: The Wellesley Police Department has "significant concerns" that the project's entry-exit limitations risk creating a "dangerous situation...[In the event of a need for multiple emergency vehicles], we really don't want to see any vehicles parked on Route 9, for any reason ...Both either putting emergency workers in a situation where they would have to be entering and exiting vehicles on Route 9, potentially with equipment, or just

backing up traffic itself by either taking up a lane or potentially two [pause] we see as something that can't be solved with the size of entry and exit that's currently planned for the facility.”

MassHousing, in its November 13, 2017 determination of non-eligibility for the project states, “Based on MassHousing’s site and design review...MassHousing cannot currently make the finding required by 760 CMR 56.04 ...that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns.”

In a letter to the ZBA on May 7th, the President of the Italo American Club stated:

“On behalf of the Executive Board at the Italo American Educational Club, I am forwarding this letter to advise you that our Board has not being supportive of permitting your request for extended use of our parking areas for construction worker vehicles... We are not interested in pursuing any leasing arrangement for the use of our parking areas.”

One month prior to the above letter, the firm serving as counsel to the Developer sent the ZBA the following letter, from Attorney Levey, stating a parking arrangement with the Italo America Educational Club had been reached.

“During the course of the public hearing process, you requested on behalf of the Board that my clients provide private locations) for parking for construction employees rather than have them make use of public parking lots. I am pleased to advise the Board that Mr. Derenzo informs me that he has put in place such an arrangement. Subject to the receipt of satisfactory Comprehensive Permits, he has arranged for parking for approximately 25 vehicles at the ItaloAmerican Educational Club, Inc. at 80 Oak Street, Wellesley for the duration of both projects. As you are aware, this location is geographically convenient to the location of the proposed developments.”