

366 Russett Road
Chestnut Hill, MA 02467
December 21, 2014

Jesse Geller, Esq. et al
Zoning Board of Appeals

Dear Mr. Geller and ZBA Board:

Under Ch. 40B, and in the many projects I have inspected in my work, the subsidized "affordable" units must only appear on the outside entrances indistinguishable from luxury or market-rate units. Thus a front door and hallway leading to the door must appear precisely as it does on the more affordable units. However, the interiors are not required to have comparable quality. Nor are all the "common rooms" necessarily available to all residents, some only to market rate.

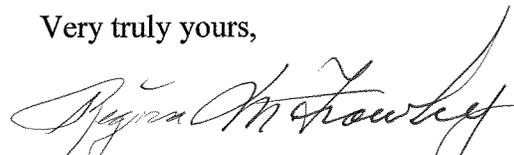
I request that the interiors and common rooms of this proposed 40B require the same materials and access as market rate residents. Thus, if granite counters and hard wood floors are used in the market rate units, they should be used in the subsidized units. You as a board have the right to require these standards, as well as requiring that **all** common rooms and areas be open to all residents, not exclusive to any resident grouping.

Finally, and importantly, you have the right to demand that the so-called "access roads" be actual town streets. While the school population itself may not be calculated into a 40B proposal, the actual street designation may. Why do this?

Under the US Census Bureau (Dept. of Labor), when calculating "blocks" for purposes of precinct changes, which are predicated on "average" populations plus or minus 5%, the fact of more than 700 resident growth from 2000 to 2010 at Hancock Village ALONE (I helped determine the population for the 2010 census at HV in 2010) accounted for the enormous growth in Baker School population. Yet, no portion of HV is a "buffer zone" for the schools. Yet, according to a TMM Scott Gladstone at a meeting, more than 90% of single family houses in South Brookline ARE in a "buffer zone" which means many are bused to other schools. Nothing in 40B exempts, or should exempt, HV from sharing the burden of inclusion in a buffer zone. **Only declaring the referenced "access roads" as true streets will legally allow a more equitable sharing of the over-crowding at Baker.**

These decisions are within the decision-making conditions of the town's Zoning Board of Appeals.

Very truly yours,



Regina Millette Frawley TMM16