



April 1, 2019

VIA E-MAIL (zba@wellesleyma.gov)

Zoning Board of Appeals
Town of Wellesley
525 Washington Street
Wellesley, MA 02482

RE: Proposed Developments at 16 Stearns Road and 680 Worcester Street

Dear Zoning Board of Appeals:

Newton Wellesley Center for Alzheimer's Care's (the "Center") respectfully submits this letter to the Wellesley Zoning Board Appeals (the "ZBA") to express its opposition to the proposed abutting developments at 16 Stearns Road and 680 Worcester Street (collectively referred herein as the "Proposed Developments").

The Proposed Developments are a direct threat to the Center and its approximately 110 dementia and Alzheimer's residents. As one of only two fully certified dementia care centers in Massachusetts, the Center renders care and rehabilitation to a particularly fragile population in a bright and tranquil residential setting. In doing so, the Center assists each of its residents in achieving their highest practicable quality of life and level of functioning. If approved, the Proposed Developments will adversely alter this environment to the significant detriment of the Center's residents.

The construction alone will wreak havoc. Of great concern, the construction will require blasting less than 200 feet from the Center. Our residents require familiar and peaceful surroundings in order to maintain behavioral stability. Sudden shifts in their environment can trigger increased agitation and confusion. We fear that the sound and vibrations from the blasting will result in resident disorientation and the onset of new uncontrollable behaviors. This will impede, and potentially reverse, progress attained through the Center's treatment.

Moreover, each project is expected to take at least two years to complete. Residents will, thus, be subject to years of noise pollution whether through typical construction clamor or vehicular traffic. Daily drilling, hammering, banging, etc. coupled with the rumbling of heavy-duty trucks delivering or hauling away material is enough to distress any individual, let alone those with particular sensitivities.

The increase in vehicular and truck traffic will also lead to a reduction in available parking. The Center, its staff and visitors, already face a shortage of parking spots, which will further be exacerbated when construction and commuter vehicles attempt to park in the Center's lot due to lack of available space near the Proposed Developments. This problem will not subside upon

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completion of the Proposed Developments. Indeed, once the buildings are occupied, tenants and/or their visitors will attempt to park in the lot leading to not just to parking woes, but also security concerns. The Center simply does not possess the resources to install expensive security systems and/or engage 24-hour monitoring to protect from trespassers on the lot.

There are other concerns as well. For one, the Proposed Developments will tower over the Center blocking the Center's access to sunlight. The brightness that shines into the Center will not be nearly as abundant. Critically, dementia patients tend to "sundown" earlier in a darkened areas resulting in escalated behaviors.

Furthermore, the sheer size of the Proposed Developments does not assimilate with the surrounding community aesthetic. What is currently a serene residential environment – an appeal of the Center for the approximately 40 years it has been in existence – would be permanently and detrimentally transformed.

We should note that there are also public health and safety risks from building near a former landfill, not to mention potential compromise and/or contamination of the nearby wetlands.

The above represents just some of the Center's trepidations with the Proposed Developments. Yet, the Center's greatest concern is its residents' well-being. Should the ZBA approve of the Proposed Developments, the quality of life of the Center's residents will inevitably decline. This cannot occur.

Accordingly, the Center respectfully requests the ZBA deny approval of the abutting Proposed Developments. Thank you.

Sincerely,



Marvin J. Ostreicher
Member