

April 29, 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:

I respectfully submit this letter to the Wellesley Zoning Board of Appeals (the ZBA) to express my opposition, as well as the opposition of my family members, to the proposed 40B construction at 16 Stearns Road and 680 Worcester Street, which abuts Newton Wellesley Center for Alzheimers Care (NWCAC) at 694 Worcester Street in Wellesley, MA 02482.

Mass Housing, in their November 13, 2017 letter to Mr. Jay J. Derenzo, President of J. Derenzo & Associates, LLC, highlights the projects as the following:

- 1) #885 (680 Worcester Street) – 20 rental units (5 affordable income units) on 0.46 acre
- 2) #950 (16 Stearns Road) – 36 homeowner units (9 affordable income units) on 0.9 acre

It is my understanding that under 40B regulations, which appears to be the builder's agreement to allocate 14 of the of the 56 units as affordable income, exceptions will be made regarding the usual and customary building regulations in Wellesley, MA. Additionally, at a height of 81 feet, according to the above mentioned Mass Housing letter of November 13, 2017 to Mr. Derenzo, 16 Stearns Road would be the tallest residential building in Wellesley. The abutting proximity of the proposed developments to neighboring homes, NWCAC and Sprague School would negatively alter the lives of so many forever. Everyone deserves a place to call home, but these proposed locations come at such a cost to the most vulnerable populations. Students currently attending kindergarten at Sprague School (K-5) will be almost ready for third grade when these proposed developments are completed. Regarding the 110 residents with Alzheimers and Dementia who call NWCAC home, their everyday functions would be altered beyond repair.

Alzheimers is an insidious disease associated with so much loss. I cannot imagine how truly frightening blasting of any kind or length of time would be for NWCAC residents. Due to the nature of the illness, residents would hear every blast as if they were hearing it for the very first time. Imagine the compassion necessary to quell the fears of construction sounds over a two year period for 110 residents. Simple daily routines like opening windows, visiting with family members in the modest backyard, cookouts, planting flowers or sitting outside would not exist for at least two years. Ironically, that is a lifetime for some of the residents.

Kelly/2

Finally, it has been unclear whether blasting and building near an old landfill will have long-term negative effects for the Town of Wellesley. For all of these reasons, I call upon the ZBA to deny the development of these projects. Within the Town of Wellesley there must be other locations where 40B could be utilized without harming children or the infirmed. It takes true courage and conviction sometimes to walk away from what is wrong and decide in the right and moral way for those who cannot speak for themselves. I thank you for your consideration of the facts that brought me to my decision to write this letter. Hopefully, your decision will be easy and your gavel will fall in a righteous manner. Thank you.

Sincerely,

Marie C. Kelly, LCSW, M.ED
NWCAC Family Member