

From: Don Seltzer <timoneer@gmail.com>
To: Jenny Raitt <jrait@town.arlington.ma.us>, Erin Zwirko <EZwirko@town.arlington.ma.us>
Date: 09/14/2020 10:19 AM
Subject: 1500 Mass Ave EDR1 - Docket 3633

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

Correspondence for the Redevelopment Board

I offer the following comments regarding the proposal for 1500 Mass Ave in the context of Environmental Design Review EDR-1, **Preservation of Landscape**.^[1]_{SEP}

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The applicant describes the property as having “minimal landscaping”. This is misleading, in that the applicant has intentionally created that condition in the past year. At the time that he purchased the property, half of it was extensively landscaped with significant tree canopy, as seen below.



Some time during or after August 2019, the applicant bulldozed the lot, removing all vegetation including at least eight large caliper trees. According to the Tree Warden, the applicant promised to replace all eight of those trees. This filed tree plan from last year is missing from the submitted package for this docket.



The recent package submitted to this Board is inconsistent with last year's promise, showing only two trees on the modified lot.

Another inconsistency is the size of the total lot. The applicant has submitted two deeds, showing the purchase of a 6400 sf lot with Mass Ave frontage, and a second purchase of a 391 sf sliver of land in the rear. It is not clear how this totals to the 7265 sf claimed on the application for the calculation of FAR.

Sincerely,

Don Seltzer
Irving St