

**From:** Taylor Toole  
**Sent:** Monday, May 13, 2024 11:37 AM  
**To:** Claire Ricker  
**Cc:** Jenny Toole  
**Subject:** Concerns from abutter to 5-7 Belknap

Hello Arlington Redevelopment Board,

I have lived at 9 Belknap Street for ten years since purchasing the home with my wife. A lot has changed in that time and our love for our home and community has only continued to grow. We have a 3 year-old son and a 7 year-old daughter who attends Hardy Elementary.

We understand you will be reviewing developer [Michael Collins' application for a special permit](#) to tear down the building next to us at 5-7 Belknap and build a much larger complex. His application for a special permit is cleverly written and gives the impression he is not building the albatross that he is proposing. After reviewing his plan and doing our own research, we feel that his proposal contains inaccuracies and misrepresentations about the impact of the plan.

For example: "The shadows that do fall onto the neighboring properties will be similar to the shadows currently cast from the existing building." And, "The existing site will be reused with small changes to the overall layout of hardscape and building footprint. No surrounding natural areas will be altered."

Our specific concerns are around the substantial shading this building will have over the front of our home, and the loss of privacy (for us and the tenants of the proposed building) as the new structure is extending 25' back and pushing out on the side to be 10' from our house. In one design Collins shared via email last week there's even a second-floor balcony proposed 10' from our children's bedroom window. Someone out there smoking or having loud conversation at bedtime would be very disruptive.

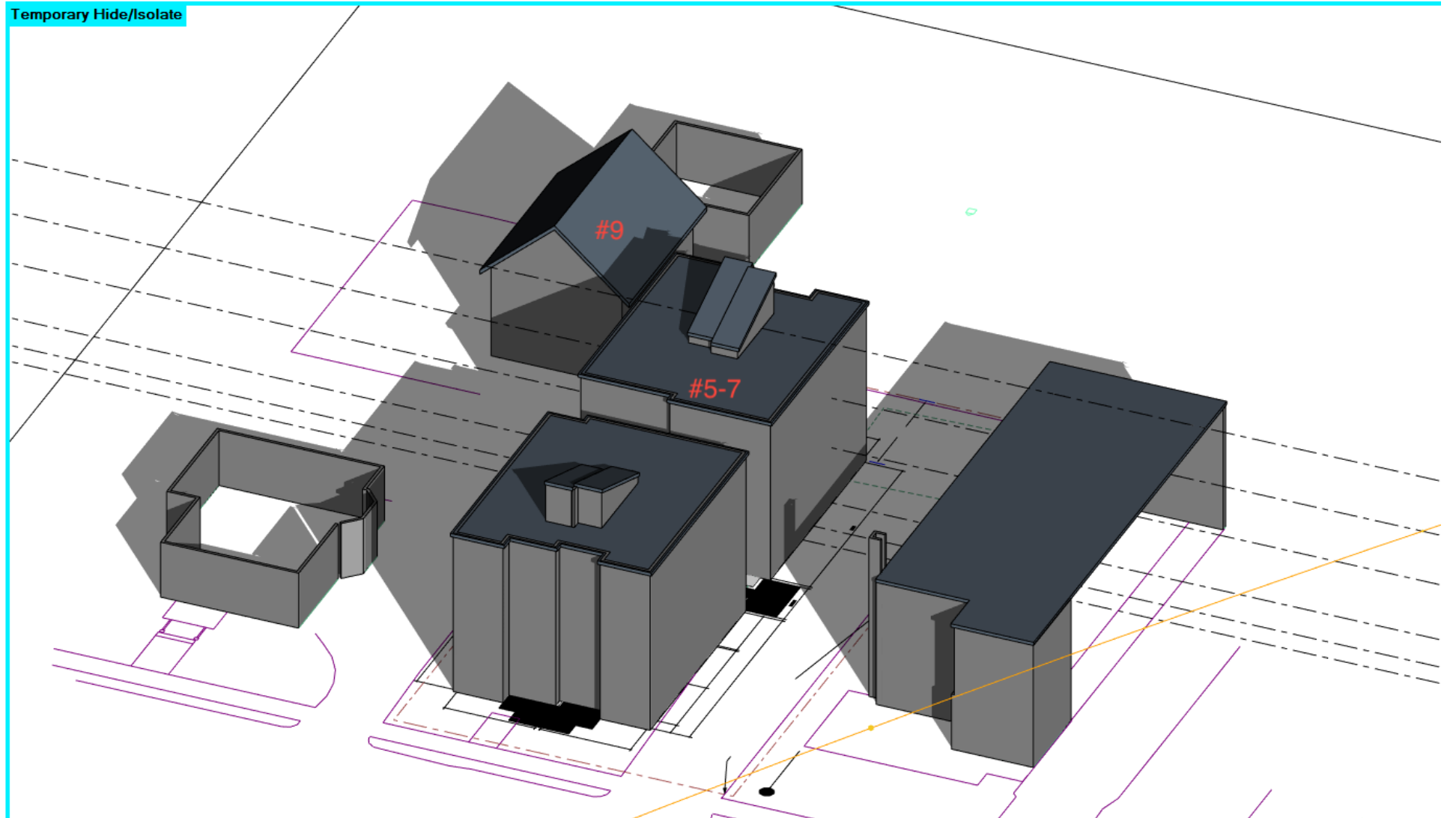
Attached are images from research that we commissioned: a shade study, and an overlay of the developer's plan onto the lot. We have shared these, along with our concerns with Collins.

We feel that tearing down an affordable two-family home and eliminating the existing green space to build four substantially more expensive units is in opposition to the spirit of retaining the character of the neighborhood and creating housing that my daughter's first grade teacher could afford. We hope the plan is not approved without substantial changes to limit the negative impact on shading, privacy, and greenspace.

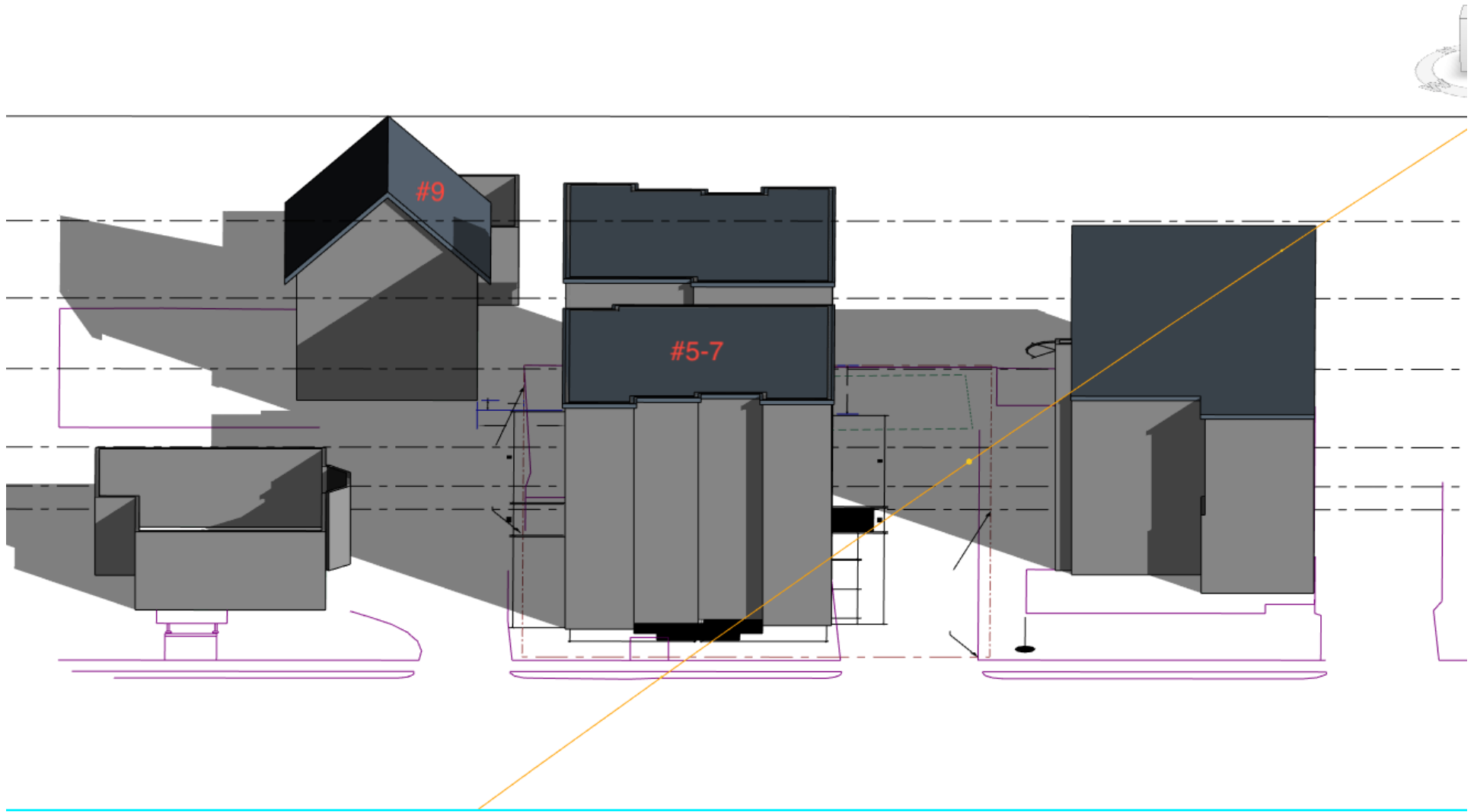
We would like to invite all members of the Redevelopment Board to come visit our property and take a walk around to consider the impact of the proposed plan.

Thank you,  
Taylor Toole  
617-780-0005

Temporary Hide/Isolate

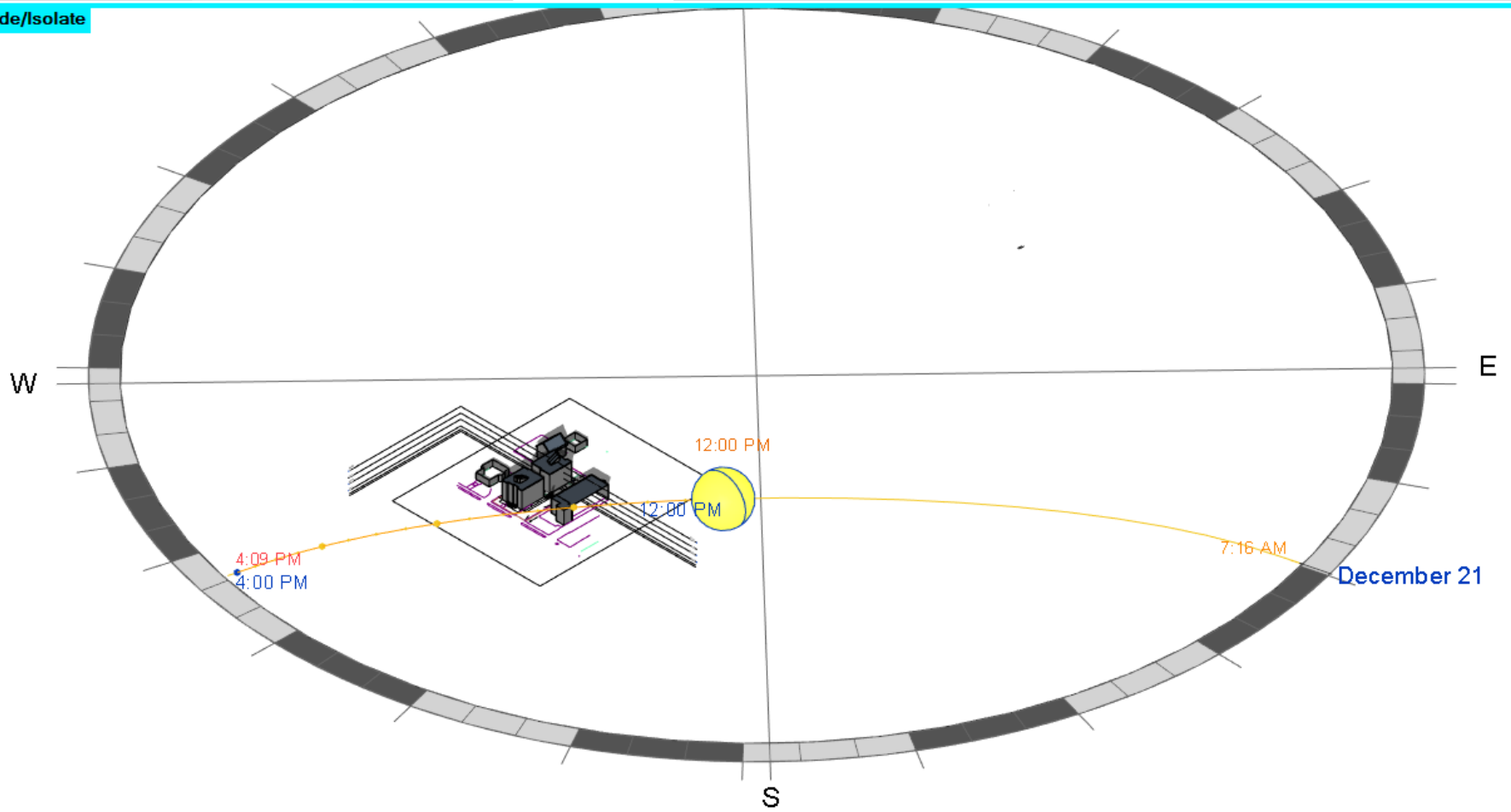


Shadows – angle 1



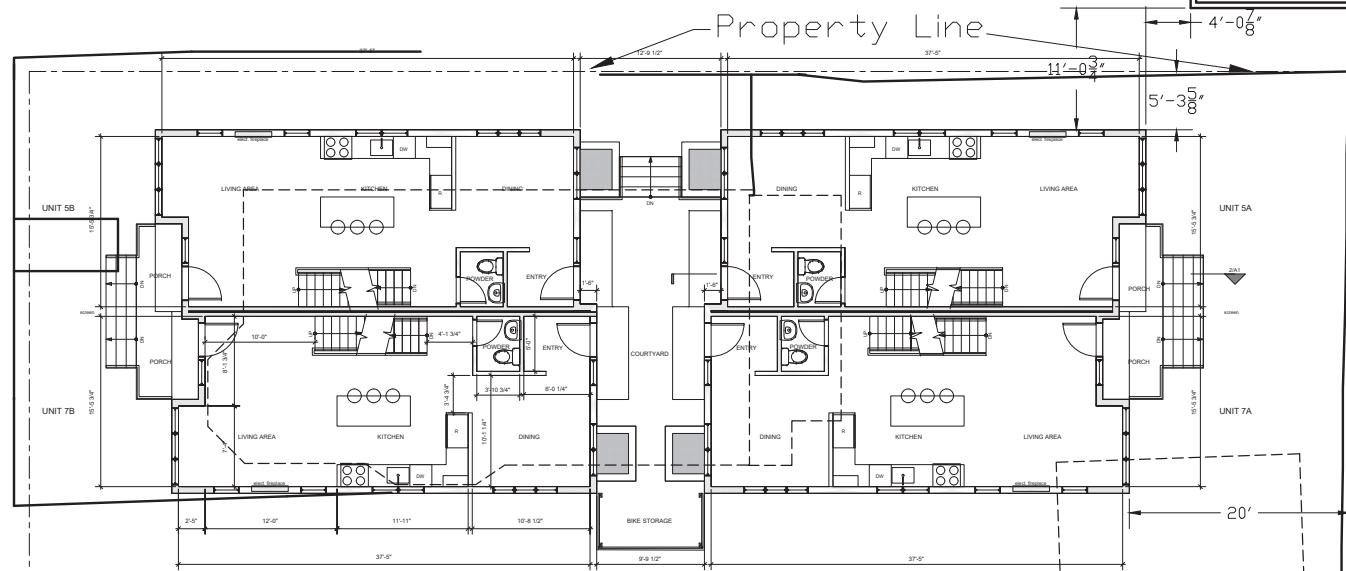
Shadows – angle 2

porary Hide/Isolate



Shadows – angle 3

BELKNAP STREET



1 Proposed First Floor Plans  
Scale: 1/4" = 1'-0"

1 BELKNAP STREET

Belknap S

GCD02  
Author  
Checker  
05-02-2024  
1/4" = 1'-0"

XC1.0

T  
U  
R  
N  
I  
N  
G  
C  
O  
U  
R  
T  
Y  
A  
R  
D

