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Now 13 10 39 AM '78
44 May Street
Cambridge, Massachusetts 02138
November 4, 1978
CAMBRIDGE, MASS.

Mr. Healey, City Clerk
City Hall
795 Mass. Ave.
Cambridge, Mass.

Dear Mr. Healey:

A group of about twenty-five Strawberry Hill Residents met with the developer, Lansing Fair, on Friday, October 27, at 7:30 P.M., concerning his proposed townhouses to be built on 680 Huron Ave. We were grateful to him for meeting with us and liked the proposed townhouses. There were two areas of discontent, however, among the residents.

One area of discontent was that Mr. Fair intends to create two streets leading from Huron Ave. through his property to May Street, thereby changing May Street's dead end status. His proposal that chains be placed across the created roads to keep traffic from May Street was thought to be ineffectual; people from the townhouses would eventually exit onto May Street adding a heavy burden to the traffic in the general area and especially on the narrow private way of May Street.

The second area of discontent was the proposed density of 58 townhouses on slightly over two acres of land. Even though the town houses will be relatively high-priced, they will be more densely situated than the surrounding C₁ zoned area and even more dense than the low income multiple dwellings of Corcoran Park. In order to have the same density as Corcoran Park, thirty-eight townhouses on Mr. Fair's land would be required.

Many studies demonstrate that it is psychologically unhealthy for people to live so crowded together; the city has responded to these studies by putting a halt on high rises. We feel the city would oppose this dense cluster of town houses for the same principles. In addition, a large amount of people will put more of a strain on parking, general traffic, and also on the children's playground, tennis courts, and golf courts; perhaps the townhouses should build in some of their own recreational facilities.

We hope that the City Council will scrutinize Mr. Fair's plans, such that the addition of the new dwellings will not negatively affect the lives of the new people and people already existing in the neighborhood.

Sincerely yours,

Lynda J. Wells Donald R. Cuss
Lynda J. Wells and Donald R. Cuss

(The above meeting was at our house)

cc: Building Dept. and Traffic Control

Another meeting will be held on the matter, and a petition on the density is being composed.

6 11 5 478
Comm. from Lynda J. Wells & Donald R. Cusi
re: proposed townhouses to be built on 680
Huron Avenue.

In City Council,

November 13, 1978

11/13/78

Referred to Housing
at 1 PM re Mayor

Area Housing

Neighborhood and

Developed by Regency
to meet again on
density problem