

# PETITION – (Revised 1/5/2015 for ZBA Hearing)

We the undersigned residents, homeowners, business operators and patrons of the Coolidge Square neighborhood have great concerns about potential detrimental impacts of the proposed 14,300 square foot CVS/Pharmacy at the corner of Arlington and Mount Auburn Streets and we request that the Watertown Zoning Board of Appeals reject the petitioners request for a special permit for this proposed project.

Our concerns are:

1. The proposed development is substantially out of scale with all other retail establishments in the neighborhood. At 13,000 square feet, it is greater than the total of all the remaining retail space on the block which equals 9,700 square feet. We feel that a retail store of this size in Coolidge Square is inconsistent with the goals of the Draft Comprehensive Plan which states “*redevelopment activity along the Mount Auburn Street Corridor should remain smaller in scale and compatible with the one and two- story buildings in existence.*”
2. There is currently not enough understanding of how traffic generated by a project of this size will contribute to already acute traffic problems in the neighborhood. We feel that the traffic report submitted does not accurately reflect a thorough understanding of the existing conditions and problems that we experience in and around the Coolidge Square area on a daily basis.
3. There will be detrimental impacts from this project to the residential homes in the neighborhood, and in particular to those along Wells Avenue, due to the amount of pedestrian and vehicular activity generated by a store of this size. These impacts include noise, lights from automobiles, and uncontrolled truck traffic, loading, and unloading that we feel are not compatible with our residential neighborhoods.
4. We feel very strongly that a great part of the essence of the heart of Coolidge Square are the local small businesses that are the fabric of what we consider to be a very unique and special neighborhood. By allowing a single retail store of the size proposed into this very intimate setting, it not only erodes that intimate character, but sets a precedent for similar future development, which we feel is detrimental to that unique place that we call our own and that is our desire to preserve.
5. We feel that for all of the above concerns, the proposed project does not meet the specific criteria required by Section 905 (b) of the Watertown Zoning Regulations.

<u>Name (Print)</u>	<u>Address</u>	<u>Signature</u>
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