

July 10, 2026

By Electronic Mail: zmelcher@newtonma.gov

Newton Board of Survey
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Re: Request to amend Chapin Road subdivision, 132 Homer Street, Newton

Dear Members of the Board:

We are writing this letter on behalf of the neighboring residents to address Ms. Betsy Harper's request for approval of amendment to the Chapin Road subdivision. Ultimately, her proposal comes down to one issue: whether the engineering demonstrates that the proposed subdivision can be developed without creating adverse impacts to neighboring properties. The most recent engineering submissions from Deborah Keller and John Chessia - each with 30-40 years of stormwater expertise - demonstrate that the current proposal will adversely affect 55 Chapin Road, Chapin Road itself, and 126 Homer Street. At Monday's hearing, they will explain why Ms. Harper's stormwater analysis does not accurately model the site's existing ponding conditions. The rear portion of the property has historically functioned as a ponding area – a condition confirmed by long-time residents and interrupted only once or twice during severe drought years. Our engineers conclude that this condition has been modeled incorrectly by both the applicant's engineer and the City's Engineering Division. When the existing conditions are modeled correctly, the analyses show that post-development flooding extends beyond the property and onto neighboring land.

Moreover, the possibility of a house larger than the one shown in her plan and more damaging to abutters is not merely hypothetical. As reflected in **Exhibit A (next page)**, Ms. Harper's realtor marketed the property to local realtors as an opportunity to build a "10K+ sqft house" based on the zoning. Whether or not that particular development ultimately occurs is not the issue before the Board. Rather, the marketing underscores that the lot has been presented as capable of supporting significantly greater development than the illustrative house shown on the plans. If the applicant now contends that the lot can only function with a substantially smaller house, that further highlights the unresolved question before the Board: whether the proposed subdivision creates a lot that has been demonstrated, through competent engineering evidence, to be safely developable consistent with the rights afforded by the zoning ordinance.

The simple fact is that the engineering of the current plans, as shown, fails on its own merits. This has been the case since the Public Facilities proceedings in 2025, where the neighborhood's engineering concerns regarding the earlier proposal were ultimately borne out, and it remains the case today.

Exhibit A



The seller is now selling the land for the greatly reduced price of \$2 million for 32,713 sqft of land. Prime location Newton Centre.

Any offers would be subject to permission granted by Board of Survey for one house to be built on the lot. Seller is pursuing this now.

The FAR is 33% in SR2, so one could build a 10K+ sqft house on this gorgeous land. Sellout would easily be \$6-6.5 million for a quality build.

Rarely available land - breathtakingly beautiful, undeveloped land accessible from the end of Chapin Road, a cul-de-sac in the heart of Newton Centre. A secluded setting with old-growth trees and lush, gorgeous landscape. The parcel totals 32,713 sqft and is in close proximity to Mason Rice/Newton Centre Playground. An unbelievable opportunity to build the house of your dreams in Newton Centre! SELLER IN THE PROCESS OF OBTAINING PERMISSION TO BUILD ONE SINGLE FAMILY HOUSE. SEE BROKER FOR DETAILS.

Respectfully,

Raphael Bruckner and Karolina Mizeracka
51 Chapin Road, Newton, MA

Laurie and Martin Berinstein
55 Chapin Road, Newton, MA

Scott and Anne Ewart
56 Chapin Road, Newton, MA

Joshua Goodman and Ingrid Schroffner
37 Chapin Road, Newton, MA

Haren Nayagan and Caitlin Kelly
17 Chapin Road, Newton, MA

Natalie and James Noonan
126 Homer Street, Newton, MA

Lara Bethke and Julian Wellesley
142 Homer Street, Newton, MA

Christopher Inra and Jaclyn LoPiccolo
132 Homer Street, Newton, MA