

**Nadia Khan**

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**From:** Amleto Martocchia  
**Sent:** Sunday, November 20, 2016 6:13 PM  
**To:** Nadia Khan  
**Subject:** Public hearing on Nov 29th for petitions 180-16(2) and 179-16

Dear Ms. Khan,

Please relay the below input to Alderman Marc. C. Laredo, Chair of the Newton Land Use Committee. Thank you.

**Alderman Marc C. Laredo**  
**Chair, Newton Land Use Committee**

Dear Alderman Laredo,

**RE: Public hearing on Nov 29<sup>th</sup> for petitions 180-16(2) and 179-16**

My name is Amleto Martocchia, I am the manager of the LLC that owns 162 Lowell Ave, Newton. As I am in travel on the hearing date of Nov 29<sup>th</sup>, I wanted to voice my opinion and write in support of petition #180-16(2) for a zoning change and petition 179-16 for the special permit.

As someone who has been involved in almost all phases of real estate for over 30 years and having lived in different parts of the US and other countries during my prior 20 year US Air Force career, I can appreciate the benefits of the proposed petitions. I am a big believer and proponent of mixed use development, especially near community centers with public transportation hubs. The many benefits of smart growth have been well documented and I have personally experienced them in other communities. But simply put, it results in more enjoyable and livelier places while also tending to lower car use.

Resistance to and fear of change is understandable, but for this location the proposal is spot-on. I urge the Land Use Committee to grant a speedy approval of the petitions. In addition, I would recommend the Committee to consider reflecting the zoning change to include the neighboring parcels, namely: 21 Washington Terrace, 17 Washington Terrace, 885 Washington St, 891-897 Washington St, 899 Washington St, 911 Washington St, 162 Lowell Ave, 150 Lowell Ave.

Respectfully submitted,

Amleto "Mel" Martocchia