

David R. DeFilippo AIA
11 West Street
Milton, MA 02186
(617) 696-8228
Davidrdefilippo@verizon.net

November 23, 2007

Secretary Ian A. Bowles,
Executive Office of Energy and Environmental Affairs
ATT: MEPA Office Ann Canaday, EOEA No. 14115
100 Cambridge, 9th Floor
Boston, Massachusetts 02114

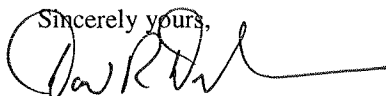
RE: EOEA No. 14115 Proposed Article 97 Land Swap between Mr. Paul Hart and the Blue Hills Reservation

Mr. Secretary,

I am writing this letter strongly objecting to Proposed Article 97 Land Swap as outlined in the Environmental Notification Form for the EOEA No. 14115. My objection is based on the following reasons:

- The Lantana's Owners have failed to prove that an "exceptional circumstance" exists as required by Article 97 paragraph 2. I have read the ENF application and find that they really have not done all they can to make use of the land they already have in their possession. Land swaps should not be used to solve bad development decisions or open up private development possibilities.
- It is obvious to anyone with reasonable intelligence that allowing the land swap could allow the Hart Family to redevelop the current Scanlon Drive parking lot for purposes other than parking. If given the land can we be assured that it will remain parking or remain part of the Hart's holdings? It would be private land they can do what they want with it.
- Protected Public land should not be made available to assist a private entity without providing real value to the Public. What are we really getting? Worthless land, a few parking spaces. It's mere developer pabulum to make it look like they are making public concessions.
- Concerning the plans for the proposed parking, one can propose all the engineering solutions you want but we are still taking about a parking lot adjacent to a wetland that is identified as part of the Boston Harbor Watershed. Can we really be assured that the collection systems will be maintained?
- High Street is a natural barrier between the developed world and the undeveloped world of the Blue Hills Reservation. Bridging this barrier will set a precedence that will only encourage others to seek similar types of deals eroding further the limited boundaries of the reservation
- My role of an architect precludes me from saying I am against development. But I certainly have to speak up when something is being done that is wrong on all levels. The thoughtless, old school approach to land development of paving every last piece of valuable land for parking is just totally ill-conceived in this day and age. Just look at the current land use around the Lantana – asphalt and buildings that only are full when an event is happening. The land that those property owners have is wasted on grade parking and still they want more.

Secretary Bowles, we are all stewards of the Blue Hills and it is up to all of us to protect that land from exploitation by those that would destroy it for their own personal gain. Considering the true value of the park land we are being offered only trinkets by the Hart Family business interest and the politicians that support this move. Someone needs to say NO!

Sincerely yours,

David R. DeFilippo, AIA

Cc.
Friends of the Blue Hills
Robert Knox Boston Globe
Nate Leskovic Milton Times
Senator Brian Joyce