

## Cathy Flynn

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**From:** Gerri Ferguson <gerri\_ferguson@hotmail.com>  
**Sent:** Saturday, February 27, 2021 11:11 AM  
**To:** Cathy Flynn; Holly Backus  
**Subject:** Objections to 11 Mill Hill Revisions  
**Attachments:** Woodland Hill Lot Sizes and Setup.xlsx

**Categories:** IMPORTANT

Please forward for inclusion in discussion for the above referenced property. Thanks!

Dear HDC, Please consider our objections to 11 Mill Hill.

1. We still object to the second floor of the secondary dwelling. We believe the photograph of the ridge poles confirms our statement that the second floor of the dwelling unit will tower over our pool area and look directly down into our pool area. We do not object to a one-story structure, but do not believe a two story structure is thoughtful or harmonious design.
2. If the second floor is approved, we object to the balcony, as the balcony will also have a direct line of site into our pool area during daylight hours.
3. We do believe this lot is being overdeveloped for its size. This lot is the same size as 2 Old Mill, which we purchased in November 2020. Our lot is small with a small pool cabana. The attached spreadsheet gives lot sizes and types of secondary dwellings for each home. The current structures that are two story are on larger parcels, and most of them are sited to overlook the conservation land vs. the neighbor next door.

Thank you for your consideration.

Glenn and Gerri Ferguson

<b>WOODLAND HILL</b>	<b>PROPERTY ADDRESS</b>	<b>LOT SIZE</b>	<b>ACCESS. DWELLING TYPE</b>
	11 MILL HILL		
	1 OLD MILL	.17 acres	1 story pool house-streetside
	2 OLD MILL	.18 acres	1 story pool house streetside
	3 OLD MILL	<b>.28 acres</b>	2 story at back of property overlooking Conservation
	4 OLD MILL	<b>.22 acres</b>	2 story at back of property overlooking Conservation
	5 OLD MILL	<b>.21 acres</b>	2 Story planned, but nothing approved at this time.
	3 OLD FARM	<b>.21 acres</b>	pool cabana
	5 OLD FARM	.19 acre	2 story over shadowing neighbors yard 1 Old Mill
	2 RED MILL	.18 acres	2 story dwelling overlooking neighbor
	4 RED MILL	.16 acres	pool cabana
	6 RED MILL	.17 acres	TBD by HDC
	8 RED MILL	<b>.24 acres</b>	TBD by HDC - lot abuts conservation

Sources: Nantucket Map Geo, HDC archives, VRBO and local Realtor Rental Descriptions and photos