

Kadeem McCarthy

From: Liz Norris <markliz@comcast.net>
Sent: Monday, March 01, 2021 8:38 AM
To: Kadeem McCarthy; Holly Backus
Cc: Matthew MacEachern
Subject: 14 Lowell Place Letter from owner

Good Morning Holly and Kadeem,

As per my conversation with Kadeem last week I am attaching this letter to be included in my file for 14 Lowell Place.

Thank you very much!

Mark

My name is Mark Norris and I am the owner of 14 Lowell Place.

I will try to keep this short and to the point so as not to take up too much time.

I submitted our application for a new dwelling back in September of 2020. I have taken a back seat approach so to speak but, at this time, I would like to present a few points to the Board if I may. Let me start by saying I am a long time year round resident.....and I do intend to live on Lowell Place with my family. I do not believe there are any homeowners on Lowell Place, Barnabus Lane or Woodbury (with the exception of number 16) that is there for more than a few weeks or months each year.

We respect the process the HDC and have made substantial changes after each and every submission. Essentially, we have created a completely new design that we feel is within keeping with the neighborhood and I hope that you agree. We have revised the window style, the amount of fenestration, the plate height, the pitch, and the overall length/telescoping. We have also lowered the ridge height numerous times, changed the front door style, added a porch, omitted the garage, changed all the dormers, and revised the trim detail.

I have observed the concerns that both our abutters and HDC have voiced regarding height and overall size throughout this process. I would like to point out...Numbers 3, 4 and 10 Lowell Place, specifically, have maximized the allowable ground coverage, or even exceeded it by nearly 10%. Additionally, they are all between 24 feet 6 inches and 26 feet 4 inches in height.

Respectfully, 14 Lowell falls within that same range with a proposed height of 26.0' feet. I would also like to note, that *half* of the house at 14 Lowell is a *single* story with a ridge height *under* 18'.

In comparison to the neighborhood we are using only 20% of the allowable 3,038 sq ft of ground coverage. I believe this is a reasonable proposal given it is an oversized lot that is 10,183 sq feet.

We are proposing a footprint that is only a few hundred sq ft larger than many of our neighbors on a lot that is over 2 x the required 5,000 sq feet. With that said, we will preserve substantially more green space than the rest of the street has done on their undersized lots. We are not trying to maximize the footprint with one huge dwelling but rather balance it with thoughtful landscaping that includes recreational space and perennial gardens.

(Supporting facts for above if needed)

3 Lowell place is at 26'4 ft

4 Lowell place is 25.9' They overbuilt by 8% and were required to ask for relief from the zoning board. 38.1%

4 Lowell is 60' wide on an undersized 3,900 sq ft lot

10 Lowell stands at a height of 24'6 and a ground cover of 1621 SF. of the allowable 1629.3 . Leaving only 8.7 SF to remaining GC.

12 Lowell is 54' deep Comparably 14 Lowell is 54.2 wide and 61.8 deep on 10,183 sq ft lot.

All homes on the street have made large improvements with second floors, dormers, and additions. They have maximized their space.

I have also taken noticed that it has been a point of issue that my house can be seen from the road. I wanted to mention that this is possible *only* in the winter months and *only* in front of a *portion* of 7 Barnabus Lane. I imagine that one day soon this buildable lot will have a 3 story home on it. We think it's important that you are aware that once we complete the building process the new

landscaping on 14 Lowell, as well as the current mature plantings, will provide a great deal of screening for all the neighbors. We want to create privacy on the southern side, specifically.

Finally, while others on the street can accuse us of wanting to build a "McMansion", they don't know us and it is a very unfair assessment of our intentions. We have great respect for both HSAB and HDC. We also have great respect and appreciation for the historic character of Lowell Place and we want to preserve that history...namely in the existing front cottage. While the back lot is not historic, we want to respect the history with this new build. We have spent a great deal of time and effort in revising our plans to reflect this. I hope that is apparent in our most recent set of revisions.

Thank you all very much for your time.

Mark and Elizabeth Norris

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