

July 8, 2023

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CC:  
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RE: Case No. 23-15; Two Special Permits and Design and Site Plan Review Approval 76 White Street

Mr. Corbett,

70 White Street directly abuts 76 White Street. We request further clarification with respect to the proposed plans to build 2 single family homes on the 76 White Street lot. Clarity is sought specifically with respect to the following:

- 1) Maintaining the greenery 76 White Street currently possesses, with pics 1 through 7
  - 2) Location of windows on the North side of Lot 263A (what would be 74 White Street), with pics 8 and 9
  - 3) Welfare of the wildlife currently inhabiting the lot, with pic 10
  - 4) Loss of a parking space on White Street to allow for a driveway for Lot 263A (what would be 74 White Street), with pics 11 and 12
1. In the [Neighborhood Meeting Discussion Summary](#) document dated June 2, 2023 and posted on the Planning Board's Applications page, a commitment is made to '...save the mature trees along the property lines that are feasible given the proposed construction'. In addition to the 'mature trees', there are roughly 17 Maple saplings along the Northern property line of lot 263A; there are more saplings on the Western property line Lot 263A facing White Street.

Pic 1:



Pic 2:



Pic 3:



As pictures 1,2 and 3 indicate, these 'saplings' have grown to over 40 feet tall and provide screening between 70 and 76 White Street. Pic 3 is the view from Unit 2's South facing living room window. Given the statement made in the Discussion Summary, we seek clarity as to whether these maples will be pruned back or removed entirely. The plan outlines a setback of 10 feet 1 inch and 10 feet 2 inches from Lot 263A's Northern property line. The leaf span of the maple saplings already exceeds this distance.

- a. Within the [Neighborhood Meeting Discussion Summary](#) document, there is an offer to construct a 6 foot wooden fence along the Eastern property line abutting 17 Sycamore Street, including an offer to extend the fence along the Northern Property Line of 70 White Street. 70 White Street accepts with gratitude this offer to continue the same fence all along the Northern property line.

Additionally, and shown in pictures 4,5,6, and 7, we seek clarity as to what is planned for these mature trees, including one (Pic 4) in the median on Sycamore Street.

Pic 4:



Pic 5:



Pic 6:



Pic 7:



2. Both the first and second floors of the South side of 70 White Street, which face Lot 263A (what would be 74 White Street) have 8 windows each. It appears the submitted drawings from Nordesign and Building LLC attempted to minimize the windows on the North side of 74 White Street. This is sincerely appreciated. We seek additional clarification on the location of the windows on the North side of 74 White Street. The hope is to avoid looking out of windows at 74 White and directly into rooms at 70 White and vice versa. This is especially relevant given discussion point 1 above. Refer to pictures 8, and 9.

Pic 8:

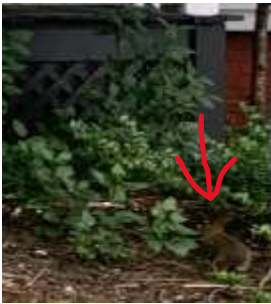


Pic 9:



3. With the property untenanted, a resourceful and large population of rabbits currently enjoys the benefits at 76 White Street. While 70 White Street attests to our efforts to manage our individual rabbit population, we seek clarity on what steps, if any, will be taken to ensure the family or families of rabbits inhabiting 76 White Street will not simply move next door.

Pic 10:



4. Pictures 11 and 12 represent the parking situation on this block of White Street; an unvarying challenge. The building plans propose creating a driveway for 74 White Street which will eliminate an existing parking spot. We wish to know what plans, if any, exist to mediate the loss of this spot.

*(Note these pictures were taken July 6 @ 1:15pm – during the school day and after the school year ended. When school is in session, the situation is more severe).*

Pic 11:



Pic 12:



Thank you in advance for allowing us to raise these concerns for comment. We look forward to the subsequent clarifications.

Sincerely,

Steve Flanagan and Rob Duff - 70 White Street Unit 2

Lori Ray and John Fuller – 70 White Street Unit 1