

February 11, 2019

My name is Mary Jo Michaels Shafer. I'd like to start by saying what a tragedy it is to have lost the historic home at 22 Knowles Road, owned by Alison Richard. I even lived there myself years ago, as a tenant of Alison's. The experience led me to stay in the community and purchase a home of my own at 20 Knowles Road, where I currently reside. This property is directly north of the property at 22 Knowles Road. For Alison to build the currently proposed structure on 22 Knowles Road a variance would be required.

I am writing this letter to express my concern regarding the height of the proposed structure as detailed in the proposed plans. There will be a measurable increase in the height in the new structure compared to the prior structure, the exact difference unclear, but likely nearing fourteen (14) feet. Due to its southern proximity to my home, the increased height of the proposed structure will have a significant negative impact on my home. The height increase will cause a reduction of sunlight causing a shadow and will reduce the passive solar heating provided by my sunroom in the winter months. The sunroom is also important to me as it provides health benefits for seasonal affective disorder.

The proposed structure would also likely have an adverse effect on the value of my home as it will limit using the sunroom as year-round space. This would diminish one of the major attractions to the home therefor impacting its value. I recently invested in renovations to the home, and do not want to see the property value effected.

I was provided with a shadow study prepared by Agatha Pestilli of Centerbrook Architects and Partners, LLP. While I greatly appreciate the efforts to reduce my concerns, it is clear the shadow cast will be greater than before. There are many factors that make it difficult to determine the actual finished height of the structure. It is already established that the proposed structure would need to be raised to meet current flood plain requirement, the additional high of the structure itself and the added cupola all add to contributing factors.

I really want to work with Alison toward a mutual agreement through compromise. Jeremy DeCarli, of our Planning & Zoning Department has made some suggestions and it's my hope that we can work this out, and get her in her new home and back in the neighborhood as soon as possible.

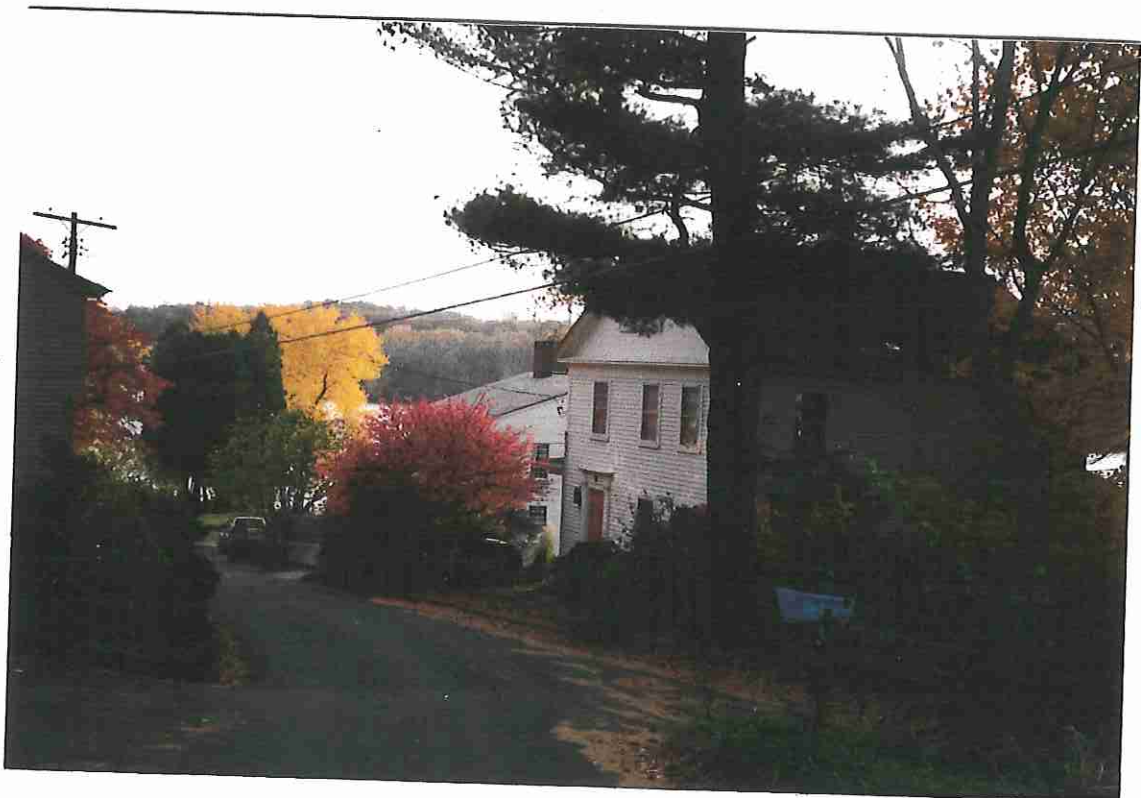
Sincerely,



Mary Jo Michaels Shafer

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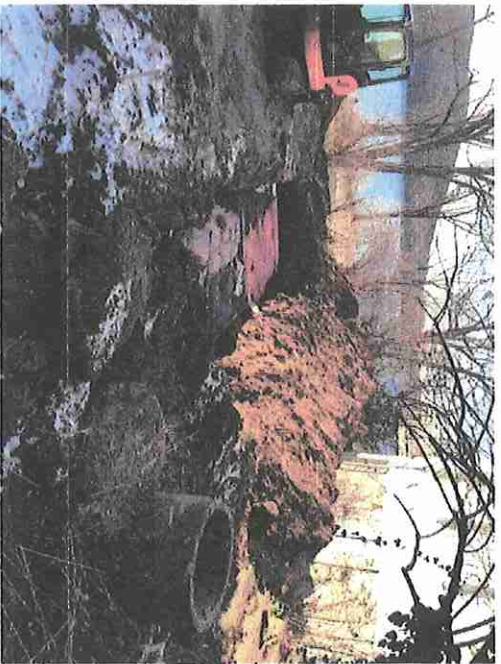




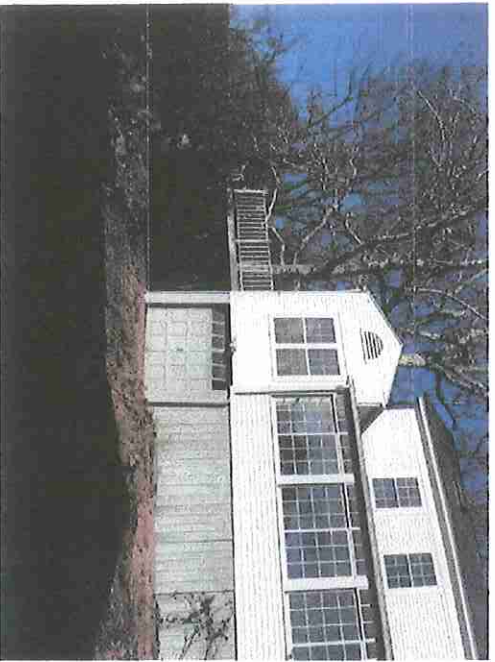
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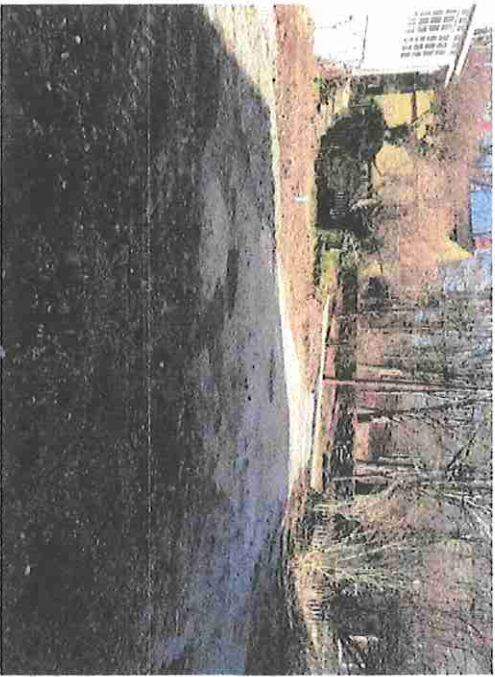
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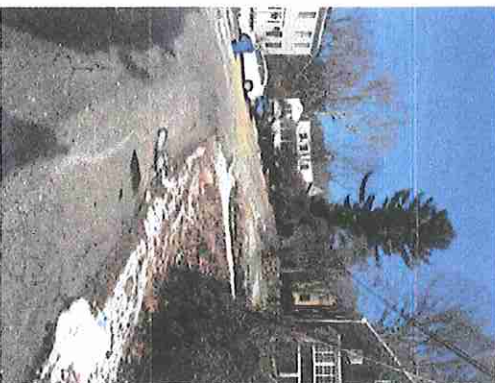
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