

March 16, 2022

RE: Site Plan Review & Conditional Use for 19-21 Main Street

Dear Planning Board Members,

Please do not be mesmerized into believing that the ever changing plan for a parking lot on Church Hill conforms to our zoning regulations, in particular our Site Plan Regulations, 8.2.1.

*“Buildings, parking areas, travel ways, and other site elements **shall** be located and designed in such a manner as to preserve natural resources and **maintain natural topography** to the extent practicable. **Extensive grading and filling shall be avoided.**”*

[Emphasis added]

According to the Zoning Ordinance, 175-6 the words “shall” and “must” are mandatory.

It may be “practicable”, defined as meaning “achievable” or “possible”, to dump 15,000 cubic yards of fill onto a naturally forested slope to raise the natural grade 18 1/2 feet. In the case of the proposed plan, however, it is not possible to avoid “extensive grading and filling” as required by our Zoning Ordinance. These two factors are mutually exclusive.

On these grounds alone, this application must be denied.

Respectfully submitted,

Nancy and Malcolm Sandberg  
15 Langley Road