

From: [Sandy urso](#)
To: [Michael Behrendt](#); [Karen Edwards](#)
Cc: [Todd Selig](#)
Subject: 19-21 Main Street Conditional Use for current packet
Date: Thursday, March 17, 2022 10:07:13 AM

Dear Mr. Behrendt and Members of the Planning Board,

First of all, I feel terribly greedy asking you to respect my property and to realize the violations of conditional use in light of the fact that there are so many helpless humans currently running from the country they love. For this moment though, I will state my case.

I specifically escaped city lights to come to a place where the forested darkness accentuates the multitude of stars, but for how long? I consider this possible loss a personal violation.

Cars do not travel in one direction and their headlights will flash in my windows at some point of their every travel. The lights needed in the parking lot for safety will illuminate my home, especially those nearest my property, which we once saw as an outstanding investment and healthy lifestyle opportunity for us to enjoy well into our old age. However, it has started to bring stress and fear as we are forced with the reality of the parking lot's monetary and lifestyle effect on a personal retirement asset. The nightmare of waking up to an out-of-place, out-of-scale structure feet from our entire property will be real.

We have rarely required the use of air conditioning due to the cool temps provided by the woods, which all who attended the site walk in the summer heat can attest to. These, however, are proposed to be removed and replaced with a heat island which will subsequently increase my home temperature and electric bills. Any new trees planted will not be substantial until long past my days on earth.

The natural beauty of the forested area, which includes so many birds, owls, and deer to name a few, is a lovely sight, especially in a downtown locale. It is both unique and buffering and, if approved, the woods that I maintain on my land in this beautiful Church Hill District will be the last tree canopy set to remain "downtown".

The night is currently still except for the sound of frogs and crickets. This would be in stark contrast with a future of car doors, alarms, snow plows and simple conversation accentuated by the openness so near to my home.

This project is labeled as [19-21 Main Street](#) and it has been made clear and even boasted that nothing will be visible from Main Street; however, It will be a backdrop to my entire property. Also, the residents who live on Chesley Dr and in the Faculty neighborhood who enjoy the Chesley foot path take offense that our 24 hour 7 day a week view is less important than the mere 5 seconds it takes to drive past this property on Main Street. This "hidden" project concerns me as to what else will be hidden during and after its construction. Certainly no one will be monitoring the work during its building phase, and once approved it is too late to realize its stark appearance.

Although a proposed 6 foot fence to lessen the impact will be placed near our home *in what we have considered our backyard*. It is still ~2 feet below the site lines from all rear rooms in the house as the interior of the house sits higher than the elevation of the yard. We, one of the most heavily impacted abutters, have yet to be shown a rendering of our view of Mount

Murphy.

I am not naive to think that my opinion is the only opinion that should be taken into account, but I am honest enough to recognize that there is a serious problem here. Conditional use violations are numerous and I am not going to repeat what can be read by the over 50 citizen comments. I thank you for the exhaustive efforts you put into your positions and plea that you observe and exercise rights granted to the planning board in your deliberations.

Sincerely,
Sandy Ceponis Urso

Sent from my iPad