

To the zoning board of appeals, Marry-Allen, and Richard,

We are residents of 44 Rear Maple Street, the home opposite 42 Maple Street, along the shared driveway/ROW.

We are writing to formally express our deep concern and opposition to the proposed construction at 42 Maple Street, The property owned by the William Eggleston estate.

The proposed "single-family home" includes 5,451sq.ft. of primary space, with 3 floors, 5 bedrooms, 6 bathrooms, a 3 car garage, and numerous other rooms. ***This structure more resembles a mansion or multi-family home*** than a typical single-family residence. Its mass and scale are not consistent with the character of the neighborhood, as most nearby houses are less than half of the size of this proposed structure.

The proposed structure is not situated directly on Maple Street, but rather on a narrow, shared driveway/right-of-way that currently provides access to three families. This driveway already presents traffic and safety challenges due to its limited width, which often requires vehicles to reverse in order to allow others to pass.

Introducing a significantly larger home—such as the proposed 5,451 sq. ft. structure, which would be the largest in the entire neighborhood—at this location is likely to increase the volume of traffic, including more residents, guests, and service vehicles. This would further strain the already-congested access point, raising serious concerns about safety and accessibility of all residents

A home of this size at this location is not "aesthetically pleasing" nor "in harmony with the overall residential feel of the neighborhood" This mansion, the largest home on Maple and Arlington streets, would be disproportionately large for the small corner lot surrounded by 6 smaller houses and will not be in keeping with the overall nature and feeling of the neighborhood.

Furthermore, the drawings that are provided on the town website are very low resolution, and all dimensions and most of the notations are illegible. It is therefore not possible to know if the proposed design is in compliance with zoning restrictions.

We urge the Board to consider the long-term implications of approving such a large-scale project in a small-lot, tightly clustered residential neighborhood. We respectfully request that this proposal be reconsidered or modified to better reflect the existing character and logistical constraints of Maple Street, or at the very least, a decision on this proposed structure should be tabled until legible drawings are provided.

Thank you for your consideration.

Sincerely,

Stephen and Andreolina Santarelli de Brasch