

From: Bob Patten <bpatten1@comcast.net>
Sent: Wednesday, August 10, 2022 4:18 PM
To: Stickney, Chris <Chris.Stickney@colliers.com>
Cc: jhellen@franklinma.gov
Subject: ZBA Meeting July 28th - 17 Blue Jay St

Dear Mr. Stickney - I wanted to send a note to more formally introduce myself and also appear at the Zoning Board of Appeals meeting of July 28th regarding the setback relief request for Douglas Felton of 17 Blue Jay St.

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I live at 18 Blue Jay St with my wife of 35 years Ivy, who has worked at the high school as the registrar and data specialist for the last 11 years. We built this house 27 years ago and raised 2 boys who are now adults.

Situated directly across the street is 17 Blue Jay which our long time neighbors and good friends Roger and Janice Gullo recently sold to a young couple Doug and Sylvia Felton. Roger was very selective as to who he was going to sell the house to and we definitely thank him for that as Doug and Sylvia are really good people. Doug is a military veteran having deployed three times over the last 13 years at 1 year deployments each, he's a Captain in the Boston Fire Department, on the rescue dive team (really recovery dive team as it's not typically a rescue) and a member of the hazmat response team. He's a public servant serving the greater Boston area and beyond (on the dive team). He's accomplished a lot and been through a lot for a young man - as has his wife in support of him. He briefly touched on his military and public service during the aforementioned ZBA meeting.

As you know, Doug plans to build his dream garage as he's very into cars, car racing and collecting. The plans call for a 48' by 72' multi-bay garage which he can build by right meeting all code requirements. The issue is the side lot setback. Doug went to the town before he bought this house to find out what the required setbacks are - in his case 10 feet was the answer multiple times; however, there's an asterisk regarding the height of the building and the setback that he didn't notice requiring a 20.3 foot setback. The ZBA meeting on July 28th was to hear a request from Doug for 8 feet of relief allowing the garage to be built 12 feet from the side property line. I can say as the neighbor who is going to see that building every day that esthetically 12 feet from the line almost directly in line with the driveway looks far better than being offset and moved to the left partially obscured by his house. None of the abutters, Cliff Trautman at 11 Mockingbird or Ms Beth O'Neil at 13 Blue Jay St or myself have any issues with the requested setback - as you'll hear if you listen to the recording of the meeting.

So, during the meeting you and the other board members kept coming back to the size of the structure - irrelevant - the size of the structure is to code and has no bearing on the setback relief request. I've looked back through 2021 and the ZBA has granted 15 of 17 side lot setback variances, with a few being of far greater relief than what Mr. Felton is requesting. Every proposed "compromise" the ZBA offered - reduce the size of the structure, position the garage at an angle, etc. was no compromise at all as it would then NOT require a variance through the ZBA. I'm also adding the following link to a Franklin Observer article written by Alan Earls who has an unbiased view and he reached a similar conclusion - you are all concerned with the size of the structure NOT the actual issue which is the setback relief request. The structure as proposed Doug can

build by right. <https://franklinobserver.town.news/g/franklin-town-ma/n/116125/zba-objects-project-favored-neighbors>

In closing, I encourage you and the other board members to come and take a look for yourself at the property and the proposed structure placement. Doug is going out of his way to make sure the structure looks good and preserves the appearance of the neighborhood.

I look forward to seeing you in the neighborhood and at the August 25th ZBA - hopefully in person.

Best Regards,

Bob & Ivy Patten

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