

October 31, 2022

Town of Franklin
355 East Central Street
Franklin MA, 02038
Attention: Zoning Board of Appeals

Re: 585 Maple Street - Proposed addition with an accessory dwelling unit

Dear Franklin Zoning Board of Appeals,

I have seen and reviewed the renderings for the above referenced project, and I have a few questions/concerns as I am the abutter that lives directly next door.

My first concern is, with this being squeezed into the smallest portion of the 5-acre lot to just meet the side yard setback, what are the plans for the water run-off/drainage? Will it just spill into the yard or be carried below the surface to drain underground? My yard already has existing water issues, and my basement has had water issues in the past that have been corrected. With a 1,224 square foot structure potentially being built 37 feet away, I am concerned that the water run-off from the roof/gutters will only further exacerbate the existing water issues in my yard and re-create the basement issues resulting in costly repairs.

My second concern is the lack of privacy that will result if this structure is built as currently planned. In statement 4 of the "ZBA Application Form Supporting Statement For a Special Permit" it notes "neighborhood character and social structure will not be negatively impacted". I do believe with the current proposed plans for this structure, that statement would be directly contradicted. The plans currently show two windows on the side of the addition that would be directly facing my property, with a clear view into my entire backyard and backside of my house. Most houses on Maple Street that have houses with a second story next to them either have ample wooded area in between properties to provide privacy, or the second story houses only have front/back facing windows and no side facing ones. Assuming that most of the second levels on the street consist of just bedrooms, where the activity on those levels is minimal (just for night time/sleeping) and this proposed second level is an entire apartment (where it is assumed it would be active throughout the entire day), I firmly believe I would be one of few, if not the *only* house on the street and most surrounding neighborhoods where an entire apartment towers over the backyard with a direct line of sight into what is meant to be the private part of a property. I have included photos to show how much of the existing house can already be seen, and to help everyone envision what it would be like to then have a two-level addition even closer than that.

If it can be confirmed that this structure will not negatively impact my property with water run-off, and the two windows of the second level facing my backyard/house could be entirely removed so I do not completely lose all privacy, I would be more comfortable with this project.

Sincerely,

Ashley Hall-Pratt

589 Maple Street

2022 NOV - 1 P 1:41
TOWN OF FRANKLIN
TOWN CLERK
RECEIVED



VIEW FROM BACKYARD



VIEW FROM BACK WINDOW/KITCHEN