

Dianne Boisvert

From: Bowditch, Steve <Steve.Bowditch@chesterton.com>
Sent: December 03, 2021 9:44 AM
To: Dianne Boisvert
Subject: [Ext]22-24 Olive Street - Public Comment

external e-mail use caution opening

To whom it may concern

I am writing this letter in opposition to the proposed construction project located at 22-24 Olive Street. While the applicant has made significant improvements to the intended design I feel the structure is still too massive for the lot and will be detrimental to the neighborhood and its residents. Specifically I am concerned about the following;

1. The finished structure will significantly increase the north facing facade, significantly impacting 20 Olive Street's access to natural light and air circulation.
2. Using the existing non-conforming structures square footage as "sacrifices" to generate the new space does not address the proposed increase in building volume (cubic feet) of the structure, compared to the square footage of all the "out buildings" being removed. I feel the increased volume of the new construction will negatively impact the neighborhood's character.
3. If the new construction eliminates all the out buildings where will the residents store their lawn mowers, snow blowers, bicycles, etc.? If they put up sheds how will these non-conforming structures square footage not further encroach on the lot coverage ratio
4. I am also concerned about the parking spaces as indicated on the drawings. The design indicates the spaces are 9'x18' (rectangular) while the plan outlines shows a square shape. This needs to be corrected or at least accurately represented. Even if the parking spaces areas are adjusted I feel the amount of increased traffic on Russia Street from 2 new spaces, suited for 2 cars each, will create safety issues to cars and pedestrians alike in winter months when snow banks are present.
5. Finally, the likelihood that each unit will have 2+ cars (father/mother/child) means at least one car will need to park on Olive Street, as there is no street side parking on Russia St. Olive Street already is a challenging place to park on the street and I feel the addition of 4-6 more vehicles with at least 1-2 parking on Olive, since Russia cannot support on street parking, will negatively impact the neighborhoods existing residents. In addition when the occupants invite guests who drive their cars over

I respectfully request this application be denied for these reasons

Respectfully

Stephen Bowditch
21 Olive St.
Newburyport, MA 01950

Mobile – (978) 852-7172