

Cathy Flynn

From: Liz Norris <markliz@comcast.net>
Sent: Tuesday, February 02, 2021 3:52 PM
To: Cathy Flynn
Cc: Matthew MacEachern; Liz Norris
Subject: 14 Lowell Place Letter for 2/4 HDC Meeting
Attachments: Letter to HSAB and HCD 2.pdf

Hi Cathy,

Can you please include our letter below in the next HDC meeting?
There are several inaccuracies in Mrs. Rakov's letter (also attached) and we felt it important to address.

Thank you very much!

Liz Norris

Dear Members of HDC,

We are the new owners of 14 Lowell Place. We would like to take a moment to make some corrections, if we may, to Mrs. Rakov's letter dated January 31, 2021 attached below.

1. Her statement about the proposed dwelling for the rear lot at 14 Lowell is incorrect. It is not "at least two stories" but rather one and three quarter stories like many of the homes on the street. There are several 1.75 story structures on Lowell Place as per the Nantucket GIS. There are 2 structures on the right side of Lowell Place, 1 at the very end of Lowell Place (known as 16 Woodbury but very exposed to Lowell) and 2 on the left side of Lowell Place. There are 4 single story homes. So, in truth, the proposed dwelling will not be "the tallest structure on the street" but rather within keeping of the neighborhood.

2. Mrs. Rakov states the proposed footprint of 14 Lowell is over 3,000 sq ft. which is also not accurate. It is 2,042 sq ft....only 366 sq ft larger than her 1,676 footprint at 12 Lowell. With respect, the rear lot alone at 14 Lowell is one of the largest in the area (11,264) and allows for 30% ground coverage. It would make sense that our proposed home might be a bit larger than others on the street which sit on a mere 2,178 square feet.

3. 14 Lowell will be surrounded by lovely mature plantings when complete and will only be partially visible (the main mass) from the driveway. It is only the unfortunate timing of winter that allows a small portion of it to be seen from *one* vantage point on Barnabus Lane. We would like to assure the Board and the abutters that it will be well landscaped and screened for privacy.

As year round residents for 40 years and Nantucket homeowners for 27, we too respect the purpose and the process of the HDC. We currently live in a beautiful home we built on Main Street, the core of ROH, and are well aware of the importance of the board. We have listened quietly and carefully while watching the HDC meetings since our submission last September. We feel the proposed dwelling, with the thoughtful changes Emeritus has made thus far, will be a wonderful addition to the area and respectfully ask for your approval at this time.

Thank you for your time and consideration.

Sincerely,

Mark and Elizabeth Norris

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