

August 24, 2017

To Gloucester Zoning Board of Appeal,

I am writing to oppose the granting of a special permit allowing for a second story reconstruction to the existing property proposed by Dennis Morgan at 12 Souther Road.

My name is Laura Flessel, the daughter of Michael and Janis Stelluto, owners of 21 Brier Road. I was raised in the neighborhood and continue to visit as a regular guest with my family, including my husband Mark and two adult daughters Ally & Katherine Flessel. I will eventually inherit our family property so have an emotional and financial stake in what happens in the immediate neighborhood with development by neighbors and property owners.

This particular property has a long history going back to my childhood. I remember when it was just a little cottage used by guests only during the summer. The current structure was opposed to by my mother and father 13 years ago when the current owner sought a variance to build an oversized house on this nonconforming lot. We all strongly opposed a bigger house being put on this small/narrow lot and how it would negatively impact the privacy and views of the Delvecchio's house. The Delvecchio's house is a neighborhood house I spent much time in with the current owners and two previous owners, the Edgerton and the Arnold Families respectively.

The current structure was a compromise achieved through neighbor negotiations with the Delvecchio's. The Delvecchio's at no time in the compromise agreed to a larger/taller structure. In fact, I remember my mother saying how they stayed up until the wee hours opposing the specifics of the variance request for a larger two story structure.

My mother, Janis Stelluto, who is now deceased along with my father who is still living in the neighborhood advised against compromise believing that the current structure was well beyond what is an appropriate structure for this substandard/nonconforming lot size. The set backs encroach on the existing neighbors and this neighborhood is not and should not be zoned so densely. Height and magnitude for a small lot, approximately 12,000 square feet does not support a larger square foot house. Look around the neighborhood and you will not find any houses of this magnitude on narrow, small/nonconforming lots on top of their neighbors.

Marty and Michelle Delvecchio should not have to loose their privacy or have their property squeezed by other owners desire to have more on a lot that is already too small for the house that is there. Zoning laws were written to protect property

owners. There is a point where improvements just go too far and it is reasonable to say a house is maxed out which is absolutely the case here at 12 Souther Road.

I strongly care what improvements are made to this neighborhood since I expect to inherit this property and plan to continue visiting with my father while he lives at 21 Brier Road. I have seen positive progress in this town and this neighborhood and not so positive progress. I expect the Zoning Board of Appeal to act responsibly as they consider the impact of the special permit application. This is a case where the current house is already well beyond the limits of the nonconforming lot so why is it reasonable to grant a special permit for more square footage when it significantly and negatively impacts the Delvecchio's and sets a precedence in this neighborhood.

I do not want to see development in this neighborhood that does not give each property owner the appropriate set backs and privacy, plus meet the maximum square footage requirements. Nonconforming should not be allowed to have special considerations unless those impacted approve all improvements and changes. Seems unfair to go backwards and think that a compromise means anything goes. Being a good neighbor works both ways no matter how many years pass by

I strongly oppose granting a special permit and expect a fair and thorough review of all facts in this case.

Thank you for your consideration of my input for this hearing.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Laura Stelluto Flessel', with a large, stylized flourish at the end.

Laura Stelluto Flessel