

From: [Terra](#)
To: [Board of Appeals](#)
Subject: 296/298 Central
Date: Monday, June 06, 2016 2:39:43 AM

Dear ZBA,

Is this the first public hearing for this property?

My comments...

It's my understanding that there is no "by right" to combine these properties and build something that is out of character with existing buildings.

Please do not approve this plan. It includes destroying a cultural resource, while also negatively altering the character of the neighborhood dramatically.

The Zoning Bylaw reads,

"8.1.5 In all other cases, the Board of Appeals may, by special permit, allow such reconstruction of, or extension, alteration or change to a single or two - family residential STRUCTURE on a nonconforming LOT, where it determines either that the proposed modification does not increase the nonconformity or, if the proposed modification does increase the nonconformity, it will not be substantially more detrimental to the neighborhood than the existing STRUCTURE on the nonconforming LOT."

The proposed plan is not in character with this part of the West Acton Village. A similar proposal to a nearby village with similar designs were denied approval by Town Meeting in the Kelley's Corner rezoning proposal.

We have seen what these townhouses look like next to much shorter buildings. They do not fit. They are inconsistent with the desire to have designs that are not car-centric. They are not needed to serve people who are housing insecure. And therefore, this building is not a public necessity, and should not be approved.

In summary, the proposed buildings would be detrimental to the neighborhood. And are cultural resources. I urge you to deny this application.

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Terra

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