

Hi Amanda,

Mr. Verela asked that we itemize our good neighbor efforts for the above project for the next Planning Board Hearing.

### Good Neighbor Summary

Four neighbors reached out: 2 via email and 2 by phone. Two by phone called us and wanted background info and asked us to increase parking but did not want to go on record – as a result onsite parking was increased from 1 space to 4.

The 2 emails were sent to the City from the absentee owners of 1907 Staples and 1904 Staples. Plans have been revised significantly to accommodate the adjacent neighbor's concerns, unfortunately, we were still not able to resolve their concern. 1904 Staples ceased communication when the property's renovation was completed and the property was listed for sale.

### Summary of neighbor concerns:

Neighbor Concern	Applicant Response
Oppose Height variance	Agree – Designed with no height variances proposed
Oppose Multi-family housing	Agree – Designed as a single-family home
Oppose 4-unit apartment building	Agree – Designed as a single-family home
Oppose Neighborhood-consistent setbacks	Disagree – Proposed setbacks are consistent with adjacent residential properties
Oppose Transient rental	Agree – This is permanent housing, not transient rental
Oppose Architectural style	Agree – Redesigned house to reduce mass and scale and be more consistent with the architectural character of New Town
Oppose parking code requirement	Agree – Redesigned onsite parking to increase from 1 space to 4
Oppose 11 Roommates	Agree – 11 roommates are not proposed. Code allows up to 4 unrelated persons only
Oppose Barracks Style building	Agree – This is a single-family home

### Good Neighbor Actions to Date:

01/22/23 – Baffer (1907 Staples) emails City  
02/01/23 - City forwards email to Trepanier  
02/01/23 - Trepanier phones and emails Baffer  
02/02/23 - Trepanier phones and emails Baffer plans – Discusses but unable to resolve concerns  
02/02/23 - Trepanier emails City and Baffer updates  
02/03/23 - Baffer responds to Trepanier's update via email – Could not resolve concerns  
02/10/23 - Trepanier hand delivered notices to all neighbors within 300ft  
02/13/23 – Guandano emails City re: concerns  
02/13/23 – City forwards Guandano (1904 Staples) email to Trepanier  
02/14/23 – Trepanier meets Guandano in person at 1904 Staples (*under construction at the time*) – Could not resolve concerns  
04/05/23 – Trepanier updates City  
09/01/23 – City emails Baffer for comment  
09/14/23 – Baffer responds to City – Concerns not resolved  
09/15/15 – City enters Baffer's response into the record  
09/19/23 – Trepanier notices Baffer's public comments on the agenda  
09/19/23 – Trepanier emails Baffer and sends revised plans

09/30/23 – Pouliot's (property owners) go door to door to speak with neighbors; well received (the two objectors were not present on their properties at the time)

10/03/23 – Trepanier follow up on email to Baffer and resends revised plans

10/11/23 – Baffer responds to Trepanier that concerns are not resolved

10/11/23 – Trepanier emails Baffer attempting to clarify misconceptions

Owen

---

**Trepanier & Associates, Inc.**

Land Planners & Development Consultants

305-293-8983