

On Tue, Feb 13, 2024 at 4:11 PM Steve Russ <steve.russ1@att.net> wrote:

Dear Director Halloran *et al*:

Please post this email as public comment on the subject agenda item.

My wife and I own and reside at our home at 3220 Riviera Drive directly across Riviera Drive from the proposed development at 3228 Flagler. The subject Planning Board item is a review of this development plan.

The original development plan approved by the Planning Board, Planning Board Resolution No. 2018-52, was a fully developed plan of pleasing aesthetic value with adequate parking, significant landscaping, perimeter buffering features, environmentally protective construction, provisions for run-off capture and plans for EV charging. My wife and I find the current proposal lacking in all of these areas.

The approved plan had access and egress on Riviera Street. The new plan has moved the entrance to Riviera Drive. With access to a variety of existing businesses already in place on Riviera Drive on-street parking can at times be a problem. This new entrance to a development with insufficient in-project parking will put additional stress on street parking and take up space currently available for that purpose. The change in driveway location will cause headlights from exiting and entering vehicles to illuminate our neighbor's home and our own.

The attempt to reduce the number of affordable units from 5 to 3, and the drastic downsizing of the units are consistent with an attempt by the developer to see how much they can extract from the planning process with as little investment in the project as possible.

While we were supportive of the original development plan, we are adamantly opposed to this one. The overall scope of the changes is so significant that it would seem to render this a new plan rather than simply the modification of an approved one.

Respectfully,

Stephen and Kathleen Russ

