

We regret not being able to join the SCA meeting this evening due to the Jewish holiday.

We live at 8 Three Elms Road, immediately next to David D'Atri's construction site at #4. Some of you know that we have been involved in and affected by this construction since he bought the property five years ago. There have been numerous transgressions on his part which we will not review here as Branford Planning and Zoning is well aware of them. Rather, we would like to express our feelings about the most recent architectural plan submitted by his architect with the input from the SCA Architectural Review Board. To keep this short, the following are our concerns:

1) The addition of a second story balcony on the south (Three Elms) side, toward the rear of the building. The building is already quite close to the street, extending into 50% of the designated proper setback and its overall size causes it to dominate the street and the site itself. The addition of this balcony, which would extend to within inches of the street will further crowd Three Elms visually and is, in our view totally unnecessary. There is no hardship that could justify the extension of this balcony practically into the street and it would be added to a structure which originally is non-conforming. Importantly, if our recollection is correct, in the spring of 2017 the ZBA denied Mr. D'Atri a variance for this same request.

2) The cupola which has been proposed for the very top of the building will merely serve to draw the eye further upward at a site where the building itself is very tall and oversized for the site and for the village of Stony Creek. It was suggested to us that this appendage was added 'to mirror the Victorian structures in the area which often had cupolas'. But the D'Atri edifice is the furthest thing from Victorian architecture and we really feel very strongly that this is simply unnecessary and increases the overbearing presence of this building on it's small lot. We would strongly urge you to eliminate this addition.

3) We urge you to support the minimization of the number of

parking spots in the back of the building. Its back yard, into which we look, was once a lovely green sward. It was bulldozed for a new septic system, numerous trees were removed, including a shade-providing Norwegian maple on the property line between our properties per Mr. D'Atri's orders. This was despite the fact that site plans approved by P&Z specified that it should remain. Additionally, all of the aborvitae we planted on the property line twenty years ago with permission of the penultimate owner William Wade Sr were ripped out. All of this has left us for several years looking at mounds of dirt, weeds and trash and we fervently hope that we are not left looking ultimately at a parking lot. By our reading of the statutes there do not need to be two (larger) handicapped spots for this site with only four apartments. And one of the non-handicapped spots should fit in front of the building near the north side. We would urge you press for one handicapped site and one regular site behind this building so that more of the back yard may be hopefully restored to appropriate habitat.

4) On the plan there is indicated a 'terrace' at the midpoint of the front deck. A terrace is defined as stone placed on dirt. The west elevations seem to show a deck running along the entire front of the building which cannot be the case if there is a terrace at the midpoint. This was confusing and perhaps the architects can clarify.

Finally, since there has been a great deal of commentary on the part of numerous Stony Creek residents about this construction we urge you to include in the minutes of this evening's meeting the fact that there will be a Branford ZBA meeting on September 21 at which this site will be discussed.

Thank you for your attention.

Barbara Chesler and Karen Dahl
8 Three Elms Road