

As to the development, Charleston Row 2, I still have concerns regarding the mansard roof and snow sliding off it in the winter. And I hope the homeowner to the south of the project is prepared for finding debris in the driveway, mortar spattered all over, along with people on your property, etc. I'm just reflecting on some of the things that happened during construction of Charleston Row.

According to the Notice of Public Hearing posted on the site, a variance in set backs and height are being requested.

From what I see on the plans, the 2 units on Main St have a 15ft front yard set back and I'm sure the developer will argue that this is just a continuation of the corner side. I'm not sure if I lived in the house to the south on Main St, that I'd be entirely happy with that prospect. Also the possibility that any further re-development on Main St would also seek a 15ft front set back as a precedence would be set.

As to height, that should be a general concern. Now residing next to a structure of 40ft height, I can say the the height is overwhelming. I suspect in a few years I will be in a canyon with a similar building on my east. I don't think the neighborhood needs to be impacted by anything taller than 40ft. Besides the developer has maximized the height by using a mansard roof. The only way to squeeze more height is to have a flat roof. Though it may be the same. It will be interesting to hear the developer's reason for needing to exceed the 40ft limit. In fact with the complicated way of calculating height and the slope of the property to the east it would be possible to exceed 40ft without a variance, but I'm getting into the weeds.

I am guessing the developer will need the same variance for a 3 1/2 story building in order to create 4 floors. If this same as Charleston Row, I don't see a problem with that.

You may want to think about delivery issues, like Domino's, say. As I mentioned in my previous email I am anticipating the food delivery drivers will park in my driveway to deliver to 128 & 130 Aurora because it is an easy option.

As there is no parking on Aurora Ave. and traffic more congested, I can't imagine that the City would want to see anyone stopping on eastbound Aurora between Washington & Main to make deliveries. There is also no parking on Main from the corner to where the current lot for 514 S. Main St starts. I can see where this issue could cause some problems that may need to be planned for.

There is also the matter of garbage collection, though I think the developer plans for pick up would be on Main St. I asked about this regarding Charleston Row and was told pick up would be on Webster. I can see the person living in 128 Aurora coming down my driveway and putting the garbage out front on Aurora. I will have to wait and see what actually happens. I bring these things up as something that may need to be addressed.