

From: [mario mercurio](#)
To: [Kelly Churney](#)
Subject: 164 Seaspray
Date: Thursday, October 28, 2021 10:31:10 AM

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Good morning, Kelly,

Thanks for the time yesterday and your guidance on how to address ARCOM. I was a bit emotional yesterday and wanted to make sure my comments were on the record and forwarded to both commissions. If you could forward my comments, it would be greatly appreciative.

Thank you,

Mario & Susan Mercurio

To: Architecture commission

To: Town Council

My name is Mario
Mercurio and I live at 168
Seaspray directly to the
west of the subject project.
As I noted in my recent
letter to the commission,
having been through this
process very recently I am

very sympathetic to the difficulties involved with working on a small lot.

For this particular situation, I feel there are two different issues to be thinking about.

1. What is the overall feel of the Sea Streets that we are trying to protect.
2. What are my concerns with the specific set of

plans before the
committee today.

On the first issue, if we are
trying to protect the charm
of the older, smaller
homes on the Sea Streets,
then I think the most
leeway should be in
granting variances limited
to remodeling existing
homes or, where
renovation becomes overly

burdensome, allowing homeowners the option to rebuild new on existing footprints. Once you start granting variances beyond that, it seems that you lose control of the purpose. We should try to set the easiest path for those who are most protecting the original feel of the streets.

Regarding the proposed

***building and landscape
plans here are my
concerns:***

1. The position of the house closer to my property than the original home will impact privacy, light and airflow for the plant material.
2. Can we ensure the loggia structure will never be able to be converted to add a second story deck?

3. Can we find an alternative to the coconut palm trees called for on the rear side yard lines as they could potentially drop coconuts presenting a hazard.

4. Could the intensity of the landscape layering in the tight 10ft space impact the viability of our established hedge plantings?

In summary, when building my home I played by the rules, I didn't like it, but I made it happen without any variances and as I stated in my letter if I had the approval to rebuild on the existing footprint I would have done so. I'm very much against approval for this variance ..

Thank you for your time.

Sent from my iPhone