

**From:** [mario mercurio](#)  
**To:** [Kelly Churney](#)  
**Cc:** [Sue Mercurio](#); [Gigi Tylander](#); [Jay Serzan](#)  
**Subject:** 164 Seaspray Ave.  
**Date:** Monday, December 13, 2021 7:40:53 AM

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Good morning, Kelly,

Would be so kind to forward this letter to both the Architectural Commission and Town Council:

Thank you for sending the revised plans for 164 Seaspray. Our comments regarding the project remain unchanged. It is our belief that variances should be reserved for those projects that have made the decision to either renovate/restore an existing structure or are planning to build back on an existing footprint. The goal is to maintain the charm of the sea sheets, not to allow variances that will change the look and feel of these streets.

Resident Ann Pepper said it best in the recent William Kelly article: 'at odds' with the reality of town life. She observed "The plan is focused on protecting aesthetics, architecture and the preservation of a certain type of lifestyle that I don't think any of you disagree with. But the underpinnings of this vision have not been carried out and continues to be weakened by too many zoning variances and a failure to enforce the plan's principles". We could not agree more and are disappointed to see the updated plans did not reflect many changes.

In addition, as mentioned at the previous hearing, we are concerned with the use of coconut palms along the east/west and even south property lines given the tightness of the properties and potential for coconuts falling on neighboring properties.

Unfortunately, we are out of town for the next hearing and will be unable to attend in person.

Thank you,

Mario & Susan Mercurio  
168 Seaspray Ave.