

To: Michael Wrinn, P&Z Dir. & Zoning Board of Appeals Commission

April 17, 2022

Subject: Plans Submitted by Robert & Monica Brina for 455 Thayer Pond Road (ZBA 22-03-04)

Dear Mr. Wrinn and the Zoning Board of Appeals,

We are in opposition to the proposed plan for building at 455 Thayer Pond Road submitted by Robert and Monica Brina. We reside at 473 Thayer Pond Road.

The Brinas continue to push for approval of a site plan and building that exceeds current zoning restrictions, and exceeds the area and grossly exceeds the height of the existing structure on a .99 acre lot that requires on lot well water and septic system. Regardless of the changes to this iteration of their proposed plan, it still is in violation of zoning restrictions and does not adhere to the current footprint which is already out of compliance based on current zoning regulation setbacks.

As I stated in my previous letter dated March 20, 2022, we are very concerned about the following drastic changes to the property that impact the surrounding area. The Brinas decimated the landscape of the property by clearcutting over 50% of the .99 acres that previously was dense forest. It is reported that they have already brought in fill and have further disturbed the landscape by excavating rocks and tree stumps. They also plan to raise the grade of the entire property which would result in an increase of height of at least 6 feet over much of the north and south sides and the entire back eastern section. The disruption of the property that has already occurred has caused drainage concerns, excessive water discharge and erosion onto the property bordering to the south, 451 Thayer Pond Road. In addition, further exacerbating the drainage concerns, the Brinas have disturbed a corner of the property that is designated wetlands with no regard for the laws protecting wetlands and no indication of satisfactorily mitigating the damage. Our property at 473 Thayer Pond Road is a catch basin for water and storm runoff in the immediate area. In times of excessive precipitation, our yard floods. In addition, the Elmasery's properties at 461 and 463 Thayer Pond Road, which sit between the Brinas' property and ourselves, have flooded during excessive rain storms. This flooding naturally flows downhill onto our property as well. Given the Brinas have removed a major source of water absorption by clear cutting the property, disturbed the wetlands and intend to raise the grade significantly compared to the current grade, will only exacerbate the existing drainage and flooding concerns for all of the surrounding properties.

The contractors working for the Brinas repeatedly trespassed on adjacent property and installed fencing with subterranean concrete blocks on the property to the north. These should be removed and the damage to the property to the north mitigated.

Thank you for your consideration.

Sincerely,

Anne Munkenbeck and Tom Sabia