

**From:** [Beth Olshansky](#)  
**To:** [Karen Edwards](#)  
**Subject:** For ZBA Re: 221 Packers Falls Road  
**Date:** Monday, October 08, 2018 10:44:02 PM

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Dear Members of the ZBA,

I am writing regarding the request for a variance to build a house at 221 Packers Falls Road within the wetlands buffer. While

I understand this is a lot of record, I am concerned that the plan shows a total disregard for our environmental regulations.

Given the intrusion into the wetlands buffer, why does the house have to be so large? I do not consider a 36' x 52' house to be "modest" as noted

in the application. Couldn't the impact on the wetlands be mitigated by building a smaller home on this environmentally fragile piece of property?

While the owners may have a right to build something on a legal lot of record, I don't believe there is a guarantee that they maximize their investment

after knowingly purchasing a piece of property covered with wetlands.

Additionally, it appears that the only location for a septic system is within the 30' front yard setback, which I believe is

not permitted as a septic system is considered a structure and structures are not allowed within the front yard setback. A house with fewer bedrooms

would require a smaller septic system and again less impact on the front yard setback.

Has the Conservation Commission reviewed this plan yet? If not, it should be forwarded to them prior to the ZBA ruling on it as this plan clearly represents

a major intrusion into the wetlands. I would like to see the dimensions of the proposed house significantly reduced should the ZBA consider approving this project

following review by the Conservation Commission.

Regards,

Beth Olshansky