

November 30, 2021

BY ELECTRONIC MAIL

Ms. Margaret Hoffman, Planner
Members of the Planning Board
Wenham Town Hall
138 Main Street
Wenham, MA 01984

RE: Definitive Subdivision Plan Application – 60 Arbor Street – Jeffrey and Susan Hamilton (“Applicants”) – 2021 version.

Dear Ms. Hoffman and Members of the Planning Board:

Jeffrey and Susan Hamilton are in possession of a property that does not have the dimensions or the contours to allow them to develop the land in the way that they wish, without seeking waivers from requirements of the Subdivision Rules and Regulations and the Zoning By-Laws. This application is similar in almost every respect to the last two plans which the Planning Board has rejected.

Absent a current Master Plan, the Zoning By-Laws and the Subdivision Rules and Regulations represent the Town’s policy and legal requirements for the development of land. Projects that cannot meet those requirements, need to be seriously questioned by the Planning Board. What purpose do the Zoning By-Laws and Subdivision Rules and Regulations serve if not as informing everyone in Town what the expectations are, not only for how each must think about developing our own property, but also about what the development potential is for the properties next door – and the potential for harm to one’s own property values should a neighbor develop in a way that does not conform to the rules?

There is little more we can say that has not already been said many times, by the two of us, and by all of the other direct abutters to this proposed project, in opposition to it. We remain opposed to the Hamiltons’ plan for the reasons set out in the letters we submitted in 2020, which are attached here and which we ask to have included in the current record.

We ask the Planning Board once again to reject this proposal.

Sincerely,

//s// Ann B. Weeks
//s// Eric A. Lustig
11 Foster Street
Wenham, MA 01984

Att: Letters dated July 7, 2020, October 8, 2020, and November 23, 2020
Decision of the Superior Court, in *Hamilton v. Planning Board*, May 16, 2019.