

Friday October 16, 2020

My name is Penelope Fisher. I am the property owner of AP8-Lot 178 (4 Holmes Court) which abuts 63 Conanicus Avenue. I have a number of questions and some significant concerns regarding the 63 Conanicus Avenue project that I hope will be addressed at the 10/27/2020 meeting which have listed below.

Devaluation of property values especially for 4 Holmes Ct:

This proposed project at 63 Conanicus Ave will significantly devalue the property value of 4 Holmes Ct and other surrounding properties by completely blocking out the water views for my property and the immediate neighborhood on Holmes Ct, Knowles Ct, Hawthorne Dr and beyond by allowing this large proposed project at 63 Conanicus Ave. to move forward.

Lot size vs size of proposed project:

As you are aware, the 63 Conanicus Ave project proposes an insanely mammoth 3 unit condo complex on a 15,232 sq. ft. lot when it's very clear that the town requires 200,000 square feet for a project this size. The lot would have to be 13 times larger than it is to accommodate such a project according to Jamestown's own guidelines of 200,000 square feet. I think we have all heard the phrase "ten pounds in a five pound bag." The entire proposed condo project is simply too large for the size of the lot and would drastically affect neighbors quality of life and property values.

Short on required open space square footage: As you are aware, the Open Space requirement of a project of this magnitude is 8,314 square feet. There is only 7,777 square feet of open space being proposed with the project. This would only leave a narrow corridor 10 ft wide on either side of the three proposed units (North side and South sides) with the North side being a paved driveway.

Significant questions and even more significant concerns regarding 63 Conanicus Ave Project's Unit A: What is the approved footage required for a structure to be built from an abutting property? I am very troubled by unit A being so close to the Western property line especially when we factor in the fact that each of the three units are 35 ft tall and take up most of the lot space.

Architect renderings have not been provided showing what the west side of the property would look like: No real renderings have been introduced showing us exactly what the North, South, and West sides of the building project would look like for the 63 Conanicus Ave. project. This is very important to me and my family and I find this troubling as this abuts my property at 4 Holmes Ct and would be a significant focal point from my home and property. The rear of the condo units, especially Unit A being so close to the property line and the proposed decks for units B and C would look out on to my yard and into my home which is a significant invasion of privacy.

Driveway and Parking lot for 63 Conanicus Ave:

Parking for the three condo units concerns me. With the proposed project there would be at least a seven car parking lot in the area that abuts my property accessed by a narrow 10 ft wide driveway along the northern border of the property spewing fumes and noise. Will condo rules require resident vehicles to be parked under each of the proposed condo units and will there be garage doors for each garage bay? Also the proposed condo plans do not cover any details for visitor parking.

Western property line & fencing:

What are the town regulations regarding the footage allotment for fencing from the property line? If the zoning board allows this project to proceed, I require that the those connected with developing the 63 Conanicus Ave project address fencing along the western boundary of the property, fencing materials, fencing height, and fence placement must be discussed and must be included in the plans at the cost of the 63 Conanicus Ave project developers/owners. I also request that the 63 Conanicus Ave project developers/owners follow the town requirements for the footage allotment for any fencing/ borders for the western border of the property.

Sanitation and garbage receptacles/dumpster:

If this project goes through, a large a dumpster would be needed to meet the needs of thee condo units (7 bedrooms.) Where would this dumpster be located? What is the town regulations regarding dumpsters and the footage allotment from the property line for garbage receptacles/dumpster?

How close to the western property line would it be placed? My concern is that since the condo project only allows 10 ft on each side of open space, will whatever we have left of a view really be plugged up with a giant smelly dumpster placed right on our property line?

Thank you for this opportunity to have my questions and concerns addressed.

Respectfully submitted,

Penelope Fisher

4 Holmes Ct

AP8-Lot 178

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