

To: Paul A. Croce, Chairman
Planning Board Members

From: Lynette and Trey Snider

Date: February 6, 2023

Dear Chairman Croce and Planning Board Members,

We are writing in concern of the proposed construction of a wholesale building at 72 Johnnycake Hill Road, which will be in direct view of our home at 12 Julia Court.

Upon review of the site plans and elevations, it is clear the design of the structure does not conform to design requirements set forth in section 521 of the Rules and Regulations for the Subdivision and Development of Land. Further, shouldn't the proposed structure be considered an accessory building to the already existing principal building, which would be subject to a 20 ft. building height limit?

If a second principal building is allowed by existing town code, we respectfully request that the design criteria set forth in section 521 be strongly adhered to, as has been required of other new construction approved in the area:

"Buildings shall be designed to include traditional New England architectural elements."

"Building exteriors and roofs shall be constructed of, or resemble, traditional materials such as wooden clapboards, shingles, patterned shingles, brick, or stone"

On the plan elevations, the applicant justifies the 5 different design variances by stating the proposed building is set back 280 feet from the public right of way, and the building is blocked by the existing principal building. This does not address the effect on the abutting properties to the rear, which have a direct view of the proposed building. The construction of a building that does not adhere to the City of Middletown's design requirements will negatively impact the property values of the homes looking onto it, which, in turn, will negatively impact the home values of the entire street.

Also of concern is the trimming back of the natural vegetation to the east of the proposed building. The plans state that the existing vegetation is to remain as screening, but it shows that it is being trimmed back slightly to the east. There is a tree that offers significant screening that appears to be on the edge of where the vegetation is being trimmed back. The tree is not marked on the plans as an existing tree that will remain. We respectfully ask the board to require that the tree and entire canopy be preserved.

Please see pictures below for review.

Sincerely,

Lynette and Trey Snider



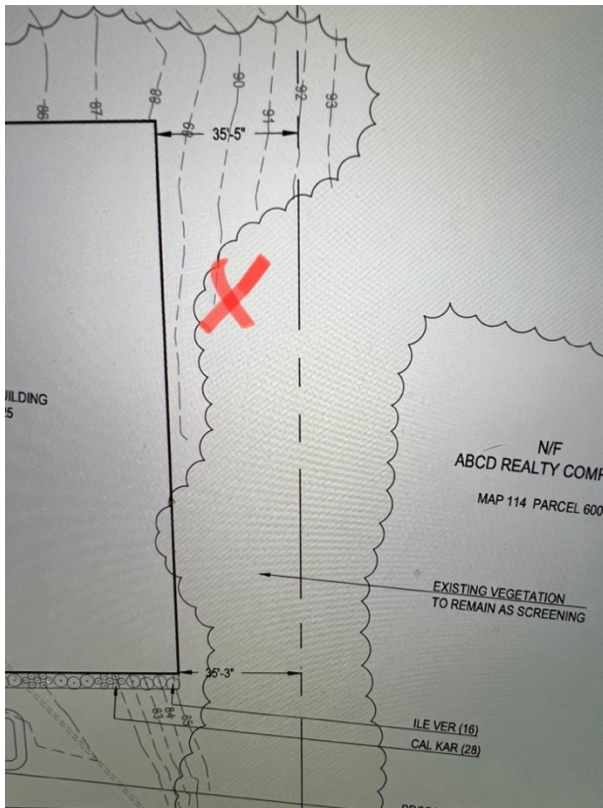
View of site from 12 Julia Court



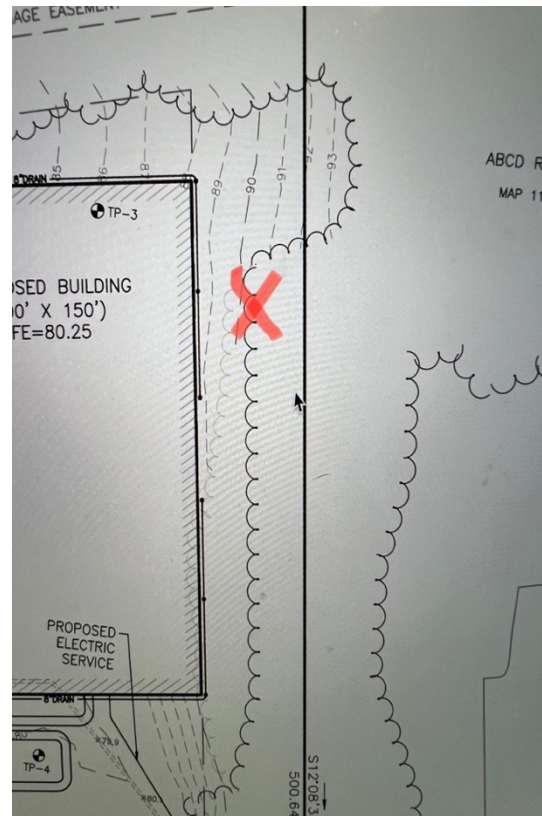
Existing tree in east vegetation line



Existing tree in east vegetation line



Existing east vegetation line with tree marked by X



Proposed east vegetation line



New construction at 55 John Clarke Road
with traditional New England design elements and materials.