

OFFICE OF JOSEPH FALZONE
7B EMERY LANE
STRATHAM, NH 03885

Office: 603-772-9400 Cell: 617-510-6565 Fax: 603-772-8999
jfalzone@weinvestinland.com

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Re: Design review filing for 14 lot conventional design Gile Road

Dear Mr. Chairman,

This will be the third design review filing for this parcel of land to get the boards direction and try to get abutters input as to what is the best use of the land other than no use. The process helps to design a project in the early stages with good direction being given from the board and abutters.

- The first filing in early 2019 with the board showed an 18 lot conventional design with an alternative 18 lot cluster design. The end result was the board was polled and if we were to continue with that design the boards preference was the conventional design with only one member supporting the cluster design and all preferred a design with less lots. The abutters for many reasons, most not valid did not want either design because of the scale of the design and number of lots.
- In June of 2020 I submitted a 7 lot all frontage lot design for review that we as a design team addressed both the concerns of the abutters and the board for a project that reduced the scale of the project from 18 lots to **7 large frontage lots with no future road maintenance burden of taking care of a road by the town.** The result was the abutters preferred the reduced size of the project but cautioned the board to keep in mind abutter concerns for all development within the town. We left the meeting that the board felt we addressed the size and scope of the project and it was a reasonable size for this large 62 acre site. The issue was brought forward by one member of the board that he believed any dredge and fill no matter how small of a wetland as reviewed by the prior agenda filing required relief from the ZBA. It was sent to town counsel for opinion and he concurred relief from the ZBA is required.
- You now have in front of you a conventional 14 lot design that requires zero dredge and fill for this design requiring no filing with the ZBA but a new road the town will need to maintain.

- The applicants 7 frontage lot design does require a dredge and fill minor DES wetland permit to fill 3,000sf +/- of wetlands using as explained by the project wetland scientist wetland structures that are state of the art having been approved by fish and game for a prior project in NH.

I am prepared to go forward with either the 14 lot design or in the alternative the 7 lot design that all seem to think was the least impacting to the abutters keeping the rural existing character of the neighborhood. If the board's preference is the 7 lot design I ask that the board poll each member with a non-binding vote that they support the filing with the ZBA or not. It makes no sense whatsoever for me to proceed to the ZBA without opinion from the board. I will also seek a meeting with conservation because most likely they will want opinion from that board also.

Thank you for allowing me to explain my position in an effort to not waste anyone's time.

Be Well
Thanks,
Joe