

Dear Ms. Morelli,

My name is John Murphy and my wife is Jean Ahn. We live at 19 Brington Road and are abutters to the 111 Cypress Street development proposal. We thank the Board of Selectmen for their letter to MassHousing about the project and support their suggestions as to how to make it a better project for the neighborhood. We'd like to reemphasize two of those suggestions at this time.

### **1. Access to existing parking spaces**

Together with our neighbors at 21 Brington Road (Eli Epstein and Valerie Morhaime), we own three parking spaces at the back of our property which we are allowed to access through the current 111 Cypress Street parking lot because of an easement granted to us decades ago. According to the documents I have, this has been on the books at the Norfolk Registry of Deeds since 1984.

The proposed design places the edge of the new building in a location that would make it impossible to gain access to those spaces. When I attended the initial site meeting on April 26, 2016, I brought this up and was told that this oversight would be corrected. As of the latest site meeting on January 16, 2017, those corrections had not been made.

Providing us with adequate access to our spaces means that there must be alterations made to the proposed project that will inevitably impact the location and functional design of that side of the building, so we are surprised that this has not been addressed in the nine months since the issue was brought to their attention.

### **2. Height of the project**

The height of the proposed building is out of context for its location in that it would be significantly higher than all other buildings along Cypress Street as well as similar two-lane roads in the area. It would eclipse the historic Ritchie building across the street by fifteen feet and the adjacent Klapes building by roughly the same amount.

The wing of the building that is perpendicular to Cypress Street and comes closest to our house (to the edge that blocks access to our parking spaces) has a proposed height that would be approximately forty feet higher than the peak of our two-family structure. This seems like a jarring juxtaposition to us.

We agree with the selectmen who stated that reducing the height of the proposed building would make it more compatible with the surrounding buildings. It would also reduce the number of apartments and garage parking that would have to be built.

Thank you for your time,  
John Murphy and Jean Ahn  
January 24, 2017