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JUL 13 2021

SOUTHINGTON
PLANNING & ZONING DEPT.

July 13, 2021

Dear Southington Zoning Board of Appeals,

I am writing in reference to Appeal #6525A for 34 Williams Street as a letter of conditional support. As long as the "20' Utility and Driveway Access – Right of Way" which is the 20'x219' portion that includes my driveway and the land that connects Parcels A and C becomes officially deeded to me prior to initiating any construction on either lot, I will support the square footage variance Mr. Kelly requires for both Parcel C and Parcel A to build a single-family home on each parcel.

After concerns regarding the previous proposed plan, Mr. Kelly, Mr. Meccariello, and I were able to meet in-person and come to an agreement. As you may remember from my original letter regarding Appeal #6516A dated 5/29/2021, I had significant concerns regarding the manner in which the lots were being divided which I believed would cause significant problems with future neighbors and did not protect my continued use of the driveway. Mr. Kelly and Mr. Meccariello have proposed to deed me what is currently identified on maps as the "20' Utility and Driveway Access – Right of Way" that currently includes my driveway and a strip of land alongside my yard. I appreciate this gesture and it definitely resolves my main concerns. Their proposal to deed the driveway and the connection between the lots to me helps assure me that I will retain exclusive and functional use of the driveway, even during future construction. As the current driveway is proposed to become solely my property, Mr. Kelly and Mr. Meccariello have also stated that each of the proposed building lots would have their own driveways with Parcel C using Matthews Street and Parcel A using a separate driveway to be built exiting on Williams Street and those proposed driveways would be used for the construction access.

I thank the Board for their time and consideration in this matter. I definitely felt that you listened to my concerns at the meetings and I appreciated your thoroughness in viewing the opinions of the neighboring lots. I hope we were able to find an agreeable solution that may allow you to vote to approve the variance with stipulations/conditions.

Please feel free to reach out with any questions. I will also be attending the meeting on 7/13/2021 and be available to answer questions or clarify anything.

Sincerely,



Kaitlin Craffey

50 Matthews Street

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