

Planning

From: Joseph Irace <iraceaia@yahoo.com>
Sent: Monday, April 15, 2024 9:06 PM
To: ~~Planning Board~~
Cc: ~~James Proulx~~
Subject: REVISED PROULX SITE PLAN 4-15-24
Attachments: Proulx-S1 SITE PLAN 4-15-24.pdf

Good morning,

Please see the attached revised site plan for the Proulx variance. As discussed at the last variance meeting, the owners have decided to scale back on the project. The items are as follows.

Garage - they agree to reduce the size of the garage from 939 ft.² to become 688 ft.². (27' X 25.5')

Garage setbacks - the rear and side setback for the garage will both be 10 feet. No need for a variance for the garage.

Garage roof line - the Gambrell style roof will be eliminated and will become a simple farmhouse style gable roof. Please see attached image on the site plan.

Proposed main house - the size of the house has been reduced to become only 1980 ft.². The side setback has been increased so that total side setbacks are greater

Lot coverage - the lot coverage has been reduced

Propose style of house - the owner and I have settled on the appropriate look of the proposed home and garage. An image is included on the site plan.

I will drop off full-size site plans at your office tomorrow. Please let me know if you need us to update any paperwork or re-mail the certified letters.

Joe

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