

Hello Planning board,

I'm writing to urge you to not approve the current permit to Procopio for their 132-unit apartment complex. The current project is incredibly dense, partly due to the increased height of the project as well as the length. For that height and the length, does that comply with our NBOD zoning rules or are we making concessions to them? I urge you to enforce the zoning rules that were originally part of that downtown plan. My understanding is that the NBOD specifications are what the town boards have approved for developers to follow. The NBOD rules, have been known and in place for a while and, in my opinion, should be followed. With the hundreds of other housing units already in that area of town, there is great concern that our beautiful seaside community could feel like a large residential/private wall to the beach and detract visitors to our town.

When the NBOD was originally envisioned, was it envisioned as a "residential" zone or a "business" zone? With only about 9300 square feet of commercial space in their proposed plan, is there any indication that the commercial space would be used for the public coming to our town or could it be targeted just to their residents? Is there anything in their plan that can be solidified with regard to making their commercial space larger and/or more applicable to the public? Has there been any parking identified for the commercial space or is there potential for any additional parking earmarked for the commercial area to be used by residents since their parking lot is so far away?

What is finally built on that land will change our downtown area forever. Do we want this to be a primarily residential area or a business district for Hull?

Thank you for your consideration of these concerns,

Susan Vermilya