

Amy Rankins

From: Deirdre Smith [mailto:deirdre.smith@gmail.com]
Sent: Wednesday, July 19, 2017 7:42 PM
To: Amy Rankins
Subject: Fwd: Oppose Variance request, Dowd, 476 Route 103A

Dear ZBA:

I am writing in opposition to the variance request submitted by John and Linda Dowd for 476 Route 103A.

I am an adjacent landowner and feel that the changes requested will have a significant negative impact on our property and on Herrick Cove, by allowing more intensive use of an already-intensely used 1/4 acre waterfront property. The proposed raising of the front portion of the roofline will indeed increase use of the property as there will be more room for family and friends. This likely is the rationale for the expansion.

1. Our property and concomitant use has remained unchanged since 1930 and is an important family retreat. The entire use and purpose of our property is outside activity and quiet enjoyment of the lake, thus expansion of this neighboring property will have a negative impact on us and our quiet enjoyment of our property. Our outdoor space and boat shed are 150 feet +/- from their building.

Any "increase in property value" would actually hurt us by increasing the burden of property taxes.

2. Use of the Dowd property already is extensive: Parking for guests often overflows their parking area onto our property; They own several motor boats and water ski with their family and friends throughout the cove.

In the recent past they have opposed any efforts to limit speed and wakes at the east end of Herrick cove, a very reasonable compromise to ensure others can safely use a small portion of the lake. Waterskiing is the single most intensive use of the lake: It preempts the quiet use of small boats, swimming, or even quiet conversation

4. The existing home literally overhangs the lake. Any increase in height of the structure will be felt by all the neighbors. The existing restrictions governing the use of this property are appropriate. The owners undoubtedly were fully aware of the restrictions when they purchased this 1/4 acre property and made extensive improvements.

5. Their existing septic system is grandfathered in and would not be approved today. A system clearly deficient by today's standards should not be allowed increased demand.

6. Please be aware that we wish these friendly neighbors well and hope they can be happy with their present situation. The lake is being hurt by many small changes like this. Who is taking responsibility for the cumulative changes?

The restrictions were written for a reason and should be honored.

I appreciate your consideration of my concerns,

Sincerely,

Deirdre Smith

490 Rt 103 A
New London, NH