

Dear Historic District Commission,

We are the owners of unit 403 in the new 25 Maplewood Avenue building. We are writing to request for the board to deny the height variance requested by Hampshire Development Corporation/ Steven Wilson for 64 Vaughan Mall/ Cabot House building.

As you know, the 25 Maplewood Avenue building is brand new and was/ is still being constructed by HDC corporation/ Steven Wilson. When considering purchasing our unit from Steven Wilson, we were presented the renderings showing a three story building with a small top “penthouse” set back, as shown in the May 19th, 2020 Seacoast Online article. Steven Wilson pointed specifically to the top floor and stated how it was smaller and set back as not to tower over our building. With that understanding, we purchased and moved in July 2020. It appears that after securing our units as sold, he quickly moved to changing his plan, not sticking to what he told his buyers. Our building will be directly affected by a height variance.

We urge you to deny the variance based on a variety of reasons:

- Please take into consideration the 2 story height of the buildings in the Vaughan Mall perimeter and the buildings directly surrounding the Cabot House building.
- A taller building will block out natural light to Vaughan Mall, leaving it feeling more enclosed, with less sunlight, and feeling less open for the outside seating on Vaughan Mall.
- adding a fourth floor and penthouse will dwarf the La Carreta building in scale.
- The building is already going to be enlarged on the Hanover Street and alley side, adding a 4th floor in addition to enlarging the footprint will make the building more of a monstrosity.

In the Planning Board meeting on January 21, 2021, Steven Wilson pointed out that he is swapping the “green space” on the corner of the lot, the Hanover side, for being allowed to add an additional floor onto the building. I am unsure how one has to do with the other. A green space would be a beautiful addition to that area, but it has nothing to do with the height appropriateness of the building, other than serve as a distraction to get his plan approved.

As a developer, Steven Wilson wants to squeeze every bit of potential profit out of his building. Adding an additional floor, making it a larger building than others in the Vaughan strip will not benefit the city in any way, and will only add a tall, looming building in an area the city is trying to make more beautiful and pedestrian friendly.

We urge you to deny the height variance as requested and have him stick with the original, more size appropriate 3-story first rendering. Please vote no.

Thank you,

John and Alison Griffin
jagriffinstraws@gmail.com

May 2020 Seacoast Online Article and Rendering, as presented and promised to us as the buyers of Steve Wilson's units in the abutting building.

<https://www.seacoastonline.com/news/20200519/cabot-house-project-calls-for-condos-whale-mural-replica>

This building with a set back 4th floor is appropriate to surrounding buildings--original rendering



This is the latest proposal. HDC Corp could use this updated exterior with a smaller scale/more appropriate addition on the roof as in first rendering.



Adding another 12-13 feet to the building height will tower over LaCarreta's, especially once the building is extended into the parking lot where the 2 properties meet. It will also tower over the newly built 25 Maplewood Avenue building as well as other Vaughan Mall buildings by 2 stories.