

From: Geoff Engler <gengler@s-e-b.com>

Sent: Wednesday, February 16, 2022 8:39 AM

To: smellish11@comcast.net

Cc: Sue Brown <browns@manchester.ma.us>; Gail Hunter <HunterG@manchester.ma.us>; Jay Talerman <jay@mtclawyers.com>

Subject: Question on 40B Waiver List

Madam Chairman,

At the February 9th public hearing, there were several inquiries and questions raised as to "why we did not request a waiver from Town Zoning Bylaws regarding the length of the proposed driveway." We have further researched this issue and believe strongly that Section 6.2.8 relating to common driveways and common driveway lengths does not apply to our application, as we are neither a subdivision, nor are we two separate and distinct parcels nor are we two different ownerships accessing a common driveway. To confirm our conclusions, we spoke to the Manchester Planning Department who spoke directly to the Town's Building Inspector/Zoning Enforcement Officer. The Town's Building Inspector/Zoning Enforcement Officer does not consider our proposed driveway a common driveway as it serves only one property. He made the point that a driveway serving a two family house is not considered a common driveway. As such, we are not going to amend our waiver request list to include a waiver request with any reference to Section 6.2.8 as it does not apply.

Respectfully,

Geoff Engler

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