

04/19/2025

Gerald J. Zullo and Leonard Wayne Michalski

187 Echo Cove Road

S. Hamilton, MA 01982 ol

- Dear Members of the Zoning Board,

We are writing to express our concern and opposition regarding the variance request for 186 Echo Cove Road (property owned by Daniel Kowalski), seeking a 5'5" setback reduction to accommodate the construction of a new three-story residence.

The existing lot, approximately 10,996 square feet and pie-shaped, currently houses a modest, one-level studio home with a single bathroom, consistent with the character of our waterfront neighborhood. The proposed structure—a massive three-bedroom, three-bathroom house with a library, office, great room, and three-car garage elevated on stilts—represents a drastic and incompatible departure from the surrounding homes, which are largely one-story cottages rebuilt to maintain the traditional charm of our street.

We live directly across from the proposed project and are deeply concerned about its impact. The new three-story home would significantly infringe upon our views, greatly altering the open and scenic quality that defines our community. Moreover, the property's location adjacent to the public easement already affects residents' ability to access the waterfront. Further intensifying development in this sensitive area would worsen this problem.

While the applicants argue that moving the home further from the water benefits the ecosystem, the extensive demolition, excavation, and installation of stilts would cause substantial disruption to the fragile environment. Furthermore, the proposed home would occupy the majority of the lot, eliminating valuable green space crucial to maintaining biodiversity and the natural beauty of our neighborhood. Past requests—such as the denied petition to relocate a tree between 174 and 186—highlight the Board's previous commitment to preserving our vegetation and green areas. The same principles should apply here.

Allowing this variance would set a harmful precedent and significantly alter the character and appeal of our community. We respectfully urge the Board to deny this request in order to preserve the neighborhood's character, protect our views, maintain waterfront access, and safeguard the local ecosystem.

Thank you for your careful consideration

Sincerely,

Gerald J. Zullo & Leonard Wayne Michalski