

Exhibit #3
Approved

Rec'd 1-24-2018
mail
copy also sent by
email.

----- Original Message -----
Subject: BOESTER VARIANCE APPLICATION
Date: Fri, 19 Jan 2018 14:18:43 -0500
From: pgggo@myfairpoint.net
To: zoning@greensborovt.org

JANUARY 18, 2018

Dear DRB members;

my name is philip g. patterson and i live at 127 birch lane which is next to the boester property and in fact my dock is about a 100 plus or minus a few feet from their proposed complete rebuild of their boathouse/storage area into an apartment / studio. I am concerned about this project for a number of reasons....

1) they have a row right across the middle of my property and with just their main house the traffic is constant with a steady stream of SUV's, contractors, maintenance trucks, UPS and FedEx delivery vehicles etc.....so in the process of adding another living area to what is now a cramped 1/4 acre on the lake-how much more traffic will this create now and in the future?

2) speaking of a 1/4 acre they only have room for a few vehicle parking spaces, where will they park now and in the future with the additional building?

3) 3 stories high?.....why have zoning if now one can convert an old boathouse/storage area or what have you into an apartment/studio right on the lake?....what precedent will this set for other boathouse owners around the lake?....won't they be thinkinghummmmmmm....if they can do it why can't we?...and down the road we will have a nice air bnb!!!!.....and a 3rd story to boot!!!!

4) septic conditions.....their property is on solid ledge and i wonder how much more pressure two systems can take without a leach field between them?.....the systems are also only a few feet from their drilled well, what is wrong with this picture?

In closing it seems that every year with more and more variances awarded we are slowly chipping away at what makes Caspian Lake and Greensboro so special-----at what point will there be so many trophy houses in town that we will have become the "North Hamptons"? next time you canoe or sail around the lake take a good look,...its still one of the most beautiful lakes in Vermont..but more trophy camps and less trees and fields every year. I know that the only constant is change, but is this the kind of change we want to leave our grand children and theirs?.....I hope not so lets think 25-50-or a 100 years down the road and not just a few.....thanks again for your time.....sincerely philip g patterson....

