

Dear Committee Members:

My name is Rita Bartolomeu, and I am the abutter at 16 Narragansett Ave. First, I would like to thank you for the opportunity to speak at the October 13th zoom meeting regarding the Four Sisters Inn Proposal and I look forward to the November 10th meeting. I understand that since I was able to speak at the last meeting and due to time constraints, I may not be able to speak at the upcoming Nov. 10th meeting; therefore, I am writing to the committee to voice some of my concerns as follows:

PARKING: this is a huge concern i.e., traffic, and noise related issues. Parking is at a premium now with very minimal parking for each homeowner.

SAFETY: this is also a concern... with the influx of unknown people coming and going vs. a private residence where you know your neighbor. I have five grandchildren ages 1.5 – 11 yrs. old and find the cars (parking and traffic) to be a worry.

SIZE and HEIGHT: the size and height of this proposed house is not comparable to the houses on Narragansett Ave., (my house or other houses). The proposed narrative (project summary) states it will be 2 ½ stories similar in appearance with neighboring structures. The previous structure mirrored my house (two levels) with open space between the two houses. In looking at the proposed plans, this new house will be three stories with a basement apartment. B=974 sq.ft; 1st.floor = 1,201 sq.ft; 2nd floor= 1,002 sq.ft and the **THIRD FLOOR**=818 sq. feet for a total of 3,995 sq. feet. Not similar in appearance or consistent with other structures on the street.

On my side ... the proposed house appears to have:

- 2 egresses (w/porches and stairs)
- Approximately 13 windows
- One balcony w/doors at 2nd level
- A front/side gazebo (not sure if open or enclosed)
- An outside shower
- Outside lighting
- A deck and
- HVAC condensers on the side and on the back corner side

With no side setbacks, these will infringe on my privacy and quiet enjoyment possibly adding more noise as my bedrooms are facing this side.

WASTEWATER & SEWAGE: This house will have 5 bedrooms with 5 bathrooms (toilets and showers) plus an outside shower, two washers, a basement kitchen (sink), and a massage room with a bathtub.

My concern is wastewater back-up and water run off which could impact my house. Most houses on my end of Narragansett have 3-5 bedrooms, 1-2 bathrooms, 1 washer and maybe an outside shower. Most do laundry once a week vs an Inn doing laundry for 5 bedrooms daily.

The above are some of my concerns. The Pequot Hotel is behind me and being a hotel their dryers which are located outside my kitchen window are going 24/7. Quite

noisy. If this Inn is approved, we will have both an Inn on my side and a hotel in the rear – loss of quiet, enjoyment and privacy to say the least.

We have lived here on Narragansett Ave for 66 years. It's a lovely residential neighborhood and we know and enjoy our neighbors. We more than welcome the idea of a house/home being built and welcoming a new neighbor and family next door to us. It is hard to be excited about an Inn being erected next door to our home – as this will certainly take away the old "Cottage City" feel and our privacy / enjoyment. Should this endeavor of an Inn not succeed for the Marshalls they can simply sell and move on; we will forever have to live with an Inn vs a private single-family dwelling.

I want to thank you for your time and concern in allowing me to voice some of my concerns.

Respectfully,
Rita Bartolomeu