

To: Sturbridge Conservation Commission
From: Robert Muscaro
Re: 72 Paradise Lane

I am writing this as a response to the conversation at the last meeting regarding our application for the above referenced address. I wanted to take a minute to explain to the board how we have arrived at our current submission.

If you recall, our first submission was rejected because we were proposing to do grading within the 25-foot buffer. In that plan, the house was more centrally located on the site. So, for this submission we had to move the house toward the front yard lot line and in order to make the grading work, move the house all the way to the side yard set back on the western side of the property. By moving the house to this location, we are forced to remove many of the trees on the western edge of the property which would not survive construction. As almost all of these trees are non-desirable and/or dying, we hired a certified arborist to create a plan to replant this area. Not only have we agreed to replant this area, but we have agreed to replant a much larger area on the western edge of the property. In addition, we have committed to doing work on other existing trees on the lot in order to facilitate their health. Please also note that by moving the house as far toward the front yard lot line as possible, we have significantly reduced the amount of structure within the 50-foot buffer.

It has been suggested that we also add trees along the eastern portion of the property. However, this is the area of yard that will be used by my future grand children to play. Also, I am expending a significant sum of money on plantings with our current plan. This is due to the rejection of the original plan thereby forcing the move of the house to the northwest corner of the lot. While I am willing to entertain some revisions to the plan we submitted, I am not willing to have any more area of our lot replanted than what the current submission offers.