

REGARDING ZBA 20-56

FROM: JOHN F. CROWLEY, III  
6 SHIPS WAY RD. EXT.  
PROVINCETOWN MA. 02657

AUG. 5 2020

I AM THE OWNER OF THE PROPERTY LOCATED AT  
6 SHIPS WAY RD. EXT. ... AND I OPPOSE THIS PROJECT.

WHILE I SUPPORT HOUSING FOR WORKERS, AS WELL AS  
FOR YEAR ROUND RESIDENTS... I CAN NOT SUPPORT "THE BARRACKS."

I SAW A RENDERING OF THE BUILDING IN THE BANNER LAST  
WINTER THAT MADE IT LOOK LIKE IT WAS IN THE MIDDLE OF A LARGE  
PARCEL OF LAND... IT IS NOT... IT'S 11 FEET FROM MY PROPERTY  
LINE... AND WILL BLOCK OUT MOST OF THE NATURAL LIGHT  
COMMING IN FROM THE NORTH WEST.

I DON'T LIKE IT WHEN DEVELOPERS SCULPT THE FACTS TO  
SUIT A NARRATIVE THAT MAKES SOMETHING LOOK LIKE  
WHAT IT IS NOT... I HAVE SEEN THE EFFECTS OF THIS  
REFLECTED IN A LOT OF THE LETTERS OF SUPPORT FOR THIS  
PROJECT.

THIS BUILDING IS OVER 200,000 SQUARE FEET WITH THE  
DENSITY OF A DORMITORY... AND WILL BE THE TEXT BOOK  
DEFINITION OF HAZARD CONGESTION AND ENVIRONMENTAL  
DEGRADATION IF APPROVED.

I SUPPORT THE SHANK PRINTER HEIGHTS RESIDENTS IN  
SEEKING AN IMPACT STUDY... AND SIGNIFICANTLY SCALE BACK  
THIS PROPOSAL AND RELOCATE IT ON THE DEVELOPER'S PROPERTY  
AWAY FROM EXISTING HOUSES ON SHIPS WAY RD. EXT.

RESPECTFULLY, JOHN F. CROWLEY, III

RECEIVED  
AUG 6 2020

**From:** [Ellen Battaglini](#)  
**To:** [Amy Kwesell](#); [Daniel Wagner](#); [David Gardner](#); [Erik Borg](#); [Jeremy Callahan](#); [Peter Okun](#); [Quinn Taylor](#); [Robert Nee](#); [Steven Latasa-Nicks](#); [Susan Peskin \(sgpeskin508@gmail.com\)](#); [Thaddeus Soule](#)  
**Subject:** FW: ZBA 20-56 Application by Shank Painter Associates  
**Date:** Thursday, August 06, 2020 8:56:02 AM

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-----Original Message-----

From: Nicola Vichert <nvichert@gmail.com>  
Sent: Wednesday, August 5, 2020 5:48 PM  
To: Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
Subject: ZBA 20-56 Application by Shank Painter Associates

To Whom it May Concern,

I am in favor of worker housing, but not in the location planned by Shank Painter Associates, Inc. There are several problems with the location and size of the development, but I will be focusing on one in this e-mail: scale.

The massive size of the proposed building - and its location on a dune - creates the potential for noise pollution throughout an otherwise mostly quiet neighborhood. In fact, some of the only noise we hear on our property on Ships Way Road comes from Mr. Patrick's property. The impact of noise on Ships Way Extension will be even worse.

The height of the building is an issue. The upper floor (which requires a variance) will have a view into the private back yards of Ships Way Extension homes. The woods will be removed further destroying the homes' privacy and aesthetic appeal. Although Mr. Patrick says that he will replant trees, it will take years for them to reach maturity and, frankly, that won't work for the residents on Ships Way Extension who are all over 60.

My concerns are not just based on a hypothetical premise. The wooded lot next to us was recently developed. The trees on the dune were removed and a large three story house was built in their place. Although we have a good relationship with our new neighbors, the new house has negatively effected us in several ways. We no longer have any privacy in about half of our home and garden. We had to fully enclose our outdoor shower, our deck is fully exposed, and we have had to install blinds in our bedrooms. The house also towers over our garden, so we can be viewed from above whenever we are there. In addition, we can hear our neighbors' voices anywhere on our property, whereas before it was just the sound of birds. We are concerned about the noise impact of parties in the future when they have actually moved in. Given the density of the planned Shank Painter Associates development, the experience of the residents on Ships Way Extension would be many times worse than ours.

I recommend that you not approve this application.

Sincerely,

Nicola Vichert  
16 Ships Way Road  
Provincetown