

## Alaa Abusalah

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**From:** Lee Weber [REDACTED]  
**Sent:** Wednesday, October 26, 2022 4:54 PM  
**To:** Leicester Planning Board  
**Subject:** 651 Mian St, Sky View Estates

Good afternoon,

I was present at the meeting last night with respect to the progress on the above project.

However, once I left, I had a few other concerns that came to mind, that the board may want to address at the next meeting or discuss before, so you can make a “smart” decision that is best for our town and our long-term residents that would be neighboring that property.

- 1) One of the board members mentioned the size of the lot requirement of 15,000’, to keep the harmony, landscape, and uniformity with the Town’s rules.  
The argument back from the applicant side, was that only the first home had to have 15,000’ and the rest of the project is allowed to only have “7500” because it would be considered “multi family” and used the term “apartments”. First, from where I sit and looking at the proposed design, they are far from multi family/apartment type homes. We should not be forced to make exceptions to the board member’s point, and change the rules, so it comes back to us for future building in the town and having to make more exception, stick to the rules.
- 2) They are considered “Single Family ATTACHED” and should comply with the 15,000’ rule. Remax, who is representing the properties, knows that they are not multi family properties, and or apartments. I am a licensed Real Estate Salesperson and know that they would be listed as such.  
A Multi Family is a property that is owned by a one person, who either lives there as owner occupied and or rents out the other apartments. These are being sold as individual parcels ( single family attached), with their own address, and with their own driveways, with each home all 92 if approved paying dues to the HOA, therefore they should constitute a single residence and fall within the rules of 15,000’.
- 3) Economy and interest rates. They are both having a negative effect on the Real Estate market, I am very concerned about this project getting started, all the land getting cleared destroying the ‘Landscape’ and the project not being able to be completed, because they are struggling selling them. Also, they stood there promising all the “ things” that the “Homeowners Association” is going to hold each homeowner to, there is no guarantee. I have been party to such nonsense, and yes it all sounds wonderful, until the HOA falls apart, and it not financially sound because some of the residents, end up with financial hardship, and pay their mortgage instead of the “association fees”. Now you have a development, with no real HOA, and the town gets stuck holding the bill because residents that are left, can’t afford to maintain the private roads that aren’t getting cleared from snow, and the other problems that come typical problems after a builder goes by the wayside.
- 4) Is it in the HOA rules, that all “Single Family Attached” be OWNER OCCUPIED and not allow to rent?? That should be a requirement, if approved. Homeowners in developments as such, usually will maintain the properties and comply with the HOA’s rules, vs having a neighborhood of a bunch of rentals. People renting, have no duty to comply with the HOA’s rules, and a common problem with all rentals is, the value and landscape of the neighborhood change and can have a negative effect on all the neighbors and surrounding neighborhoods.

5) **Sewer** – The Cherry Valley Rochdale Sewer District, is the highest in the state, why is that not being addressed, is this project going to lower the rates or cost us all more money??

WE all realize that the proposed development is probably going to get approved. They look like very nice “Single Family Attached” homes, BUT the big question you need to ask yourselves as OUR TOWN REPRESENTATIVES, do you want to approve “very nice developments” that look like a real nice neighborhood, or do you want to approve a development that looks like a bunch of “row houses” and not preserve and require open space in between homes and stand your ground on the 15,000’ rule to keep harmony for our Town and what we stand for!!

It was suggested that the proposed number of buildings be cut in half from 92 down to 46 total, if that were to happen, it would have less impact to our school system, and would look more like a neighborhood should, and a nice place to live, vs a “cookie cutter clutter” of residential property that will look like row housing, calling itself “Estates

The folks on “Monterey Dr, Michael Ave and Colonial Drive” are going to be directly affected by the project. Mr Jubinville, invited all of you to look at the project from the top on Michael Ave, to get a different prospective and insight to what it means from that side of the neighborhood. You should really take him up on his offer and do your due diligence as our Town Representatives.

This developer has no local ties to our community, let alone destroy a well-established neighborhood with wood forestry that are actual our neighbors backyards all for greed.

A compromise would be to cut the project in half and give the buyers of the single family attached home, a much nicer place to live for their money. And keep Leicester a “Town” not a “little row house city” on the side of RT9.

Resident,  
Cherry Valley

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## Alaa Abusalah

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**From:** Patti Matos  
**Sent:** Friday, October 28, 2022 8:02 PM  
**To:** Leicester Planning Board  
**Subject:** Skyline

Good evening to all planning board members,

My name is Patti Matos I reside at 14 Monterey drive.  
Unfortunately, I will not be able to be at the planning board meeting on November 1st .  
However I strongly urge you to not allow this project to go thru as it is currently being presented.  
One of my neighbors Lee Weber has recently submitted a letter to the planning board, I absolutely agree with everything she states.

In addition to the points her letter addressed,  
Please look at -  
Massachusetts plumbing code 248 CMR.  
Which clearly states A multi dwelling is THREE  
or more single dwellings that are not independent buildings.....

Progress is going to happen buildings are going to be built, please ensure that what is being built is the best for our community and neighborhood.

Thankful for many things,  
Patti Matos

[Sent from Yahoo Mail on Android](#)

## **Alaa Abusalah**

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**From:** Dianna Hayes  
**Sent:** Tuesday, November 1, 2022 4:46 PM  
**To:** Leicester Planning Board  
**Subject:** Sky View Estates

Dear Planning Board Members,

I am reaching out to you as a concerned resident of Monterey Drive, Cherry Valley. My neighbors Lee Weber and Patti Matos have also reached out to you and I completely agree with all of their statements about this project.

I hope you will seriously consider the points they've made and do what is right for our quiet neighborhood (which is what drew us to the area and what draws others as well). Our quiet neighborhood, tucked away behind the beautiful trees with easy access to Rt. 9 and more.

I do have some questions that I am hoping can be answered:

We have water & sewer issues here in Cherry Valley. Are they ready to take on a project like this? They can't handle the 1200+ residents we have currently, how will they handle this?

Is the school system ready for an influx of children? We have a brand new space that is a work in progress, but this takes time.

I hope you will take careful consideration of the impact on us as individuals, families and community members.

Kind regards,

Dianna Hayes  
11 Monterey Dr, Cherry Valley, MA 01611