

12 April 2021

Dear Appeals Board,

I learned over the weekend that some of the neighbors around 41 Maple St. wrote a letter expressing concerns about my appeal. This caught me off guard, as I had not heard anything negative from them prior to Sunday. I had sent the certified letters as required, with an invitation (and my personal email) to contact me and come see the plans in person. I even wrote hand-notes underlining the invitation at the margins of the letters to the two closest neighbors.

Dirk Kokmeyer sent me an email on Sunday saying that the neighbors were happy we were restoring the house, but that they had some concerns about four units and had sent a letter to the Appeals Board to that effect. I wrote back immediately, thanking him for letting me know, but expressing some dismay that they had sent it without speaking to me personally, as I had invited them to and hoped they would do. We were able to speak by phone later in the afternoon, and I learned that he had not actually read the appeal, only seen the agenda item on the website. He hadn't realized that clicking on the address would lead to the details of the appeal. After our conversation, he seemed to understand better the spirit of the proposal.

In hindsight, I realize my approach may have been too hands-off, and I should have been more assertive in explaining our plans; my choice had been to allow those with concerns to approach me rather than going door to door and insisting that everyone listen to my ideas.

I just wanted to put on the record before the meeting that the letter written by the neighbors was sent without full understanding of what the proposal entailed. When I asked Kirk how he felt about it after our conversation, he said he was "neutral" and would wait to hear what the Board had to say. While I certainly agree that neighbors' voices should be heard, I hope that the Board will keep in mind that their concerns were expressed without knowing the content and spirit of the appeal. I realize now that I could have approached it differently. Kirk is coming to the house this afternoon to walk through, and I will invite other interested neighbors to do the same.

Thank you very much.

A handwritten signature in cursive script that reads "Ericka Albaugh". The signature is written in black ink and is positioned above the printed name.

Ericka Albaugh