

From: John Priestley
To: [Rockport Planning](#)
Subject: Please submit for ZBA Meeting for Proposed Hotel
Date: Wednesday, June 30, 2021 12:25:07 PM

Hello Orin,

Please confirm recital of this submission for tonight's ZBA hearing.

Thank you,
John Priestley
71 Main Street and 23 Central Street
Rockport

Dear Members of the Zoning Board of Appeal,

As part of the process of your examining materials relative to the Hotel proposed for Downtown Rockport, I ask you to refer to a specific Land Use Ordinance (LUO) requirement that has not received the attention it is due.

Specifically, the LUO states under 913. DOWNTOWN DISTRICT, Section 913.1 Purpose "To preserve and enhance...consistent with historical patterns of development". (underline mine)

As is documented in the materials submitted to the Planning Board, the Planning Office, and your Board, the historical pattern of development for the lot in question was a building footprint that covered only a portion of the available area. Specifically, until sometime in the mid 1070s, there were two row houses abutting 22 Central Street; these buildings left a continuous gap alongside the Shepherd Block.

The proposal for the hotel fails to honor this historical condition, on several counts: 1) By blocking the available harbor views from the street and the Town park across Central Street, 2) By blocking the views of the handsome and historic Shepherds Block facade along that side, 3) By blocking the views available from within the Shepherd Block along that side, and 4) By occupying the full width dimension of that lot, compared to the historic conditions of partial coverage.

By its use of the word "Preserve", the LUO is unambiguous about intent. It is my opinion that the Planning Board, in their zeal to process the application for this proposed hotel, failed to recognize this specific section of the LUO. I request that you evaluate the proposed hotel with this Section 913.1 overarching language foremost in mind.

Respectfully,
John Priestley
71 Main Street and 23 Central Street
Rockport