

From: [James Meyer](#)
To: [ZBAMember](#)
Subject: 11/15 meeting agenda
Date: Wednesday, November 15, 2023 4:35:13 PM

Hello there,

I have tried the phone number on the website a few times, but have been unable to reach anyone.

Is the "0 Main Street" project by Lobisser on the Agenda for the 11/15 meeting?

I live on the corner of Fiske and Hartford (35 Fiske Avenue), and this project concerns me and my family's future in this location of Upton.

I am unable to attend tonight, but this is something that I want to very much be involved in. Looking at the agenda on the website, it does not appear to be on there, but I received word that a Traffic Study and Peer Review for this project will be discussed. <https://www.uptonma.gov/DocumentCenter/View/2440/ZBA-Public-Hearing-Notice-11-15-23?bidId=>

I would like to reiterate my comments from the last meeting. While I believe that Lobisser and his team are good people and I have no reason to believe they are not well-intentioned, I am not in favor of this project for three reasons.

(1) Safety of my children: Fiske Ave will become a major thoroughway for all of the residents and likely ~130 vehicles across 68 units to access Hartford Ave and 495. Fiske Ave would be 2 right hand turns away vs. 2 left hand turns to do Main street and get to Hartford by Pratt Pond.

(2) Quaint Village of Upton: we chose Upton as our home to raise our Family for it's quaint village feel. This 5-story commercial building will diminish that feel of the town.

(3) House value: a 5-story, 68-unit building will hurt our property value. We purchased here to have an appreciating investment.

Proposed solution: from the last meeting, it seems we are unable to deny the application, but likely to accept *with conditions*. We would like to propose reducing the units in half, to 34 units, and replacing the bottom floor with commercial retail (restaurant/fitness/etc) shops that will benefit the residents of Upton. Absent these shops, the building does not provide value to our residents, it only puts our children's safety in jeopardy and diminishes the value of our property.

Thank you,
James and Rachel Meyer