

From: **Matthew Gianino** <[matthew.gianino@gmail.com](mailto:matthew.gianino@gmail.com)>  
Date: Wed, Aug 4, 2021 at 1:18 PM  
Subject: Madbury Planning Board Aug 4 Meeting/Subdivision/Zoning Issue  
To: <[MadPlanBoard@gmail.com](mailto:MadPlanBoard@gmail.com)>, Melissa Gianino <[melissa.gianino@gmail.com](mailto:melissa.gianino@gmail.com)>

Dear Madbury Planning Board,

We are writing in opposition to the proposals for 326 Knox Marsh Road (Map 8, Lot 1G): subdivision into two lots, a site plan of resulting new lot to accommodate an Atlantic Broadband structure as well as a Conditional Use Permit for temporary wetland crossing during construction. It is our hope that planning board members recognize the impact relative to the character and climate of our community as significant and detrimental. As residents at 127 Perkins Road, we have witnessed the significant expansion of commercial/industrial facilities and activities in the area, including the electrical substation, the high voltage lines, and their subsequent maintenance activity over the course of our 16 years living in Madbury. We can attest to how these facilities and activities have compromised the residential and rural character of our neighborhood. It is clear to us that the addition of a Broadband facility on property currently zoned as residential, within close proximity, and with the possibility of further such development, will expand upon this non-residential, not-agricultural use of our neighborhood. This type of development is well outside both the letter the spirit of our zoning ordinances. We are committed to protecting and preserving the character of our community, consistent with the Madbury Zoning Ordinances.

“The purposes of the Residential and Agricultural District are to provide for low-density residential development that can be served by private wastewater treatment systems and developed in such a manner to maintain the open, rural character of the land for agricultural purposes.” (Madbury Zoning Ordinances, Page ZO-12)

It is clear to us that this proposal is not in alignment with our community ideals and objectives.

We appreciate the time and consideration you are affording our concerns and look forward to further discussion on the matter.

Kind Regards,

Melissa and Matthew Gianino

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