

## Overview Narrative of 21 James Henry Drive Accessory Dwelling

I'm seeking the board's guidance, as I have gone back and done more research and think I have found a reasonable compromise. I have reached out to my builder to see if the accessory dwelling would be more feasible on the left-hand side of the house. It's going to add about another 20%-25% (30,000) to the build. Below is a list of line items that would be additional to the build above and beyond the 30,000.

-Site work and septic- 20,000 Farrell Construction

-Trench for electrical-5,000 Obrien Landscape

-Tree removal- Do to damaging root system for electrical trench- 6,700- Arbor Care Tree Service

-New Electrical Service-4,000-Newsky Electrical Contactors

-New Driveway- Since the electrical runs down the driveway underground-25,000-KC Paving

Grand total of extra cost to the project if it were to go to the left side of the house=90,700 this does not include design change and prints.

Cost to go to the right side of the house= 150,000

Total cost to go to the left side of the house-240,700

Before incurring additional design costs for surveying, design and prints. The I have revised the original footprint. The original dimensions were 28x32 leave us 8ft from the property line. That did not fly last meeting, so I am proposing to build a 26x34 accessory dwelling. The closest part of the ADU would be 10ft from the boundary. I am seeking the board's guidance to see if these dimensions will work.

In addition, I have spoken with the neighbor Terry Hill (neighbor to the right of the house) he said he is willing to write a letter if it would help out. Also, Kelley Bowen the (neighbor to the left) is willing to write a letter as well.

In closing I would like to thank you all for volunteering your time to the town and I appreciate you all.

Thanks

Jim Saccoccia