

**From:** [Brian Bannon](#)  
**To:** [Sue Filson](#)  
**Subject:** FW: 30 Horton Place, DRC  
**Date:** Friday, May 29, 2020 8:55:41 AM

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Scott wants some feedback on a conceptual basis before hiring an architect. Could the Committee do a GoToMeeting with him?

He is also proposing a boundary adjustment to get a parking space from his neighbor. It involves existing spaces in a front yard. I haven't researched the regulatory issues, but I would kick the subdivision to the Board due to that complication.

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**From:** S M <cas7102012@hotmail.com>  
**Sent:** Thursday, May 28, 2020 6:33 PM  
**To:** Brian Bannon <bbannon@brattleboro.org>  
**Subject:** 30 Horton Place

Hi Brian,

Here's a couple of pictures of what I have planned. Please forgive the fact that my drawing skills haven't improved since third grade. On the front elevation I'd like to put two small dormers. On the back of the house I'd remove the chimney and put in a full shed dormer. The chimney will no longer be needed because in intend to install a high efficiency gas burner with central A/C and a Rinnai tankless water heater with a whole house water filtration system.



In this second picture is the existing kitchen. I'd like to remove the roof completely and add a second story room to incorporate a pool table. This would give me the ability to add a second egress via stairs down to the driveway.



This third picture is an approximation of where the new roofline will intersect with the existing roof. Remember< I'm by no means an architect.



This last picture is the most important one. This is a vacant lot at 28 Horton Place owned by the gentleman who owns 27 Horton Place across the street, Joseph Therien. We'd like to divide the property in half and add some asphalt giving him four parking spots for tenants and guests. I would get one parking spot where my Cadillac is parked. This would give us 5, much needed, off street parking spaces in total. The dotted line poorly represents where I'd move the fence giving us a bit more room in our small yard. Behind my car I'd like to install a small shed where Joe and I could store our snow blowers and lawn mowers.



Thanks for your time,

Scott Bengar  
30 Horton Place  
781-738-5074