

# Stephen T. Penny

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Matthew Bruton, PE (BL Companies)  
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James P. Juliano, Esq., 9C Pasco Drive  
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Gentlemen:

I have just seen a Draft Motion for tonight's PZC meeting that leaves my client's business, Ben Franklin Plumbing, exposed to having to provide "or [be] required to provide" a shared access driveway serving both properties. This condition is neither appropriate to the circumstances nor acceptable to my client. My client is a small local business and should not be expected to absorb either the cost of constructing and/or the liability risk associated with a use that can be expected to generate a clear majority of the traffic that would use the suggested shared access driveway from Lake Road. Remember that we are not dealing here with an integrated shopping center, and the proposed retail use is not similar to my client's plumbing repair business.

Thank you in advance for our kind consideration of this matter.

Very truly yours,



Stephen T. Penny  
Attorney for the Property Owner