

## Martin Roupe

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**From:** Christina Berkowitz <christina.berkowitz@gmail.com>  
**Sent:** Tuesday, March 1, 2022 6:24 PM  
**To:** Martin Roupe  
**Subject:** Lot 179 in Winmore

To the Carrboro Town Council:

The Winmore HOA Board of Directors is writing to you today to give our support for the modification of the plan for Lot 179 in Winmore. We have been in consultation with Capkov Ventures, Inc. and have arrived at a solution we feel comfortable with and feel is well suited to the neighborhood.

The plan that Capkov outlined to us consists of subdividing Lot 179 into three single-family home lots. They will work with OWASA to run new water and sewer lines to these three lots. They will sell the lots to a local custom builder with experience building in our neighborhood. The three new homes will use existing Winmore floor plans that are alley-loading and consistent with other homes in the neighborhood.

We approve of this plan with the following stipulations.

1. The neighborhood will be involved in the Architectural Review process of the plans for the new homes. Currently Capkov runs this process, but the neighborhood will have a stake in it as this plan moves forward, and the review process will be turned over to the neighborhood once the lots are sold to the builder.
2. Winmore Alley 6, the area behind the lot, has been plagued with drainage issues since its initial construction. Capkov will work with a civil engineer, the Town of Carrboro Planning staff, and the Town's Consulting Engineer to make sure the storm water from the three homes is treated appropriately.
3. The parking space that Capkov painted at the stop sign at the intersection of Atterbury with E. Winmore will be removed. This parking space is dangerous and not in compliance with town parking laws. As this space currently gets a lot of use, Capkov may need to request a no parking sign from the Town of Carrboro.
4. Capkov will provide information on the water/sewer work, estimating how long it will take and how traffic along E Winmore Ave will be accommodated during construction.
5. Capkov will share the name of the builder once they have an agreement signed, along with a list of homes in the neighborhood that they have previously built.

With these concerns addressed, the Winmore community supports the plan of building three single-family homes on Lot 179. We continue to work with Capcov to resolve these stipulations.

Thank you,  
Winmore HOA Board of Directors