

## Opposition to Hazel Drive Development

On Monday July 13, I was able to observe a cheshire Planning and Zoning Commission meeting for the Hazel Drive Development proposal. I saw a rare combination of desperation and foolishness.

One hundred fourteen plus more cars will not help the dangerous and congested traffic on Waterbury Road.

I had a little trouble following the algorithm or formula to calculate monthly rent of \$1200-\$1500 for studio or one bedroom apartments and \$2400 for apartments with two bedrooms. These apartments were recommended for teachers, police and fire fighters. Teachers have expectations, six figure student loan debt and long commutes from Tolland and Durham.

I heard well founded concern about children's safety and sidewalks. Waterbury Road will need speed bumps! But the expectation of children in the buildings does explain the 1.5? person occupancy in the studio apartments. As a former single parent promoting single parent households is an irrational choice.

Proposing over priced under sized apartment living offering little more than inconvenient access to Interstate 84's Exit 26 is also an irrational choice. The residents not killed by Covid 19 and traffic accidents will still have to get past the bears.

Anyone with marketable skills will be looking for more....for their housing dollars somewhere else. After hearing the Planning and Zoning Commission on Monday night, I am less worried about the crowding and more worried about the cost of two vacant buildings and the consequence of a failed Real Estate development.

The Cheshire School system is burdened with the cost of added safety measures and encouraged to re open next month in August. Only remote learning makes sense until accurate Covid testing and effective vaccines are in place and available.

Southern states such as Texas, Florida, and Louisiana opened early....they are having problems we don't need!

Sincerely,  
Mike Catlin

On Tuesday, July 14, 2020, 10:50:12 AM EDT, <[stan59robin66@cox.net](mailto:stan59robin66@cox.net)> wrote:

Ok..... We made it through the first meeting.

The next meeting on the 27<sup>th</sup> will continue with this meeting ,as the will read the rest of the comments into record.

Then they will start the new meeting which will allow us to rebuttal and add info that we may get. The key is to keep these meetings open. Once they close the meeting they have 65 days to either vote or on that 66<sup>th</sup> day it automatically passes.

I think we need to look into or request that the state road issue should be looked into and detailed before this gets passed. I'm not sure how the Town could pass a zoning change and for the buildings to be built as is in their prints without approval from the State first. Sounds sketchy to me.

Also their site lines if you listened to their Traffic guy from Milone and McBroom, when asked where the site line was taken from. The Zoning member asked if it was at the white stop line and the gentleman hesitated and said no that it was at the white line on Waterbury road – which is the shoulder line. If I recall Jessica was told her accident was her fault because she was out too far into Waterbury Rd. Not sure how far out you were Jessica if you were at that shoulder line then either you were not at fault or the traffic guy is wrong. We need to find out what DMV or DOT considers site line. They also did their traffic study with no vegetation and no snow in Feb/ March. Snow banks get extremely high in snowy winters.

Also , they are trying not to put the state required parking spots.. Why? And nobody on Zoning asked about visitor parking especially considering the fire dept said no on road parking. There is something here that they don't want us to know. My guess is that it has something to do with the traffic .

They also claimed that the owners of the property at Waterbury Rd. is responsible for keeping brush cut back -NOT TRUE. The state is responsible for the maintenance of 20' back. We live on Waterbury Rd. We do the upkeep on our property but the state actually owns in 20" If we do not maintain the State must. Trust me they do not maintain anything that they are supposed to unless it is called in.

Also they mentioned the commuter bus being convenient for renters. No sidewalks- WalkScore scored our areas at 14- car dependent. Extremely dangerous to walk from Hazel to the commuter lot and cross Waterbury Rd.

Stan and I did calculations last night the buildings will be adding an additional 30+' to the highest point of those buildings... That is ENORMOUS.

AS ITHE BUILDING SITS THEY ARE APPROX 30-35' TALL ON THE POND SIDE. The new buildings will end up approx. 65- 70' on the pond side , as the garage will need more depth

Just my 2cents, for what it's worth.

You can re-watch that meeting from last night. There were many errors in their statements. We have 2 weeks to pick them apart.

Good luck and Keep the faith,

Robin Emond