

**Patrignelli, Jocelyn**

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**Sent:** Wednesday, June 9, 2021 3:38 PM  
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Planning Dept.

Lovely Development along with Earl Kurtz and Lauren Kurtz (the property owners) are requesting a zoning variance for the property at 648 Wallingford Road, plus an adjoining property on Talmadge Road.

Currently, this area is zoned as R-40, which allows for building lots of 1 acre each. The property also contains designated wetlands, so the proposed plan is to squeeze 40 single family, 3-bedroom homes into a very small area. These homes will be single story, oil heated, and between 1440-1660 square feet each, along with 2 car garages attached. These are not small homes.

The development plans call for zero amenities that one would find at other age-restricted communities like these, things such as a pool, a community outdoor area, a clubhouse, etc.

We, the neighbors and other concerned citizens, strongly oppose this plan.

First and foremost, the label of "age-restricted" seems only to be a way to increase the number of units that the developer can sell despite the lack of amenities and without regard for the surrounding community.

Second, Mr. Kurtz III, the son of the homeowners, is a long time member, and in fact currently is the Chairperson of the planning and zoning committee, which creates a huge conflict of interest.

Third, current studies seem to be at odds with others, such as the exact amount of wetlands acreage that should be protected. There is the suggestion that permits are not being granted based on accurate information but rather the information that suits the developer and owners the best.

Fourth, traffic studies are from 2019 and expect a 20% increase in traffic. Beyond the fact that the pandemic has greatly affected traffic already from increased home deliveries and career and lifestyle changes, this does not

account for at least 40 extra vehicles on the road, increased traffic from inevitable visitors, increased traffic for oil deliveries and others, increased emergency vehicle traffic, etc. The increase will see quiet residential roads like Talmadge becoming a main drag directly from major high speed routes.

Fifth, the area already has a terrible time with speeding, accidents, and deer and other wildlife constantly crossing a narrow, twisting road. We expect a significant increase in vehicular accidents as a result.

Sixth, the effects upon the environment are incalculable. Several protected species among others make their nesting grounds and homes in the area, especially near the wetlands. Between construction noise, traffic, increased populations, as well as likely pollution, where will these animals go? Expect to see an increase in bears, foxes, coyotes, bobcats, fisher cats, and other predators in your backyards as a result.

Seventh, there is concern over strains on resources, including water pressure and availability, sewer backups, internet and cell phone coverage, electricity, etc.

Eighth, there are already three other age restricted zones in Cheshire and with the plans that have already been built and approved, Cheshire already has a higher density of Age Restricted housing units per capita than all of the other surrounding towns.

Quite simply there is no need for this variance to be approved and approval of this variance is at odds with Cheshire's comprehensive zoning plan.

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