

Patrignelli, Jocelyn

From: Voelker, William
Sent: Wednesday, June 16, 2021 11:42 AM
To: Patrignelli, Jocelyn
Subject: FW: Application of Lovely Development/Wallingford Road

From: Sylvia Nichols <spnn13@gmail.com>
Sent: Tuesday, June 15, 2021 11:39 PM
To: mark@lovelydevelopment.com
Cc: Voelker, William <wvoelker@cheshirect.org>
Subject: Application of Lovely Development/Wallingford Road

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Town of Cheshire
JUN 16 2021

Planning Dept.

Mr Lovely, My Voelker and members of the Cheshire Planning and Zoning Commission

A Cheshire resident since 1964, and former resident of Wallingford Rd, I was present at the Planning and Zoning hearing last evening regarding your request for a zone change and subsequent development application. I have no ability to vote on P&Z matters and I recognize that the Commission must abide by regulations. I would, however, like to offer some positive, personal comments regarding your proposed development

In 1973, my husband and I purchased an old farmhouse at 359 Wallingford Road, in Cheshire. At that time, Wallingford Road was hardly much more than single lane and our property line was measured to the center of the road. There were no houses between us and Drazen Orchards. There was one home on the south side of the road between our home and the farm house on the corner of Coleman Road and a couple of old farmhouses on the opposite side of the street. The current Strathmore/Woodpond development was a beautiful wooded area with farm fields surrounding it. It was my children's playground. The Charles Drive development was either just being built or had just been completed. There were no sidewalks.

Almost 50 years later, the population of Cheshire has nearly doubled. Many of the voices at the public hearing are "newer" residents of Cheshire and live in houses in the surrounding newly constructed Tamarack Road, Coleman Road and Copper Beech areas. All areas, formerly farm or woodland.

I moved to a 2.5 acre property in 1999 within about a mile of your proposed development. In spite of the continuing development in the general vicinity, I regularly enjoy, fox, bobcat, turkeys, deer - a occasional Fischer cat and once in a while a black bear. We have nesting owls, hawks and pileated wood peckers- so Mother nature adapts

We have regulations in place to guide the sale and/or development of private property in Cheshire, protecting both the property owner's rights and the town's plan of conservation and development. With growth comes increased traffic and less open space. It also brings additional tax revenue, support for local businesses and the potential for a diverse population, including elders. Your proposed development, in my opinion, is well thought out. You have demonstrated a willingness to address concerns within reason. From my understanding, it appears that your project meets the criteria of the current regulations for a zone change

I agree that there is a market for the houses you propose to be built. As a very active widow, I meet your demographic (except that I am several years older than 74!) My 4300 sq ft home with 2.5 acres of land will be on the market before long. I have lived and raised my family in Cheshire since 1964. I owned a business, am active as an elected official, my friends are here. I hope to remain in Cheshire. Contrary to the opinions of some, I hope I will not have to leave my home

town in my old age due to lack of an affordable home. Your proposed development fits my profile perfectly and that of many of my peers who are in similar situations and do not wish to move out of Cheshire.

Before he passed away, my husband served as volunteer Chairman of the Cheshire Housing Authority for approximately 10 years. He was instrumental in obtaining approval and building about 16 units of affordable housing as part of the Beachport Section 8 housing complex. Because it was affordable housing, they were not obligated by statute, to get approval from P&Z, but they chose to go through the same process that any builder would. to meet the town building and safety codes.,

That project met with loud, vocal opposition at public hearings from neighbors and in our personal mailbox. Thankfully, that opposition did not stop the project and ultimately most of those neighbors commended the Housing Authority for completing a great project with respect to the neighbors and little impact to the residents. The opposition did not stoop to the level of personal attack that occurred at last night's Public Hearing.

Unfortunately, the attitude of the world is changing and we are aware of that with every project that goes before us. I took a ride today, to try to imagine the affect on the adjacent neighborhood and with the plans in place to use fencing and landscaping to protect the property owners directly adjacent to the homes, I feel confident that once the build is complete your project will not change the character, the traffic or the quiet of that neighborhood. In fact, I submit that it will be hardly noticed. There I sample place to walk dogs within the Charles Drive neighborhood, safely off Wallingford Rd.

The increased traffic on Wallingford Road is not something that is within the control of the P&Z. Issues with speeding should be addressed by the CPD. As was stated, Wallingford Road is a collector street - has been since it first became a paved route between Cheshire and Wallingford. That is fact. Talmadge Rd. Is also a collector street delivering drivers to the artery rt 68/70. The traffic has increased exponentially with the addition of many developments along this route. Residents have a responsibility to follow the posted safe speeds and the CPD has the right to enforce that. Many times, when speeds are monitored it is the people who live along the road in question who are the biggest offenders. Traffic regulations are not under the control of the P&Z.

I do understand the concern of the fire dept requesting a second access. It would seem that accessing the property through Talmadge would be simpler, quicker and less bothersome to the neighbors, however, the distance through potential wetlands etc is certainly an issue. My intuition and experience tells me that the need to access the development with large equipment is not highly likely - therefore causing very infrequent intrusions, if any. Perhaps a compromise or alternative can be considered.

All things considered, I am totally in favor of a change in the zone change for this project, provided all other current zoning regulations, wetland concerns, drainage issues and safety issues are addressed. The job of the P7Z Commission is to make decisoins based on the facts as they relate to the regulations. Bowing to public pressure with no basis in fact will only result in a dereliction of your duty. Please consider all of the facts when arriving at your decision.

Respectfully

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