

From: Kevin Sullivan <ksullivan371@gmail.com>

Sent: Wednesday, February 22, 2023 11:05 AM

To: Maryellen Edwards <edwardsm@southington.org>; David Lavallee <lavalleed@southington.org>;
Matt Reimondo <reimondom@southington.org>

Subject: regarding SPR#1862 & SPU#674

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Dear Commissioners:

Good morning. I was unable to attend the scheduled public hearing on February 21, 2023 concerning consideration of the Special Permit Application-(SPU #674 and SPU #1862) for 1303,1193,1177 West Street. I see that it has been tabled until March 7th so hopefully I can attend that meeting. However, I would like to submit my written comments on the proposed development so that you have them in hand. I forcefully feel this would not be a good decision to approve the application.

The development would not be beneficial to the town of Southington due to the increased traffic and ensuing safety issues this would cause. Realistically it just isn't feasible to add another 250-300 vehicles or more to the already congested intersections of Curtiss and West / Spring and West streets. There are 7 traffic lights within a 1/2 mile from the intersection. Traffic sometimes extends from Spring Street to the i-84 entrance ramp. There are points in the day as it stands now where vehicles can't turn left coming onto West street despite having a green light due to vehicles blocking the intersection. Additionally Curtiss Street is a very narrow single lane street that is not designed for heavy traffic. There are no sidewalks and barely enough room for pedestrian traffic. Curtiss Street was designed to be a neighborhood, not a thruway. In order to accommodate the scope of added traffic the whole of Curtiss street would need to be widened and multiple lanes would have to be built at the intersection of West Street. Lazy Lane would also have much more traffic and is the same construct as Curtiss. It's just not an endeavor to undertake and my thought is that people will end up getting hurt as a result. It's a poor plan and the detriments outweigh any benefit that would come to Southington insofar as revenue. I read the traffic study provided and am very disheartened to see the timing of it. The week that June 29 and 30th belongs to is one of the lightest travel weeks of the year. A summertime Wednesday/Thursday with no school and the 4th of July holiday upcoming so many people are on vacation. A very poor sampling of data and not indicative of normal traffic patterns.

The infrastructure changes that need to be made are not comprehensively included in the application nor is there any mention of the extraneous resources that need to be added to the town's budget. With such a sudden population increase there will be an immediate need for more police, fire, utility and educational staff to correspond to the added residents. There are a lot of hidden costs in this plan to Southington that do not seem to be addressed. Additionally the "commercial" use component of the application is vague at best. We have no idea what or who would use these commercial buildings and how much additional traffic will be included.

Thank you for the work you do on behalf of the town of Southington and its residents. I ask that you take into consideration my comments as well as those of my neighbors. There is **no** support for this application from the current residents. Simple common sense dictates that this proposal isn't realistic nor beneficial to the town. I would not expect a developer from Texas to know this but I expect that you good people do. I hope your decision reflects that.

Thank you,

Kevin Sullivan
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