

From: Jennifer Tulacro <jentulacro@gmail.com>
Sent: Tuesday, March 15, 2022 9:06 AM
To: Maryellen Edwards <edwardsm@southington.org>
Subject: Public Communication: Concern Regarding ZC #573

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Ms. Edwards and the Planning and the members of the Planning and Zoning Commission,

My name is Jennifer Tulacro and I reside at 10 Hillcrest Dr. with my 3 children. If I am unable to attend tonight's meeting, I am writing to voice my concern regarding the proposal for AA Denorfia Building and Development, LLC, to develop the property located at 570 Meriden-Waterbury Turnpike and change the zoning from R-40 to ARCH zone in order to maximize the amount of homes built. This property is already surrounded on four sides with streets and existing homes making it extremely densely populated as it is. Furthermore, this parcel is an area of green space that is becoming increasingly rare in a town that has seen an unbelievable amount of building that does not seem to end. It is not a space conducive to adding additional housing. The proposed plan does not fit in with the surrounding neighborhoods and clearly already looks like it does not belong there. I, my neighbors and so many in Southington are at a loss as to why we continue to see zoning laws changed to accommodate builders' desires to maximize profit, when the voice of the people is clear that we want this building to stop or exponentially slow down- particularly in areas of green open space. Read any comments in a Southington forum and you will see that the majority of the people in this town do not want this to continue. This particular proposal will affect everyone in Hillcrest Village, an already large development that itself has had a major effect on its surrounding neighbors and everyone who resides in this very populated and busy area of Southington.

Building here again will cause more considerable disruption to quality of life, increased noise, construction issues, established land clearing, animal displacement (many animals reside in this area), pollution, loss of privacy, loss of property value, change in aesthetics of the neighborhoods, increased traffic issues on Meriden- Waterbury Rd, increased pressure on the infrastructure for water and sewer, increased pressures on emergency services and unknown potential damage to homes along Hillcrest and other streets surrounding this. Homeowners on Blatchley are gravely concerned due to the water issues that occurred when building Hillcrest. What assurances and resolutions are available to homeowners if this happens?

I speak for myself and I know many others when I implore the commission to reject this development. There are so many reasons why this does not make sense in this space. If rejection is impossible, then please only approve a plan that has the absolute least amount of building, least impact on the land and surrounding neighborhoods, includes plans to keep as much open green space as possible, includes provisions for privacy and landscaping and considers aesthetics of the established neighborhoods. Southington is a great place to live so I can understand the desire to expand but those of us who already live here want to preserve space and quality of life as well.

Thank you for your time and consideration.

Sincerely,
Jennifer Tulacro