

On Apr 20, 2021, at 3:27 PM, James Bednarz <[jim@bednarz.me](mailto:jim@bednarz.me)> wrote:

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Mr. Phillips,

My apologies for not submitting my comments far enough in advance to be included in tonight's meeting. I hope that my concerns will be kept in mind during this meeting.

I am opposed to the zoning change proposed for 295 Laning St. I would prefer this land stay zoned for single family housing as it currently is.

I have a couple questions that I hope will be asked during tonight's meeting.

1. Why are the developers requesting an HOD zoning designation for a 55+ community, when there is a zoning designation (ARCHZ) for this purpose specifically which also includes provisions for affordable housing?
2. Does this zoning change to HOD leave the door open to a future change of use for the property from 55+ community to affordable housing alone?

Two comments:

A. The existing land at 295 Laning St. acts as a buffer to the highway noise on I84. Eliminating the vast majority of wooded area there will increase this highway noise in the neighborhood.

B. Laning St. can be treacherous during the Winter months. I would be concerned for seniors navigating this road during the winter.

Thank You,

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