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Date: Wed, Jun 2, 2021, 12:25 PM
Subject: Subdivision at 300 Welch Rd
To: <p&zcommissionmembers@southington.org>

All -

My name is Keith Jackson from 14 Pinehurst Crossing. A question dawned on me after the hearing last night that I wanted to submit for your consideration regarding the proposed subdivision at 300 Welch Road. It is material to the plans submitted for the proposed subdivision, but also involves a safety consideration for the neighboring North Ridge Estates subdivision as well as traffic on Welch Road, so bear with me.

It is my understanding that when the North Ridge Estates subdivision was approved, it was zoned to allow golf cart traffic on its roads. This perk was heavily advertised by the developer which prompted a number of households within North Ridge to purchase golf carts. Others in the neighborhood have expressed interest in purchasing them as well if a course were to move forward. The original plans for the golf course that were advertised by the developer had a parking lot, clubhouse, banquet facility and pool club all on the 300 Welch Road parcel which directly abuts North Ridge Estates and would have allowed easy access for golf carts without having to drive them on Welch Road where the clubhouse was to be located. Clearly, based on the plans reviewed last night, any clubhouse the developer would put in would not be located on a section of the 300 Welch Road parcel abutting North Ridge Estates. Any future clubhouse would have to be located further down Welch Road, and a lack of meaningful access for North Ridge Estates thru the 300 Welch Road parcel would create a serious safety hazard by introducing golf cart traffic on Welch Road itself.

Last night in the public hearing, it was freely acknowledged that the neighboring 370 Welch Road parcel has only 2 potential uses - a golf course or open space. Just yesterday an [article](#) was published in the Record Journal highlighting the developer's latest plans for the golf course. The article not only advertised the developer's continued interest in leveraging the parcels neighboring 300 Welch Road for this use, it also mentioned that all of the necessary permits for the golf course had been approved just before the pandemic hit. This means that the last time those neighboring parcels went before the Planning & Zoning Commission, they were approved with this specific use in mind. Even if you look up the neighboring 370 Welch Road parcel in [Southington GIS](#), it still shows a Use Description of "Golf Courses".

With all of this information in the public domain, the commission should take the intended use of surrounding parcels into consideration when evaluating plans for the 300 Welch Road parcel and the safety impact those plans would introduce. Unless 2-way golf cart access thru the 300 Welch Road parcel is planned in, it has to be assumed that golf cart traffic from North Ridge Estates which was planned as a golf course community would be forced onto Welch Road. This would be a major safety hazard not only for those in the golf carts but for cars on the road as well. It would be worth requiring at least a portion of the 300 Welch Road parcel be reserved to maintain this access.

Curious for your thoughts, and thanks in advance for your consideration on this.

Keith Jackson