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Sent: Tuesday, September 7, 2021 3:17 PM
To: Maryellen Edwards <edwardsm@southington.org>
Subject: SPU #652 Lovley Development 1268 West St.

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Dear Ms. Edwards,

Thank you for taking the time to hear the questions and concerns in the August meeting. I have tried to summarize those concerns here. I have also taken the time to research the matter more closely. I have attached two presentations that provide a summation of the concerns and the other presentation provides extensive details supporting these concerns

- Traffic and construction safety
 - Traffic study that was presented to the town only took into account the addition of traffic not the safety concerns.
 - Using a linear projection with no growth and only accounting for the accidents related directly with Churchill No2 or #2 means >14 accidents in the next 6 years.
 - If you base the projection on 34 accidents or the area around Churchill with the same straight line projection means > 50 accidents. If we assume all the accidents were Churchill related.
 - There have been 218 of the 614 accidents on the 229 corridors between Rt. 84 and Rt. 6 within ~1/2 mile of the intersection of Churchill and West St.
 - 34 In the area of this intersection
 - 9 directly attributed to Churchill No 2 or #2
 - The intersection is part of two state traffic studies by the Capital Region Council of Governments (CCOG) and the Naugatuck Council of Governments (NVCOG)
 - Existing Conditions report from NVCOG for 229 / West St. availability late Sept. 2021
 - Alternatives Analysis report from NVCOG for 229 / West St. availability April, 2022
 - Limited site lines entering and exiting the neighborhood
 - Churchill at its narrowest is only 22 feet wide and has both rises and depressions that limit the site lines.
- Concerns about the wetland's drainage downstream
 - The open land that Lovley is encroaching on extended past West Pines into North Ridge Estates and feeds into the Eightmile river.
- Development of other egress points to lower risk
 - Lovley Developments phase 3 containing an additional 20 homes will make this even more necessary
- Reducing the open space will not conserve and preserve the land to maintain or enhance the appearance, character, natural beauty and historic interest of our neighborhood
 - Lovleys proposed development has easements by Eversource by opening this area it will expose our neighborhood to views of the high-tension towers and cables
- The land contamination in the 2012 appeal was never remediated

- Part of this lot was used for salvage and some contamination may remain raising concerns about wells and soil contamination in the area
- Impacts on Town and neighborhood resources

After the meeting a number of people shared some interesting insights.

- 1) There was a belief that Lovley price to procure the land is tied to the number of homes he can build
- 2) The land may not have been conveyed to Lovley because of the price, plan, and missing EPA impact statement
- 3) Access to West St. is prevented by a property that is zoned as commercial. The family that owns the commercial property is reluctant to sell it due to the higher value.
- 4) The land in yet to be developed has a Eversource right of way lien and would require developing with a clear view of the high-tension lines making it more difficult to develop
- 5) If Lovley development does not develop this land someone else less desirable may