

Maskel rd

Julie Moynihan [jmoynihan07@gmail.com]

Sent: Tuesday, September 08, 2020 2:03 PM**To:** PlanningZoningComments

Good Afternoon,

I am writing to you today to express my thoughts on the potential Maskel rd build that is being discussed at tonight's meeting. I am currently a resident of maskel rd, and one of the newer residents at that. My family moved here less than 2 years ago so that could raise our children on a safe and quiet street in a neighborhood of working folks who all look out for one another. We moved to this town for the schools and opportunity for our children. We love that children can easily ride their bikes up and down the road with very little traffic. We always say that one of the things we love about this street is that it is not a pass through street, you have no reason to drive up here unless you live here. With cul-de-sacs on both ends, our neighborhood is a walkers neighborhood both morning and evening. Collectively it is safe to say that people live here because they want to, not because they have to. Please, take into consideration the opinions of the folks who live here. Manarino builders are already millionaires, please turn down a project of two of theirs so that this town isn't overcrowded, noisy, and hectic like so many others. With the constant building it has started to feel like a Manchester or Vernon where the small town feel I described about has the potential to become non-existent. I mean really, people pay enough money to live in this town, can the town really not do without 13 more houses? I find it hard to believe that the happiness of the people who live here is less valuable than a few more houses that will eventually become vacant is the living environment diminishes.

Thank you.

The Williams family

Strong opposition to new construction of single-family homes on Maskel Road

Tejaswi Ponnada [tponnada@gmail.com]

Sent: Tuesday, September 08, 2020 3:40 PM**To:** PlanningZoningComments

>

> Hello committee members - I'm writing to inform you of my strong opposition to the new single family home construction at the end of the cul-de-sac on Maskel road. The reason we bought our current home on Maskel Road is because it was situated on a cul-de-sac, a perfect neighborhood for growing a family. The nearby woods harbor native flora and fauna and are ideal for a walk. I'm disheartened by the decision to build yet another community of housing, packing together houses in a former pristine wooded area.

>

> The current climate change is evident in the impact it is having on individuals and communities and no decision is too small to ignore. Moreover, we are not in favor of the road being a cut-through allowing traffic to pass through at all hours, an unsafe notion for the several kids in the neighborhood.

>

> Would the developer consider an alternate use of the lot, perhaps creating a Natural reserve or a park? Although this might not be in his economic interest, it is certainly in the community's interest to limit further construction and density.

>

> Please let me know how you might be persuaded to stop this senseless construction and destruction of natural habitat?

>

> Thanks TJ

>

> Sent from my iPhone

KILKENNEY HEIGHTS II 13-Lot Open Space Subdivision

Debbie McTigue [deborah.mctigue@outlook.com]

Sent: Tuesday, September 08, 2020 3:54 PM

To: PlanningZoningComments

Commission,

My name is Deborah McTigue and I reside at 449 Abbe Road. I am writing in regards to the Kilkenny Heights II project. I am highly against it for several reasons:

- **Quality of life** - this project is going to go on for at least 2 years, 6 days a week - DISGUSTING!!! I imagine I will not be able to use my pool as the air will be filled with dirt and dust. I will not be able to open my windows for the same reason. My son has asthma, so he will not be able to use his swing set. How do I explain that to a 5-year-old? Are you going to pay my hospital bills when he has an attack from this? Are you going to pay my cleaning bills? Power wash my house? I could complain about working from home too and the noise but I am more concerned about the children that will be unable to play outside and trust me, I have been through this before in other places I have lived throughout my life and you think you are far enough away, but you're not.
- **Traffic** - I understand studies have been done, during a pandemic, so estimations are being made and I trust none of them. I do not believe only 20% of the residents will use that route. My expectations and assumptions are in contrast to your expectations and assumptions and I think mine are more valid since I live here and see the traffic on a daily basis and I know what it was like prior to the pandemic as I work from home and always have. There is no shortage of vehicles driving on Abbe Road and they drive at least 10-20 miles over the speed limit. We have many young children who live here - 12 or so just in the immediate vicinity of where you want to place the new road. That road will be used by anyone and everyone in that neighborhood, especially Frazer Fir, looking to head towards East Windsor, Rt 5 and more. To say they will go to Maskel, Garnet and then Abbe, I believe is not accurate and I base that on what I would do and what I have asked neighbors and friends. Unless you do a study in a similar area for an extended period of time, I don't think you can put a 20% figure on it. Speed - if the road is leveled out, people will drive even faster. What would be done to alleviate that? There are MANY people and kids who walk, bike ride and run on Abbe. I keep my son at least 15 ft from the road because I have seen near misses and I will protect him at all costs.
- **Wildlife** - 12 acres of woods being destroyed, for lack of a better word, will displace numerous animals. They hide their homes well and a biologist spending a little bit of time looking for Bald Eagles around the perimeter does not suffice or ease my mind that there is no Bald Eagle nest. Yes, the nests are huge but they can and do hide them quite well. There are plenty of water sources nearby, just look at the satellite view, and I have seen eagles eating in trees within a mile and less of my home (I have some pics if you want to see). As far as the eBird reports, I am an avid "birder" and belong to the Hartford Audubon Society (HAS) and the Connecticut Ornithological Association (COA) and I can tell you that I have seen and heard numerous Bald Eagles, Red-Tailed Hawks, Cooper's Hawks, Sharp-shinned Hawks, Great-Horned Owls, Barred Owls, all common species of woodpeckers and more in this area, headed into those woods and have NOT entered my sightings into eBird. To base anything off of eBird is highly erroneous as many people are not aware of the site and do not put their sightings in there. I have covered the birds but what about the racoons, rabbits, skunks, coyotes and more. We as humans need to protect nature and wildlife, not destroy it.
- **Vernal pool** - has the area been approved by the Wetlands committee? If so, I have not seen any documentation on that and I would like to see it and get an explanation of the reason why. There is NO WAY anything should be built over a vernal pool. Do you know the benefits of it? The unique

environment of vernal pools provides habitat for numerous rare plants and animals that are able to survive and thrive in these harsh conditions. Many of these plants and animals spend the dry season as seeds, eggs, or cysts, and then grow and reproduce when the ponds are again filled with water. In addition, birds such as egrets, ducks, and hawks use vernal pools as a seasonal source of food and water. If you allow this to be destroyed, once again, the wildlife gets displaced, more animals will get hit by cars, etc.

South Windsor is over-populated. This is evident in the fact that the new schools that were built are over-crowded. Eli Terry had to have, I believe, 5 more classrooms added AFTER the plans were in and the construction had started. The new Orchard Hill school does not have enough space and I am unsure of Phillip R. Smith. What I can say is that there are currently 72 single-family homes and 21 condo/townhomes for sale. Why do we need to add 13 more? The only justification for building this development is for money and that is just down-right disgusting. The almighty dollar has ruined so much and it just continues to do damage. Some people tell me this could raise my property value and some say it could lower it - you know what, I don't care either way. I am not worried about the monetary value of my home, I am worried about the air, the trees, the animals and the children. If I wanted to live in a city with no trees, that's where I would be right now. I choose to live in what I thought was the country with lots of trees, wildlife and a beautiful place to raise my son. Please don't destroy that for money, that is all I ask.

Thank you for your time.

Sincerely,

Deborah McTigue
449 Abbe Road

Comments re: Kilkenny II subdivision

M. Rich [therichfamily@gmail.com]

Sent: Tuesday, September 08, 2020 4:15 PM

To: PlanningZoningComments

Cc: Adam Rich [Adam.Rich@beazley.com]

Dear Commissioners of the Planning and Zoning Committee,

We want to thank you again for continuing to fulfill your duties during this pandemic.

Our names are Adam and Monica Rich of 426 Abbe Road. We've been active in as much of the discussion around the Kilkenny Heights II development as possible, including participating in the public comment period three weeks ago. We will not repeat what we said then. The minutes of the meeting reflect our comments accurately. We hope that the current plan for smaller lots and a new road does not go through. We continue to believe there are alternative uses for this land OR that a developer can build fewer, larger lots that will preserve more of the existing forest and remove the need for constructing a road.

However, we recognize that the Town may build a road from Maskel to Abby at some point, and we hope that the Commission will consider a few things if that happens:

- The boundary between our property and the proposed development spans nearly 0.2 miles
- Several old and new trees are on both sides of our Southern property line, and many fall directly on it
- We request that our property line not change at all
- We request that our trees remain in place and undamaged, including any snags (dead trees that are preferred homes to many species of woodpeckers)
- We request that as much buffer as possible remains between our property line and the proposed road
- There was talk in the last meeting of building sidewalks on only one side of the road -- will putting that on the South-side allow for more buffer between us and the road?
- We request the developer keep the existing trees as a buffer instead of planting new screening trees
- We do not know what the law says about who owns trees that sit precisely on a property line, but we hope that the developer will not remove those even if it is not our right to require it

We also have a few things we'd ask the Town to consider regarding the open space and the Eversource right-of-way under the utility lines:

- People already treat the easement as open space and regularly recreate on our property. At present it has not been an issue, but with more open space nearby, and with the entrance to the proposed new open space area running parallel to our property line, we worry about potential liability if someone were to be injured. We request that clear and obvious signage and/or barriers to mark where the open space ends and our private property begins.

We understand that the current owners want to sell this property and that developers are interested. There are other uses for the land, but according to our realtor, the owners have not listed it for public sale for quite some time (despite the presence of For Sale signs). We've attempted to contact Anita Roy to enquire about the property and the signs several times, but she has not returned our calls. We know neighbors both on Maskel and Abbe have had similar experiences. We are sure there is a scenario where the Roys can sell this property at an attractive price to an individual or a trust that would develop it in a more reasonable way, keeping more of the woods untouched. We are not trying to prevent the Roys from selling or developing their land; we only want to see it done in a way that preserves more of the forest, does not infringe on our privacy and does not require a new road.

Thank you again for your time and consideration,

9/8/2020

Comments re: Kilkenny II subdivision

Adam and Monica Rich
426 Abbe Road
860 432 3022

Comment on Appl. 20-02P, Kilkenny Heights II Subdivision

Kit Bonin [kit.bonin@gmail.com]

Sent: Tuesday, September 08, 2020 5:06 PM**To:** PlanningZoningComments

Dear South Windsor Planning and Zoning Commission,

My name is Kit Bonin and I live at 200 Maskel Rd, South Windsor, CT 06074.

I am emailing in regards to Appl. 20-02P, Kilkenny Heights II Subdivision and to inform you that I oppose this development.

I have lived on this street with my wife and two boys for 7 years and enjoyed the peaceful cul de sac, the surrounding woods, and our neighbors.

Aside from the environmental devastation that goes with it, cutting down the trees at the end of Maskel Rd for a development would change our neighborhood in several other negative ways, including decreasing safety for the families that live and visit here, destroying the peaceful cul de sac we all enjoy, and decreasing our property values. The power lines adjacent to our neighborhood are, and will probably always be, a negative element of our current neighborhood, but we were willing to accept this when we bought our home because of the surrounding woods and safe cul de sac. Allowing this development to proceed makes me question the motives and goals for our town.

Sincerely,
Kit Bonin

Maskel Woods development

donnalh_2000@yahoo.com

Sent: Tuesday, September 08, 2020 5:06 PM**To:** PlanningZoningComments

As a Maskel Rd. resident for the last 41 1/2 years, we have seen a definite change to this once quiet, safe road. Several years ago we lived through the extension of Maskel Rd... the destruction of beautiful trees, the noise, trucks and dust was unbearable, for what seemed like an eternity! We are often told, as South Windsor taxpayers, that this town was trying to preserve the little precious land it has left, yet you now want to extend Maskel Rd once again! The length of Maskel Road due to the first extension, has now made it a speedway for cars, UPS and FedEx trucks and yes I will also include school buses, making it dangerous for the small children who live on this Residential street. Also, the wildlife that make their homes in this wooded area will be displaced once again. All this destruction, noise, filth and inconvenience for 13 houses ... really? It seems quite unfair for you to once again ask the residents of Maskel Rd to put up with another disruptive development in this quiet neighborhood. Come on South Windsor... you can do better than this!!

Bob and Donna Hardesty

Sent from my iPhone

Maskel extension development

Patrick Hamilton [veto39@hotmail.com]

Sent: Tuesday, September 08, 2020 6:43 PM**To:** PlanningZoningComments

Dear Planning and Zoning Commissions,

My name is Pat Hamilton and I live at 184 Maskel Rd. I am writing to highlight some of my concerns regarding the project to extend beyond the cul-de-sac and add 13 new homes.

My concerns center around the traffic safety on Abbe Road and Maskel Road. Abbe is already known as a "race track" where cars travel well above the speed limit; necessitating work to reduce the slight hills in the road for safety. Increase traffic will only expand on that problem.

I am also concerned about the continued reduction of wooded areas for wildlife as well as a place for children to explore. Predatory wildlife already threatens pets in our area, continued development of wooded areas will again make this problem worse.

My largest concern revolves around schools. We aren't even through with the elementary school expansion plan, and due to continued development in South Windsor, we are already running out of room for our children. One of the biggest draws of a town like South Windsor is the quality education available. I am worried that continued development in our town will dilute that wonder value, and will reduce the value of living in South Windsor, as well as property values.

Thank you for hearing my concerns.

Sent from Mail for Windows 10

Maskel Woods

Robin [Ricci3@aol.com]

Sent: Tuesday, September 08, 2020 7:17 PM**To:** PlanningZoningComments

Hello,

We live at 216 Maskel and wanted to share our sadness and concern regarding the Mannarino housing development.

Most have chosen this remote part of town because of nature, wildlife and lack of activity. We have seriously considered leaving Maskel Rd and possibly the town if this project goes through. Abbe Road, although quiet will now have 12-15 additional families traveling down it. It has been a problem road for speed and there has been loss of life in years past due to speeding. Maskel Road had already been extended 11 years ago. In this Covid environment, having multiple workers, trucks, paving and heavy equipment noise will greatly add to our stress. We understand it is difficult to stop development but this is not the place for it and it is not welcomed!

Please take our concerns and fears into consideration.

The Bastone/ Ricci family

Sent from my iPad

Lipe, Michele

From: Lynda Roy <zip23@outlook.com>
Sent: Wednesday, September 2, 2020 2:52 PM
To: Folger, Jeffrey; Lipe, Michele
Subject: Re: Meeting September 8

Jeffrey and Michele,

Upon reflection, we will not send a letter. We do though want to thank the Commission for broadcasting the meetings by cable, and on the town website, and for opening up commentary by WEBEX and letter/email. These are challenging times, and you have made them less challenging by your efforts.

Sincerely,
Lynda

LYNDA ROY
1.201.232.6604 (mobile)
1.813.977.6764 (office)

FW: Maskel Rd and Abbe Rd development

bryman211 [bryman211@yahoo.com]

Sent: Tuesday, September 08, 2020 5:45 PM

To: PlanningZoningComments

Sent via the Samsung Galaxy S9+, an AT&T 5G Evolution capable smartphone

Good Afternoon,

I would like to voice my opposition to the planned development connecting Abbe Rd and Maskel Rd together for many reasons, similar to other neighboring residents.

- 1.) Re-zoning this area would change the overall feel and layout to the areas with houses built under current zoning laws. The aesthetic of both Abbe and Maskel neighborhoods and property values are due to the large yards and generous spacing between houses, unlike what is proposed for the new development. It would stick out like a sore thumb.
- 2.) There is a real and severe threat of more dangerous wild animals migrating into the actual neighborhoods. We see and hear coyotes on a regular basis and recently had a bobcat in the area. Destroying the woods would jeopardize many of our children and family pet's safety.
- 3.) Many of us use well water. How will putting 13 houses and the subsequent re-grading impact my and other neighbor's ability to have their access to clean natural water? I have great concern that the development will alter the natural resource causing a lack of water. Additionally, we get very wet springs and there is a very high water table, I doubt a runoff bin they have proposed will be sufficient to handle what thousands of trees and other plants would be able to control during those times.
- 4.) A recently proposed development was approved for Barber hill, the next street over. We also have many other projects going on, such as the apartments on buckland rd near felt and on graham where they are building the monstrous mansions. I drove to the grocery store today and during my 20 minute drive, counted over 20 existing homes for sale already. Why are we so eager to build more houses when so many others remain empty.
- 5.) We have many other projects in the works from a tax perspective. We have multiple commercial developments from route 5 to evergreen walk currently underway. Aren't they going to be bringing in lots of tax revenue we previously didn't have?
- 6.) There is lots of open space currently available, why do we have to cut down trees when south windsor has many other suitable areas to build?
- 7.) Overcrowding of an already crowded school system. The current age demographic of South Windsor is old. It is changing quite a bit with many families moving here. If we sold the aforementioned open already built houses, they school system will have even more students, we're seeing it today, let alone 13 more houses in the same district.

- 8) Abbe Rd is an unofficial racetrack and the increased traffic will put more risk to all of us. Every single night we have cars racing up and down the road in a 25 mph zone. This will just increase the

risk. Also that area is a blind zone, a road there would be impossible to exit onto abbe road from, they wouldn't be able to see either direction.

9.) This development has tried to do this before already. He has made almost no changes to his plan of cramming as many houses into a small area as possible to make \$\$\$. It doesn't have the residents in mind as nobody thinks this is a good idea besides the builder and seller.

Thank you.

Bryan and Laurie Mathaisel
450 Abbe Rd.

Sent via the Samsung Galaxy S9+, an AT&T 5G Evolution capable smartphone

September 8, 2020

Dear South Windsor Planning and Zoning Committee,

We are writing to voice opposition to the proposed zoning changes to land parcels R024 and R025 (located between 416 and 426 Abbe Rd) from Rural Residential to Residential. Since moving to South Windsor from Manchester in 2009, we have seen many natural and formerly open areas of town subdivided and built upon with houses, seemingly one on top of another, many with awkward property lines that provide little to no privacy because of the clear cutting of all vegetation. The charm and beauty of South Windsor is being effectively eroded by such scenes of overdevelopment.

This type of "growth" is one of the main reasons we decided to relocate with our three children from Manchester and make the move to South Windsor. We would be so disappointed to see South Windsor become another overcrowded eyesore like many of our neighboring towns. We have viewed the developer's proposed plans for parcels R024 and R025, and are sickened at the thought of more natural habitats being clear-cut, and at the idea of thirteen houses being squeezed into too little space. We understand that this is privately owned land; however as an active, tax-paying member of South Windsor's valuable community, we would love to assist in preserving the integrity of our town's natural appeal.

In referencing the South Windsor Plan of Conservation and Development, it is obvious that this proposed development would not "preserve scenic areas as open space," would work to diminish the scenic value of the town, and would do nothing to further the stated commitment "to offering a high quality of life for residents, preserving our heritage, creating a walkable community." As the Planning and Zoning Committee, we implore you to deny the proposed zoning changes in order to keep this area of South Windsor a desirable rural residential community, and help South Windsor retain some of its waning agrarian charm.

In addition to the concerns regarding proposed development of the wooded area referenced above, we also oppose this development because of the negative impact that we believe thirteen new houses would have on our ever expanding school system. We would urge the Commission to take into serious consideration those implications and work closely with the Board of Education to make an informed decision.

Thank you for your time and consideration,

Joseph & Erica Botti
462 Abbe Road

Regarding Appl. 20-02P, Kilkenny Heights II Subdivision- request from Mannarino Builders Inc

Rajan, Kumararajan 3W3A [Kumararajan.Rajan@Cigna.com]

Sent: Tuesday, September 08, 2020 8:08 PM

To: PlanningZoningComments

From

KumaraRajan Rajan and Anuradha Rajan
239 Maskel Road,
South Windsor, CT 06074

To
The Planning and Zoning Commission
South Windsor
CT 06074

Subject:

Regarding the application Appl. 20-02P, Kilkenny Heights II Subdivision- request from Mannarino Builders Inc. for a Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision of 21.5+ acres, to create a total of 12 new lots, on property located at R024 and 420 Abbe Road and 248 Maskel Road, A30 and RR zones

Respected Sir / Madam,

I am speaking on behalf of the application requested by Mannarino Builders. When we bought the house in Maskel Road we were well aware that the CuldeSac was not permanent. We understand that the town has the rights to make the appropriate decisions. We were thoroughly enjoying it though. The kids use the culdesac to play and they enjoy the wooded areas. The privacy of the wooded areas were not only a benefit for kids and adults. It was also a living area for birds. It was quite pleasant here. Taking it away from us is a big decision making us believe that the happiness of the public is not being considered.

Whenever builders construct properties in these areas they don't consider public safety leaving debris and dust around which affects the neighboring properties. What measures are taken to prevent or mitigate the issues?

I am also speaking on behalf of town and the new buyers. I am not sure if the town realizes that it is the same builders who had been careless with quarry like JJ Mottes due to which we are stressed out every day not knowing if we are affected by the crumbling foundation issues. What is the guarantee that these builders have taken good consideration on pyrrhotite issue? Is the town taking steps to put them on check so that they don't get away easily?

What measures have they taken for putting existing homeowners in a deep stress like this? Has the town considered to help us with issues like this?

Thanks,
Rajan and Anu
Home owners

CONFIDENTIALITY NOTICE: If you have received this email in error, please immediately notify the sender by e-mail at the address shown. This email transmission may contain confidential information. This information is intended only for the use of the individual(s) or entity to whom it is intended even if addressed incorrectly. Please delete it from your files if you are not the intended recipient. Thank you for your

Submitted on Tuesday, September 8, 2020 - 7:06pm Submitted by anonymous user:
2600:8805:d080:2e:55cb:bc3f:f0c0:5759
Submitted values are:

Subject: Planning and Zoning Commission

==Please provide the following information==

Your Name: Barbara Daniels

E-mail: bjedaniels@gmail.com

Phone Number: 860-646-4394

==Address==

Street: 96 Maskel Road

City: South Windsor

State: Connecticut

Zipcode: 06074

Minutes or Agendas? Agendas

Comments:

I know this is late but for what it is worth I am apposed to the Kilkenny Heights sub division. We don't need to destroy the beautiful forested area at the end of Maskel Road. Not only does it take more away from South Windsor's beauty but it also leaves wildlife searching for new homes. Our daughter's dog was taken by a coyote in our yard after the Frasier Fir sub division went in. My neighbor also lost a dog another neighbor a cat. We need to keep our forested areas for the wildlife so they don't move into our yards.

Why destroy a nice road used by families and many young children? Why make a semi quiet road a drive through road. Kids play in the road, especially the lower end where there are no sidewalks. Making Maskel a thru road is only going to increase the traffic flow. Please considered denying this application.

Respectfully yours,

Barbara Daniels
96 Maskel Road
South Windsor, CT 06074

Attachment:

Kilkenny Heights**Ken Verzella** [ken.verzella@yahoo.com]**Sent:** Tuesday, September 08, 2020 5:32 PM**To:** PlanningZoningComments**Cc:** wordsongfarmer@cox.net; michelle_verzella@yahoo.com; Ken Verzella [ken.verzella@yahoo.com]

Good Evening,

My name is Ken Verzella and I live on 249 Maskel Road. I've been a resident of South Windsor since 2006, and have lived on Maskel Road for the past 4 years. I moved from the Boston area to South Windsor for the community and school system for my three children. Over the past few years (previously lived on Rustic Lane), there has been a remarkable increase in the number of houses built in the Eli Terry district. This in turn not only negatively impacts the landscape of this once rural environment, but also increases the size of the classes at school. There are noticeably more cars on the road around the neighborhoods, and this would only increase with the proposed road extension.

My house is on a desirable location, at the start of the cul de sac. If this sub division is approved, there would be a natural inference that my home value would immediately lose value. Additionally, with three kids at home in a virtual classroom setting, the proposed multi-year project would create a stream of constant noise and distraction. This is a quiet street - with kids regularly playing in the cul de sac. The increase of traffic and potential for cars speeding through is a real issue.

Finally, the aesthetics of the proposed new lots do not fit the existing neighborhood - both the size of the lots and square footage of the proposed houses. We would lose the existing lush landscape for one replaced with houses that clearly are being jammed into a 1,000 feet of road.

Regards,
Ken Verzella

Lipe, Michele

From: cmsmailer@civicplus.com on behalf of Marian Maccarone via Town of South Windsor CT <cmsmailer@civicplus.com>
Sent: Tuesday, September 8, 2020 2:58 PM
To: Lipe, Michele
Subject: Form submission from: Minutes and Agendas Comment Form

Submitted on Tuesday, September 8, 2020 - 2:58pm Submitted by anonymous user:
2600:8805:d080:ae:f0b0:27b3:5b4e:682d
Submitted values are:

Subject: Planning and Zoning Commission
==Please provide the following information==
Your Name: Marian Maccarone
E-mail: wordsongfarm@cox.net
Phone Number: 860-648-0734
==Address==
Street: 427 Abbe Rd
City: South Windsor
State: Connecticut
Zipcode: 06074-1607

Minutes or Agendas? Agendas

Comments:

NOTE: I WILL BE READING THIS ALOUD DURING THE CALL IN PORTION OF THE MEETING.

At the August 18th virtual Planning & Zoning meeting, plans for the subdivision were unfortunately shown briefly and were difficult to see.

Procuring the full-sized paper copies for closer examination helped.

Using the satellite map as well as walking the terrain and then comparing with the printed plans, the proposed open space does not exactly match the description in the Russo report. In fact, I find it to be deliberately misleading.

The developer emphasized that the rare old-growth native forest would be preserved.

It must be made clear that even though some trees will be saved at the eastern side of the development adjacent to the power lines, twelve acres, yes, twelve acres of rare, old-growth forest will be cut to the ground along the driveway of 426 Abbe Rd. and continuing behind the established neighborhood of Abbe Rd. homes to house number 388. Yes, substitute trees and shrubs will be planted but does that justify destroying so much pristine, never been tilled land for thirteen big houses on small lots that the town does not need? If the developer is determined to build, there are other opportunities that don't require denuding forests, leveling a road, and building a new road.

The leveling of Abbe Rd. for improved sight lines will be a major disruption.

The neighborhood experienced this several years ago when the road was changed a little further north after the accident when a person was killed which was a legitimate reason for future safety. That construction lasted for several months. During a pandemic when many of us are working from home and are on zoom calls, the noise level will be

unbearable and it will be difficult to conduct our business properly. This applies to adults and students learning at home as well.

I am vehemently opposed to this development and respectfully urge the commissioners to consider the longterm affects of destroying yet another piece of land in our beautiful community.

NOTE: I WILL BE READING THIS ALOUD DURING THE CALL IN PORTION OF THE MEETING.

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I am vehemently opposed to this development and respectfully urge the commissioners to consider the longterm affects of destroying yet another piece of land in our beautiful community.

Marian Maccarone
427 Abbe Rd.

Attachment:

The results of this submission may be viewed at:
<https://www.southwindsor-ct.gov/node/97133/submission/41151>

✓
Lipe, Michele

From: cmsmailer@civicplus.com on behalf of Steve Straight via Town of South Windsor CT <cmsmailer@civicplus.com>
Sent: Tuesday, September 8, 2020 2:25 PM
To: Lipe, Michele
Subject: Form submission from: Minutes and Agendas Comment Form

Submitted on Tuesday, September 8, 2020 - 2:25pm Submitted by anonymous user:
2600:8805:d080:ae:3615:9eff:fe3b:4e0c
Submitted values are:

Subject: Planning and Zoning Commission
==Please provide the following information==
Your Name: Steve Straight
E-mail: wordsongfarmer@cox.net
Phone Number: 860-648-0734
==Address==
Street: 427 Abbe Road
City: South Windsor
State: Connecticut
Zipcode: 06074

Minutes or Agendas? Agendas

Comments:

To the Planning and Zoning Commission:

NOTE: I plan to read this by phone during the hearing.

My name is Steve Straight, and I live at 427 Abbe Road. I wish to speak against the proposed development called Kilkenny Heights.

This proposal for an open space subdivision has four major problems that the Commission needs to address.

1) At first glance, or if you're not studying the proposal too closely, it looks like the open space segment of the development would connect open space parcels the town already owns and make for a little corridor. But this so-called benefit to the town was exaggerated by the developer and has two important flaws. For one thing, that land between the two parcels is already effectively open space. It is dominated by the power lines and very steep terrain that isn't much good for anything but hiking and wildlife. The Eversource right-of-way already has a path through it that hikers can use and two entrances off Maskel.

The second flaw is that in exchange for this fairly worthless land, the developer plans to destroy 12 existing acres of woods. Everything the developer's presenter said of the proposed open space in August—that it has large and old deciduous trees, that it has never been tilled, that it is home to much wildlife, that it is an area that should be protected—all of that is also perfectly true of the 12 acres slated for clearcutting! Let me say that if that area were wide open fields today, we would acknowledge that a development could or would be built there and we would not be here protesting today.

But to be clear: the town isn't really gaining open space except on paper; the town is instead losing 12 acres of beautiful, pristine woodlands.

2) The Commission needs to address the increased density of the new houses proposed for Maskel, which is against the town Plan of Conservation and Development. The six houses on the west side of the proposed new road, while technically just barely 20,000 square feet as required, do not match the density of current houses on Maskel and should be reduced to four lots at most to suit the street. Mr. Mannarino obviously knows that, because he built the houses on Maskel twelve years ago on lots he designed, averaging nearly 3,000 square feet more.

3) This is a well-established neighborhood that should be protected, as suggested in the Plan of Conservation and Development guidelines, not ruined with new and unnecessary construction.

4) As we can see now, this unneeded development would also cause major reconstruction of Abbe Road. If the development is rejected, this would not be necessary.

These 25 acres would be better purchased by the town in their entirety and preserved as open space for all. In the town survey of 2012, 70% of townspeople said that was a high priority, and I'll bet it's even higher now. If you want to develop this land, develop it with trails, not houses.

Also, IF the development is approved, which I am against, at minimum the following three conditions should be agreed upon by the developer:

1) There should be no Saturday construction. Many of the people in this neighborhood are older and subject to the restrictions of the pandemic.

Limiting construction to five days a week is certainly justified.

2) The two adjacent homeowners, the Riches and the Michalskis, should be notified in advance of any tree removal and be able to walk the area and help designate trees to be saved. Every tree not absolutely necessary for removal because of sight lines should be preserved, especially but not limited to the old-growth large trees on the Riches' side and the blue spruces on the Michalskis' side.

3) Because the new extension of Maskel would cause constant headlight interruptions in our living room at 427 Abbe Road, the developer should be instructed to plant a hedge at least 22 feet long of arborvitae or something comparable, to act as a screen. Ideally this hedge should be planted before the Maskel extension is built.

Thank you for the opportunity to comment. I hope you do what's best for the neighborhood and the town, which is to reject this development.

Attachment:

The results of this submission may be viewed at:

<https://www.southwindsor-ct.gov/node/97133/submission/41146>

Zarambo, Lauren L.

From: Lipe, Michele
Sent: Friday, August 21, 2020 2:24 PM
To: Zarambo, Lauren L.
Subject: FW: Form submission from: Minutes and Agendas Comment Form

This appears to be a write up of the testimony that was given at the PZC 8/18/20 meeting.

-----Original Message-----

From: cmsmailer@civicplus.com <cmsmailer@civicplus.com>
Sent: Friday, August 21, 2020 1:13 PM
To: Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Subject: Form submission from: Minutes and Agendas Comment Form

Submitted on Friday, August 21, 2020 1:12pm Submitted by anonymous user: 2600:8805:d080:ae:3615:9eff:fe3b:4e0c
Submitted values are:

Subject: Planning and Zoning Commission
==Please provide the following information==
Your Name: Stephen Straight
E-mail: wordsongfarmer@cox.net
Phone Number: 860-648-0734
==Address==
Street: 427 Abbe Road
City: South Windsor
State: Connecticut
Zipcode: 06074

Minutes or Agendas? Minutes

Comments:

To the Planning and Zoning Commission:

My name is Steve Straight, and I live at 427 Abbe Road. I would like to speak against the proposed development of Kilkenny Heights.

- First, I wish to protest that this hearing is being held virtually. I realize this was not the Commission's choice at all and that the developer has forced this hearing. I feel the impact this construction would have on dozens of families calls for an in-person hearing and that the developer should have withdrawn his application until after the pandemic is past. Many of those impacted are senior citizens, some in their 80s, who have been told to stay home to be safe. I can assure you that if this were in person and safe, the hearing room would be filled tonight with those against the plan.
- Second, I would like to note that a few years ago the Commission rejected a very similar plan for that area—unanimously, as I recall. The last words by the Commission chair before the vote were, "So, no one in this neighborhood supports this plan." That was true then and is true now.

- In the town's Plan of Conservation and Development, the top "sorry" in the questionnaire of town residents was the "feeling of urgency that land is disappearing." Under "Community Character," representative quotes cited in the report included, "We need to keep the small town look and feel"; also, "I'd like to see South Windsor keep its traditional 'country atmosphere' and also, "I moved to South Windsor because of its rural feel and existing agricultural activities."

My wife and I chose South Windsor 27 years ago for those reasons as well.

Now woods and fields are disappearing even faster, and for what? Do we want to fill every existing field and woodland? Do we want to turn South Windsor into Manchester—and then into East Hartford?

- The POCD also says we should "discourage development that would block scenic views from public vantage points." These beautiful woods would not only be blocked; they would be destroyed. How is that consistent with that goal? Number 11 in the Open Space Objectives specifically states that everything should be done to "preserve forestland and woodland." This does the opposite. Also, although it doesn't come up on any of the builder's plans because it is not technically wetlands, there is a vernal brook right where the new road to Abbe would be, every year. In wetter years that brook has run from March into July, and it's gorgeous. That too would be destroyed.
- Also in the POCD, the very first recommendation under Residential Development is "A) Protect established neighborhoods." No houses have been built on Maskel Road for more than ten years. That is an "established neighborhood," tranquil and charming, as it is now. The developer seems to claim that the new subdivision is inevitable, but that is just simply not the case, and not worth ruining an established neighborhood.
- The developer claims that the project will protect and maintain existing densities and patterns, which is Strategy A1 in the POCD. But if you look closely at the plan, it doesn't. While the eastern side of the development, lots 7-12, appear to match the size of the existing lots on Maskel, the west side simply does not. Almost all of Maskel now has frontage of 120 feet or more; the closest houses on Abbe have frontage of 125, 150, and 160 feet. Yet on that west side the houses are squished in at only 90 feet of frontage. That is a huge difference in density. Four of the six lots on that side are barely 20,000 sq. ft., the minimum allowable. Typical lots on Maskel are 22,650 sq. ft., with several over 30,000. We can see the developer is trying to squeeze as many lots as possible into that side rather than fit the size and character of the other lots on Maskel. Lot number six, for example, is a weird shape jimmied in there that clearly should be the back of lots four and five and not exist at all. The plan should not be approved unless the number of lots on that side is reduced to just four, or a comfortable three, to suit the street.
- Now we know that the police do not like the sight lines on Abbe at the proposed new intersection and are demanding that Abbe Road be reconstructed to raise the level of the street at that point. That is a major and unnecessary reconstruction that could be eliminated if the proposal were defeated. Indeed, flattening Abbe Road at that point would increase the average speed, something the town has been very concerned about. Cars fly by as it is.
- The town Plan of Conservation and Development specifically says we should "protect public health, well-being and our natural environment." Building twelve houses and a new road in the middle of a pandemic, with people trapped in their houses during potentially 90 hours a week of construction, does not protect public health and well-being. Destroying hundreds of trees and woodland that houses dozens of animal species does not exactly protect our natural environment.
- As I have studied the maps, I would suggest a better idea for the land. Linking the 21 acres of this land with the 12 acres of open space on Maskel would make a very nice park of 33 acres with walking trails throughout the woodlands. We could call it the Anita J. Roy Park. The town might look into purchasing this, or I happen to know the residents on Maskel and Abbe would be eager to purchase it at a fair market price and set it aside for nature.

Please, for the good of the neighborhood and wildlife in the area, reject this proposal.

Transcript of Planning and Zoning Comments: Tuesday, August 18, 2020

Marian Maccarone [wordsongfarm@cox.net]

Sent: Wednesday, August 19, 2020 1:53 PM

To: PlanningZoningComments

This is a transcript of what I called in at the public portion of the Planning and Zoning Commission on Tuesday, August 18, 2020.

My name is Marian Maccarone. I am a 27 year resident of the town of South Windsor. I live at 427 Abbe Rd., directly across from the planned development. (Kilkenny Heights)

I have many objections to this proposal.

Even though some open space will be preserved, nothing was mentioned about an equal amount that will be destroyed.

The parcel of land that is being eyed for development is a diverse and rich habitat for trees, birds, wildlife, water, and the very earth. You will be killing a whole ecosystem and in a time of intense climate change, this is not only ill-advised but morally reprehensible. Wild animals, particularly coyotes are being forced out and we will see them in our yards and they will threaten the safety of small children and pets. The land apparently holds no value to one that is out of touch with Nature, other than short-term monetary gain for unnecessary development.

In addition to the destruction of Nature, you will be destroying a beautiful, serene neighborhood. My house has been here since the early 19th century and has welcomed other houses through the years while preserving the feel of a close-knit community. In fact, we know all our neighbors' names and lovingly refer to our neighborhood as "the hamlet." If the plan is approved, the new road will not only sacrifice all the old growth trees and bury a beautiful stream but will shine headlights directly into my living room. Also, contamination of the existing underground aquifers is a very real possibility and extremely problematic because most homes in this area have wells, The character of the town is being monetized and commercialized.

Abbe Rd. is already a speedway and leveling the road for improved sight lines will only encourage faster speeds. Even though the posted speed limit is 25 mph along this stretch, the recent study done confirmed speeds far in excess of that. I don't need to remind you of the tragic death on Abbe Rd. caused by excessive speed.

According to multiple listings, there is already an abundance of homes for sale. Building more family homes will strain the public schools which are already dealing with new guidelines during the Pandemic. It seems Greed over Need is what is being valued here.

Sadly, this proposal might be within the bounds of what is acceptable by my town's planning and zoning regulations.

I will note here that the developer is not a resident of my town.

It seems that a few individuals' profit is valued more than the best interests of dozens of families who object to this development and will suffer because of it.

As stated in South Windsor's Overall Plan of Conservation and Development, our town aspires to "protect public health, well-being, and our natural environment." This proposed development does none of that. In fact, it does the exact opposite. I would expect that the Planning and Zoning Commission is duty bound to follow their own stated strategies for development.

I love my town and I am proud to live here, but that pride will be lessened if this proposal is granted.

Thank you.