

**Zarambo, Lauren L.**

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**From:** Lipe, Michele  
**Sent:** Wednesday, July 29, 2020 8:30 AM  
**To:** Zarambo, Lauren L.  
**Subject:** FW: Gateway Buckland East

See below

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**From:** PlanningZoningComments <PlanningZoningComments@southwindsor-ct.gov>  
**Sent:** Tuesday, July 28, 2020 6:23 PM  
**To:** Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>  
**Subject:** FW: Gateway Buckland East

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**From:** [margiott@cox.net](mailto:margiott@cox.net) [margiott@cox.net]  
**Sent:** Tuesday, July 28, 2020 4:21 PM  
**To:** PlanningZoningComments  
**Subject:** Gateway Buckland East

I am opposed to this application. I will not be WEBexing in due to the limitations of that medium. Please accept my written comments.

I was at the live planning and zoning meeting several years ago when M&R was approved. At that time the applicant and the town indicated that what was to the East of M&R would have to be extremely limited due to the wetlands involved. I would have fought M&R if I realized that it was not the end of development on that site. I am disappointed to see this scale of this application. If wetlands were protected, which they should be, I think this would be much smaller. This area of town currently provides habitat for birds such as American Woodcock which need the wetlands to survive.

When I look at the plans, it appears to be more coverage percentage than the Gateway Zone allows.

There used to be a requirement in the Gateway Zone for a smooth flow of traffic along Buckland Road. With all the development this is no longer true therefore Development should stop. I recall the traffic engineer saying that for Evergreen Walk the lights would be timed to allow for traffic flow. This sounded unlikely when it was stated, and proved to never occur as I expected. There are a lot of parking spaces in this development which means a lot more traffic. You have not yet seen the effect of the huge development to the South of M&R which has to be factored in.

Since this abuts residential, I am very concerned about noise, lights and odors emanating from the property. Please make sure the applicant really meets the requirements. Once something is approved, it is too late to get it to meet requirements.

In general, I think this is too big. I think with COVID there will be a lot of existing development that will be vacant. We should be very careful as a town to not overbuild and be left with blight. The Gateway Zone was supposed to be special and nice. It is not turning out to be that way. It looks like the Berlin Turnpike, which the town promised residents would not happen.

Vicky Margiott  
32 Sele Drive