

March 26, 2018

TO: Town of Stratford CT, Planning and Zoning Department and Commission
Subject: 795 James Farm Road, Stratford CT

Dear Mr. Habansky and fellow Zoning Officials;

After having this project denied once already, I cannot understand how the developer can come back again with a project more outrageous than the first. Now if the first try at this was rejected because it did not match the criteria for affordable housing and did not conform to the regulations, how can a more outrageous project, a 5-story apartment building with 116 units and parking underneath it, possibly conform to our neighborhood. Instead of trying to improve on the first proposal, they offered something much worse – more congested for a small section of the lot requiring even more fill and a larger supporting wall to hold it all together.

I look at the project as a threat to our community and the Town of Stratford, that we have tried to preserve for decades. I expect the Zoning Commission to uphold the rules and regulations that all of our neighbors have had to obey without adaptation or special zoning, for the welfare and safety of all the Stratford residents. We have the developer willing to commit an atrocity against our town for their own financial gain. They want to attack our town and do horrific things, and we all cannot just stand by and watch. They will destroy our town, dynamite our roads, destroy our homes, cut all the trees, destroy our green space, pollute our wells, create unsafe traffic problems for school children and school buses and the general public. This project will create unsafe situations with the fire department should they get called to the location for an emergency. The fire department stated that they wouldn't be able to bring their equipment and large trucks onto this property. Don't lives matter any more! There is no water to the property or sewers, there are no bus lines or crosswalks, plus no side walks on that side of the street! Imagine children crossing that already congested street to go to a sidewalk with 216 more cars going every which way!

Why should we allow this to happen in our town. The safety of the people should come first, and the destruction of our town as we know & love it should not be compromised. All these issues certainly out weigh the benefit of gaining 36 affordable housing units. The developer wants to terrorize and destroy our town for financial gain, with no regard for the consequences to our town. A project of this magnitude does not work in this location.

On a personal note, this project is directly in front of my house! Traffic on James Farm Road is already horrific, the driveway for this project is directly in front of my driveway. I already have a terrible time with speeders, how will I ever manage to get out of my driveway if this project happens? Will the town put a traffic light so I can get out of my driveway? How will the many school buses that pass on James Farm Road maneuver these two drive ways - creating intersections on James Farm Road less than 700 ft apart? What about my well or the ground water for which all of us depend, how will this amount of fill to level the land affect us? What happens if the proposed sewer system damages my foundation going in front of my house or am I going to be forced to connect to a system I do not want at my own expense.

My concerns are simple - safety, property, people. We all count, as a neighborhood, as a community, as a town. Don't let them bully us into a situation that will cause more problems than will be managed. The property owner is already in bankruptcy, what is to stop them from pulling it all again when a problem arises and leave us dealing with the consequences.

Sincerely,

Patrick J. Garafola