

Amanda Urmann

From: Nancy Sarlan <nksarlan@gmail.com>
Sent: Thursday, June 22, 2023 4:13 PM
To: ZBA
Subject: Heritage Landing Project Application

Hello,

I attended the ZBA meeting on June 14th. The attorney for the developer of Heritage Landing mentioned that they/applicant is planning to do a traffic impact study. A couple of questions have come up for the neighbors on Cow Pond Brook Road closest to the proposed development.

1. Is the traffic impact study required by the Town for this permit application?
2. Whether a yes or no response to our first question, will the town have any input on the criteria for the study?

Our concern is the timing of this study/assessment. It is strongly hoped that the study is conducted when traffic on Cow Pond Brook Road is at peak capacity - during the soccer and baseball season (Spring or Fall) and for a significant duration (2-3 weeks). I believe that the Spring playing season is about to wrap up. Ensuring these requirements (or more stringent) for the planned traffic impact study should help understand the effect 40+ more cars and their associated trips will have on the safety and quality of livability on Cow Pond Brook Road.

Once the summary of the projected impacts of the proposed development are shared, does the Town/ZBA have any say about required improvements to ensure that the roadway and the Hoyts Pond Road intersection can safely accommodate the proposed development?

As immediate neighbors to this proposed new development, a group of us will be submitting some additional questions and attending the ZBA meetings when this topic is on the agenda. We look forward to sharing our thoughts and concerns in a constructive manner with the ZBA,

Many thanks,
Nancy Sarlan
Cow Pond Brook Road