

Amanda Urmann

From: Nancy Sarlan <nksarlan@gmail.com>
Sent: Wednesday, July 26, 2023 9:34 AM
To: ZBA
Subject: Questions Regarding Proposed Heritage Landing Residential Development (Parcel 248-42)

Dear Zoning Board Members,

As a resident of Cow Pond Brook Road, I am writing to share some questions regarding the proposed Heritage Landing residential development. I appreciate the Board's dedication to evaluating this project and seek further clarification on the following points:

Nitrogen Loading Area/Acreage

1. Will any impact study be conducted and reviewed by the Town's technical advisor or peer review partner to assess the potential impact of the needed nitrogen loading area on residential wells in the immediate/near vicinity of this development?

Water Line

1. If the applicant proceeds with installing a water line to the proposed development, will Cow Pond Brook Road residents be required to connect to the water line? At whose expense? Moreover, who will bear the cost of any repair to damage or disturbance to homeowners' property, and how will these impacts be mitigated?
2. Assuming the water line is installed, what standard of road "repair" will the Town require – reconstruction, major resurfacing, asphalt overlay, patching, or something else?
3. With the increased traffic that this proposed development will introduce to Cow Pond Brook Road, both vehicle and pedestrian, will the Town consider mandating the installation of sidewalks or at least a sidewalk on a designated side of the street?

Other

1. If construction of this development proceeds, who is responsible for setting and supervising adherence to the start and completion dates of the project, daily start and stop times at the construction site, days of the week for construction, proper removal of building material waste and related trash, and obeying the posted speed limit on Cow Pond Brook Road?
2. Currently, there is a school bus stop at the intersection of Cow Pond Brook Road and Hoyts Wharf Road. Will residents of the proposed development be required to use that current bus stop, or will school buses travel to the development and pick up residents. If the latter is the plan, where will school buses turn around safely?
3. Where can I find details about the stormwater management system planned for this development?

Additionally, please provide information on the location of the emergency access point for this development.

I look forward to continuing this discussion with Board members, the developer, and my equally concerned Cow Pond Brook Road neighbors. Your attention to these matters is greatly appreciated.

Thank you for your time and consideration,
Nancy Sarlan

302 Cow Pond Brook Road