

November 11, 2024

Planning & Zoning Commission
15 Rope Ferry Rd.
Waterford CT, 06385

To whom it may concern,

I am writing again to express my objection to the "Robert's Village" building plan for Quaker Hill off Robert's Court, based on the increased traffic leading to an unsafe situation for those in the immediate area, as well as other concerns.

I have attached pictures to clarify some of my concerns and claims that were made in the last meeting. Attached you can see how the entrance and exit to Robert's Court is not visible from Senkow in all areas, making the increased amount of cars that will be added an extreme risk for school buses stopped at Senkow and Roberts. I would also like to mention that we need to consider the future of that bus stop - if the 20 homes generate enough children to require a bus stop closer to the village, how will the bus safely turn around with the limited space the new addition will provide, while also being in a small space with an estimated 20 additional vehicles trying to get through during their same time period 2x a day?

It was also claimed in the last meeting that there was a 10ft space between the driveway they intended to put a walkways through and an existing rock way. While being careful not to trespass, I was able to use a ruler to demonstrate that this is not the case - and as the driveway progresses up the hill, the space gets increasingly smaller.

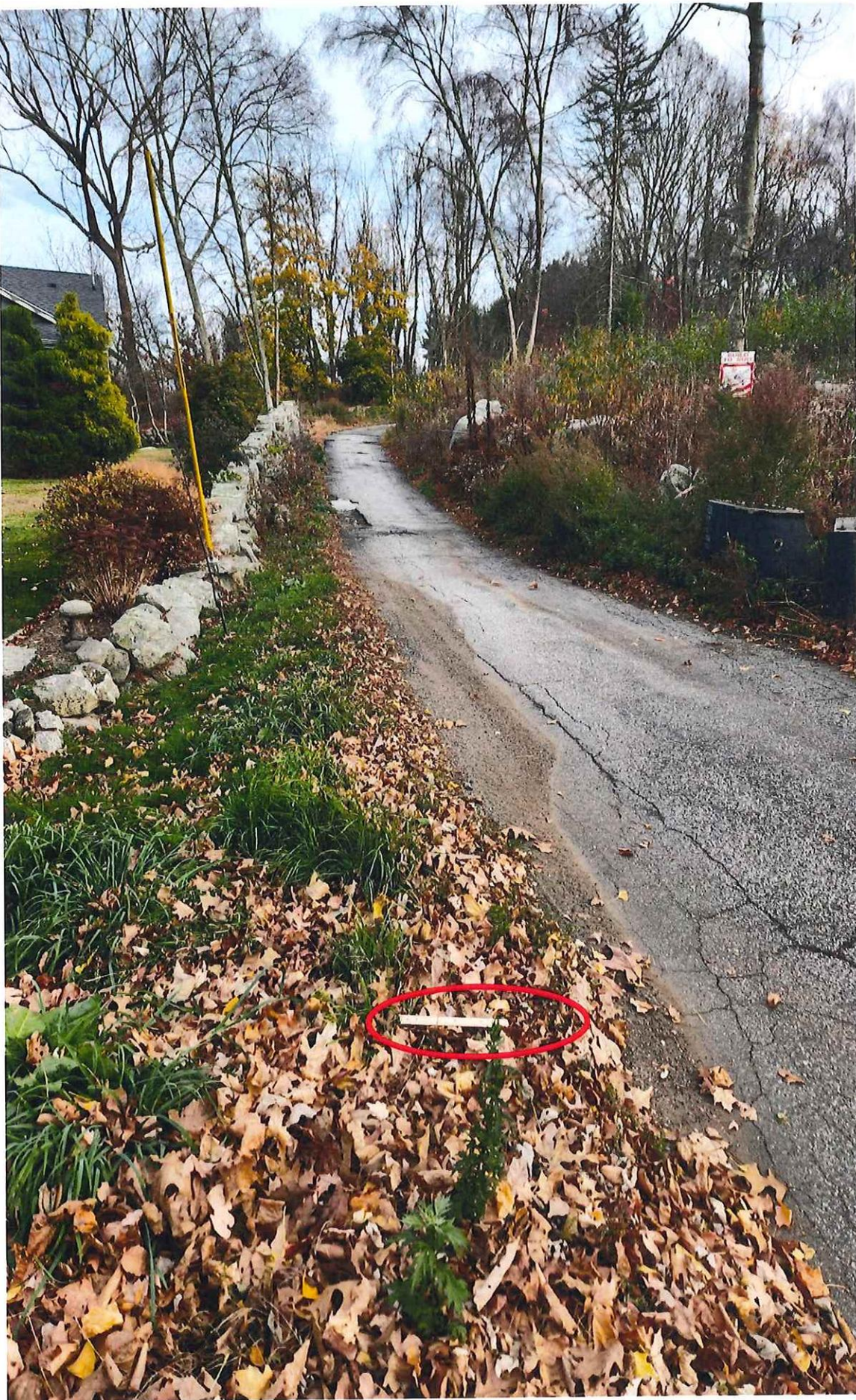
I am also wondering if there is an update to the town's application to the Commissioner of the Connecticut Department of Housing for a Certification of Affordable Housing Completion in accordance with Connecticut General Statute Section 8-30g (1)(4)(B) for a 4-year moratorium on the applicability of the affordable housing appeals procedure set forth in Connecticut General Statute Section 8-30g? The 90 day period set forth by the state for reply was on 11/10/24, so hopefully there is an update and a moratorium in place that would force the proposal to be reworked and made to follow zoning laws, as the affordable housing threshold has been met for our area?

Thank you for your time,
Therese Foss

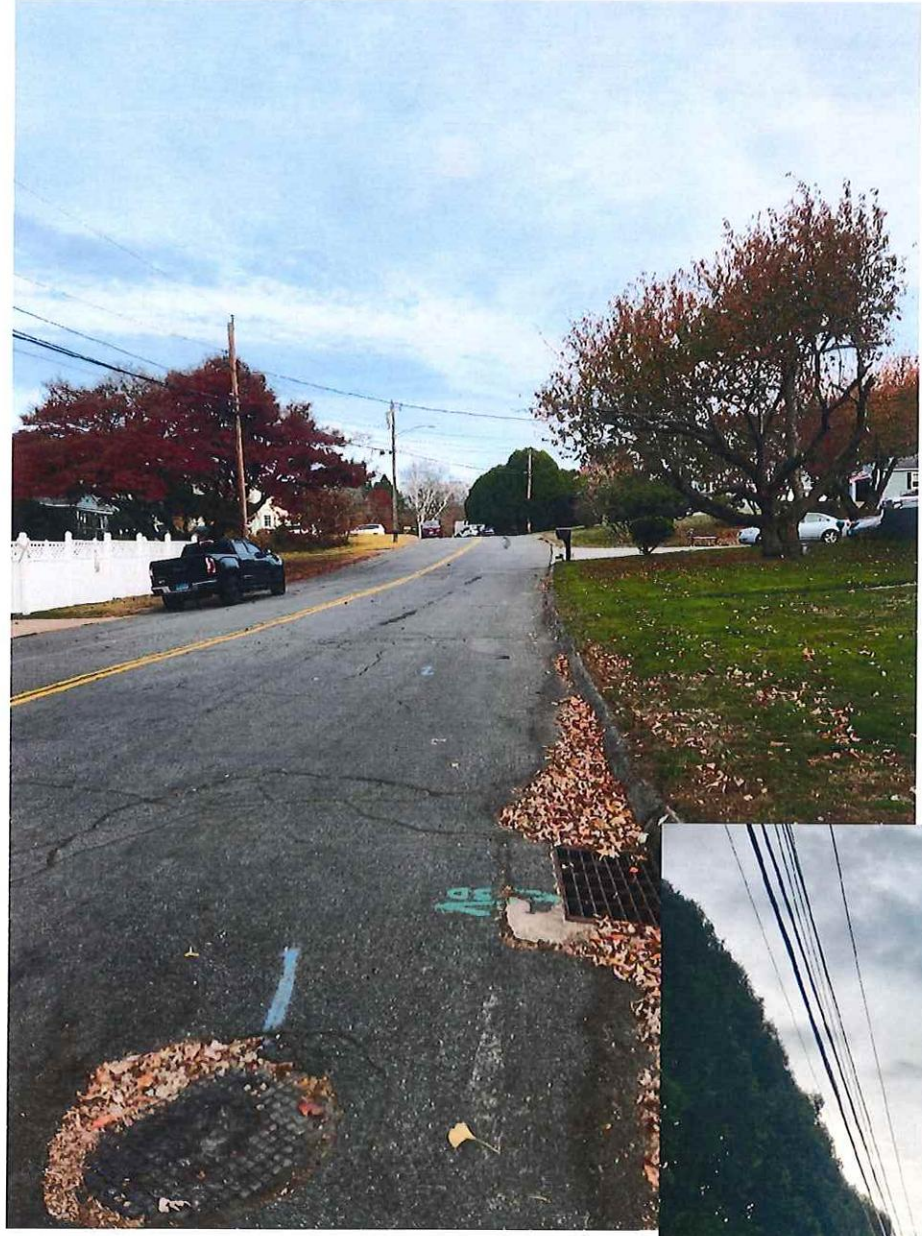
Please see attached

Public Hearing
Roberts Court 8-30(g)
PL-24-14
Exhibit 30

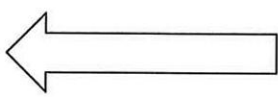
Please note the 1 foot ruler circled in red, which displays that there is no way there is a 10 ft gap between driveway and rock wall to allow for a wide, safe walkway from the housing to Old Norwich.



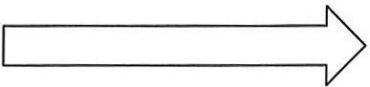




This image shows that the corner of Robert's Ct where it meets Senkow Dr is not visible to someone turning onto Senkow from Old Norwich.

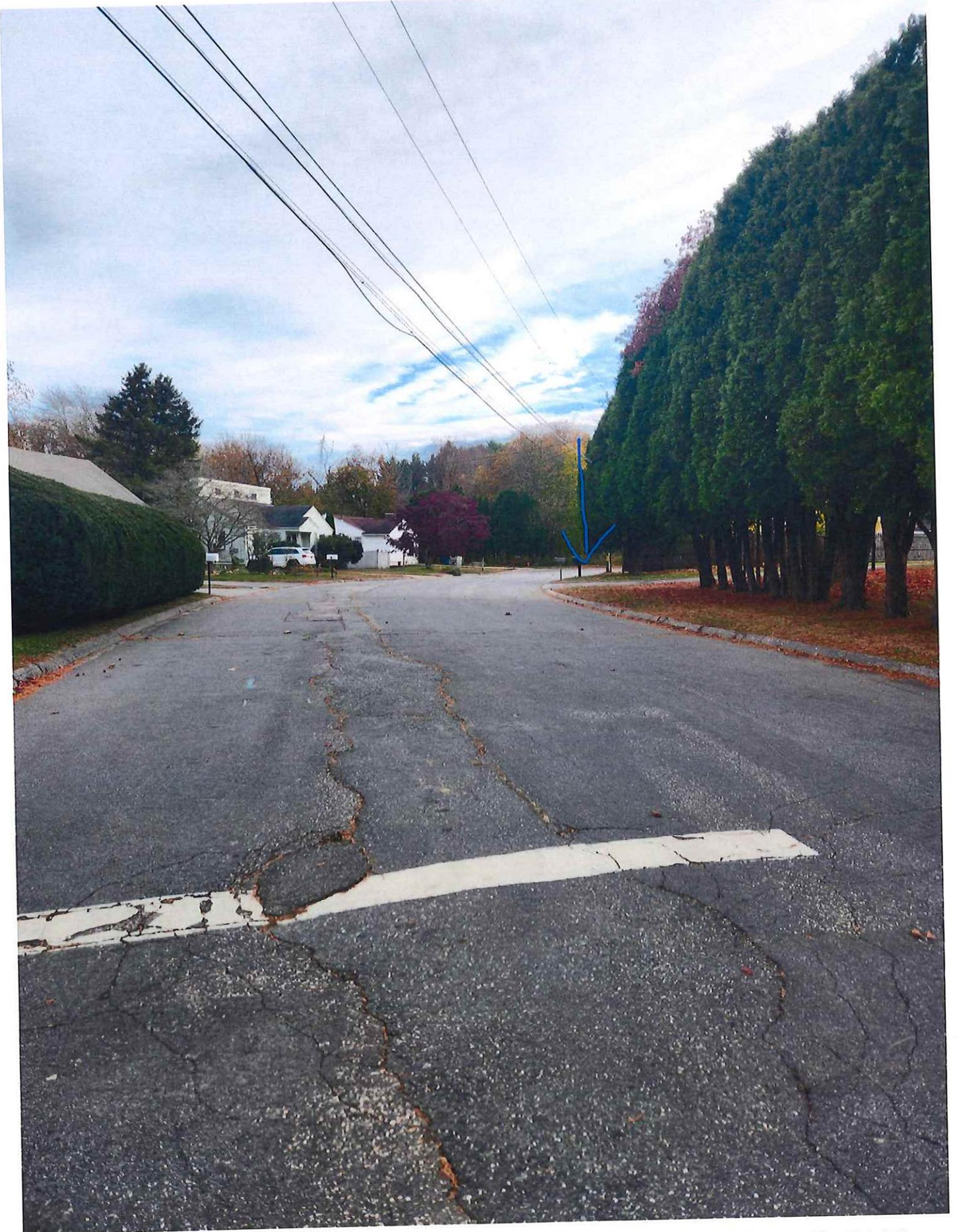


This is looking towards Old Norwich from Robert's Court, at the bus stop where elementary school students stand. There is no visibility.





This shows 32 as looking from Senkow on the corner of Robert's Ct. The smiley face shows the bus stop. People coming up and down Senkow cannot see a stopped bus upon entering the road either way.



In case anyone on the board is not familiar, this is the entirety of Robert's Ct. The tree line visible in the distance with the arrow is what would become the entrance to the proposed development. This short road in it's entirety would have to be the way in or out for the 80+ vehicles projected daily