

Re:

Proposed Roberts Village Development Project

ATTN;

--Town of Waterford Planning & Zoning Commission

October 23rd, 2024

To Whom This May Concern cy

First and foremost, I want to personally thank you for your time, patience and expertise at last nights meeting. As a Roberts Court resident and someone who will be directly affected by this proposed project on many levels I appreciated feeling heard. We were reminded countless times last night that most of our stances were purely anecdotal and were not to be considered because feelings are not facts. I can say without question that the impact on this neighborhood would be far more than anecdotal. Far more than feelings. Increasing traffic from a mere 25- 30 cars daily to upwards of 275 cars will absolutely have impact both structurally and from a safety perspective. That's almost 10x the typical daily traffic on less than 210ft. Not to mention that a Stop sign from Roberts Village into Roberts Court is not only not a priority of the developers but falls on the town & only if the town is so inclined. While it might not be their responsibility it would have been nice to hear we were considered by them, even once for anything. We were repeatedly reminded that our kids playing ball or riding their bikes in a cul-de-sac (a common favorite pastime of anyone who grew up in a cul-de-sac like I did) was "playing in the street illegally"— as if skateboarding, having popsicle's (provided by any neighborhood mom) and just being kids should be means for talks of legalities; "that's what back yards and parks are for" as we were redundantly reminded. Yes, America has fundamentally changed but I know I can speak for the current 20 families who exist here when I say we come from all walks of life and are comforted to know that our kids are staying out of trouble, exploring their neighborhood & just being outdoors without being glued to a smartphone or video game. We are acutely aware of the kids in our neighborhood & make their safety a priority. That will change exponentially. Last night I sat before a group of polite, articulate, intelligent and certainly a patient zoning board. You listened intently and you made us all feel heard and that in itself meant a lot. Thank you. With that being said what did bother us collectively was how many times you were reminded "what your job there was tonight". How many times you were reminded that your hands were essentially tied and that due to "affordable housing" loopholes you didn't have much of a choice. Seeing a group of dedicated and capable town servants be told what their job duties were and repeatedly be reminded about said loopholes that the developers were so effortlessly jumping through was both condescending and disappointing. Following the letter of the law is important and I am willing to bet based on your knowledge and professionalism that last night

Public Hearing
Roberts Court 8-30(g)
PL-24-14
Exhibit 35

was not your first rodeo and that the responsibility that falls on you is not something you needed to be reminded of 57 times. We knew those developers did not think we stood a chance and their decorum fit that narrative. Am I worried about the 2 barn owls on that property as well as the true environmental impact of both the wetlands & surrounding forestry, yes. Is minimal impact to the current infrastructure really possible with bulldozers and excavators? No. Am I worried that their HOA inclusive snow plowing detail won't align with our often-last road plowed detail, yes! Am I worried that our volunteer fire dept will not be able to meet the needs of more people since we are already last in line, yes! I am disheartened to think about the pending disruption of the tranquility and sanctity of our neighborhood yet I also recognize it does not matter what keeps me up at night. What does matter is the traffic flow from the "Roberts Village" to the cul-de-sac and the fact they are so adamantly closed off to any other safe & intelligent solutions is confusing. Why? Why was a traffic expert utilized yet the one road that wasn't actually studied in person was the one road that will be impacted the most? Why were we continually told that the walking path was 10ft wide already yet when measuring it last night in person it was less than 2 ft wide. Why was "Affordable Housing" the hyper focus when 4 units is hardly a means to adequately address this housing crisis that was referenced. It leads one to believe a few things-- Affordable Housing & The Housing crisis is being used as a ploy to develop the majority of the homes & the four "affordable" duplexes (to be rented only) are being used as a means to bypass zoning laws & common sense. It's a known fact that developers know only a menial 10% of any development has to be considered affordable housing. The integrity of this proposal is lacking just that. Integrity. If I truly believed affordable housing was an integral part of their mission and that preservation as a whole was on their radar while considering the needs of our resident's things might feel different. The sole purpose of this project is financial gain and that is okay. That is the great American way. It is however the lack of transparency with sneaky loopholes that this development brings in its wake. The developer's history speak to that. With that being said last night was a testament to us that the little forgotten corner of Waterford known as Quaker Hill was no longer forgotten. We saw that in your genuine response and eagerness to do what was fair and right. We felt seen. We know that you have a lot to consider and while that gentleman told you in more ways than one that your hands were tied and the only right way to vote was in their favor we think there is a better solution that keeps our families safe while meeting most of the demands of this proposal. We are trying to be logical but being continually gaslight last night by developers, lawyers & traffic experts was exhausting. It reminded us all that its so important to speak up & to be transparent in the pursuit for what is right. +We don't believe your hands are tied. Your hands are capable and responsible & deserve to be acknowledge as such.

I know I speak on behalf of my neighbors when I thank you for being fair and for your consideration of our residents and for being of service to our community.

Sincerely,

Merin Moltz & family

7 Roberts Court