

Re: PL -23-7 PZC

Public Hearing June 13, 2023



Dear Planning and Zoning Commission:

For the sake of time and since the applicant will be reviewing the application with you, we are asking that you may consider asking some of our questions during hearing. In other public meetings the review tended to drag on by the applicant attorney and engineer causing us to have limited time to speak.

1. Who will manage the monitor and enforce the activities that they promised to monitor?
 - a. The bioretention Basin erosion and what is the schedule
 - b. Parking on narrow private road and ingress and egress?
 - c. One family per dwelling/ what's is defined as a family/ how many people per family?
2. If there is damage to abutters property during and after construction will there be a Financial Compensation bond or special insurance to cover this and how will residents file a claim when needed?
3. All blasting should be addressed and denied since property is too close to existing residents. Do they for see any blasting to be needed?
4. How will they address existing rat problems since there are existing issues the neighborhood? The habitats that are keeping them at bay are disturbed and destroyed during construction.
5. What is the construction schedule? Will there be construction fencing put up for safety reasons?
6. When will they install the solid vinyl of quality grade fence? Where is it designated on the plans and what is the planting plan for the arborvitaes?
7. How will the town compensate for our loss of home value based on professional opinion of Vision representative when called about the new assessments?
8. How can the applicant provide the 50 feet setback required by zoning laws and requested by the current neighbors?
- 9 Why can he not provide any green space or amenities for the project?
10. What type on onsite maintenance and management will be provided if any? In not what is the Schedule?

11. Since we know this is wetlands and a high moisture area how are the mobile homes designed to protect against mold? What measures will be taken to treat mold issues?
12. Is there anyway to reduce the size of the basin? What will mosquito treatment plan look like especially with wetlands involved and no pesticides allowed which will harm the wetlands and other species that keep the eco system thriving?
13. What protection is in place for the residents' mature trees where roots currently extend into the construction zone of this project?
14. How will the firetrucks access the entire property in the event of a fire?
 - a. ingress / egress turning
 - b. 8-foot drop to east side of the property
 - c. how will they access the hydrants and effectively get to the entire property
15. If they break the water main even though viola water asked them not to place mobile homes on top of the main water pipe that has already broken several times and there is damage to existing houses who will be responsible?
16. What safety measures will be put in place for the properties on the east side with the 8 feet drop directly behind the units?

Thankyou for any support you can provide,



Christine Haase



Arlene Sherman