

Mike Colaneri asked us to send along a written copy of our thoughts that we shared with the Committee at the meeting of June 14, 2022, regarding the proposal of the project on 401 State Road.

As we said then, we have been supportive of the affordable housing project that abuts our property and we have been cooperative with the Committee from the beginning. Mike and the committee welcomed us into the meetings and have indicated that they would do everything they could to honor our concerns as the only abutters to the project.

We had 3 major concerns:

1. Something more than just the legal distance between property use (i.e. more than just a 50' set back).
2. Substantial foliage/trees for privacy concerns in that set back area. And retention of trees we felt were beautiful and important to us, especially along the area of the project that borders our structures.
3. We didn't want a parking lot and head lights between the project and our home.

Looking over the proposal for the project, we feel that the developer ignored all of our concerns in spite of the Committee spending considerable time discussing and supporting these issues with them.

- The "25' vegetative buffer" they mention is inadequate and seems a bit of a joke.
- AND...If we're reading the proposal correctly, it appears that the parking lot is within the 50' setback.
- In addition, we feel that the parking lot should not be facing our home, and rather be placed elsewhere. As it stands now in the proposal, it sits between the project structures and our home, literally as close as it can be to the property line. We don't want or need head lights into our home at night or the additional noise factor.
- Furthermore, there is a large unused area along State Road, yet the proposal places the entire structure and parking spaces along the border of our property next to our house leaving most of the designated property unused. It literally seems jammed up against us.

In addition, looking at the designs of these proposed structures, they are far less attractive than other affordable housing projects we have seen. Pictures of other projects that this company has built are far more attractive and fit into the character of the area much better.

Thus, in every way, the proposal is offensive to us and to the natural beauty of our property and the 401 State Road property. We have been consistently supportive and led to believe that our concerns would be honored.

Frankly, this feels like "Bait & Switch"!

We strongly hope the committee will ask the developer to go back to the drawing board and reconsider. If this project is approved as it stands, we feel we would have to consider fighting it-something we really don't want to do, as we believe in affordable housing and in this project.

Thank you for your consideration,

Sara Rosenthal, MD

Julie Prazich, MD