

**SOUTH HADLEY PLANNING BOARD PUBLIC HEARING
ON SPECIAL PERMIT REQUEST AND FORM H PLAN**

BY RIVERCREST CONDOMINIUMS LLC

MINUTES OF OCTOBER 03, 2011

(As Approved on October 17, 2011)

Present: Joan Rosner, Chair; Mark Cavanaugh, Member; Helen Fantini, Member; Jeff Squire, Member; Melissa O'Brien, Member; Jeremy King, Associate Member; Richard Harris, Town Planner; and Attorney Joel Bard, Special Counsel to the Planning Board

Ms. Rosner called the public hearing to order at 7:20p.m. She introduced Joel Bard – the Board's Special Counsel – but noted that since the persons in attendance knew the Board members, she would skip the introductions of the members of the Board and the Town Planner. She explained the procedures for conducting the hearing noting the following rules for speaking in the public hearing:

- Persons will have 5 minutes to speak
- There will be a warning notice when the speaker has one minute left
- If someone has written statements to submit, they are to submit the statement to the Town Planner for the record and are requested to summarize the written statement. The Board will read any materials submitted as part of the public hearing.
- The Board reserves the right to interrupt a speaker if they feel the speaker is not presenting new information.

Ms. Rosner stated that the Board continued the public hearing for the purpose of discussing possible "conceptual conditions".

Mr. Harris noted that the applicants had some additional materials regarding the proposed buildings which they would like to provide to the Board.

Ray Authier, Wilbraham, distributed photos of some of the condominium buildings which he has built or been involved in and relate to the types of buildings proposed for this development or some of the design issues the Board members have raised. He noted that one of the example dwellings is 20 years old and does not have a garage. The other three dwellings have garages which face the street. The applicants would likely build units similar to those with the front facing garages since the customers generally like to have garages.

Ms. Rosner asked if the Board members had any questions/comments related to possible “conceptual conditions” or the buildings being proposed.

Mr. Squire stated he is still having a hard time formulating conditions at this time.

Mr. King commented that he has been mulling over the idea that the applicant knows the market and wouldn’t presume to tell the applicant how to build the units. He noted that his principal concern is with the number of dwellings being proposed in an area with so little massing of multiple dwellings. He suggested that he was looking for a standard and the Flexible Development provisions provide a standard. However, he noted that while the applicant has chosen not to go the route of the Flexible Development, this provision has a clear formula for calculating the allowed number of dwellings.

Mr. King added that it seems wrong to allow more dwellings than is allowed under Flexible Development. He suggested that if the Board is looking for a carefully thought through set of standards, then the Flexible Development provisions would seem to provide such standards.

Mr. Squire inquired if the applicants had done the calculations under Flexible Development.

Ms. Fantini referred to the application narrative and noted that the calculations provide a base number of dwellings of 13 units with the potential for a bonus of 6 additional dwellings for a total of 19 dwellings. She noted the process set forth for Flexible Development involves a site based approach that preserves open space and fits the development into the adjacent and neighboring land uses.

Ms. O’Brien indicated that she concurred with the comments by Mr. King, Mr. Squire, and Ms. Fantini. The Flexible Development standards seem to be a good way to start considering what might be an appropriate density for this development.

Ms. Rosner inquired if the applicants looked at Flexible Development.

Ed Ryan, 6 Sycamore Parc and a representative of the applicant, stated that the applicants did look at the Flexible Development provisions. However, they concluded that the Flexible Development approach was not economically feasible for this site. He noted that since the last session of the public hearing, the applicant’s team has reviewed and downsized their proposal to try to address some of the issues and concerns that Mr. Cavanaugh raised at the last public hearing. He introduced the project engineer, Mark Reed to review the proposed modifications.

Mark Reed, Heritage Surveys, 241 College Highway, Southampton, MA engineering consultant for the applicant, displayed an excerpt of the site plan which indicated some of the proposed changes. He noted that they reviewed all the comments made by Mr. Cavanaugh and are proposing the following changes:

- Centering of the proposed access drive – creating at least a 25-foot buffer between the proposed access drive and the adjacent residences
- Pushing back the front units – creating a 200 foot deep area off Ferry Street in which there would be no buildings and eliminating 3 of the proposed dwellings
- Providing a buffer along the westerly side of the property – they could provide a hedge row and the units will be one-story
- The units closest to Ferry Street would not be visible from Ferry Street but would be the smaller, two-story dwellings

Ms. Fantini inquired as to the potential impact of a 50 foot buffer requirement. Mark Reed, Heritage Surveys, 241 College Highway, Southampton, MA engineering consultant for the applicant, stated that such a buffer requirement would eliminate the units proposed to be on the westerly side of the proposed access drive.

Mr. Cavanaugh asked about the location of the proposed hedgerow. Mark Reed, Heritage Surveys, 241 College Highway, Southampton, MA engineering consultant for the applicant, responded that they have several options for its placement, but generally it would require a reduction in the proposed backyards of the dwellings west of the proposed access drive.

Mr. Squire queried about the possibility of moving the infiltration trench closer to the dwellings. Mark Reed, Heritage Surveys, 241 College Highway, Southampton, MA engineering consultant for the applicant, stated that the hedgerow needs to be maintained in its proposed location.

Ms. O'Brien asked about the proposed spacing of the hedgerow from the proposed dwellings. Mark Reed, Heritage Surveys, 241 College Highway, Southampton, MA engineering consultant for the applicant, stated the hedgerow would be approximately 25 feet from the dwellings. He also noted that the height of the hedges can be managed and should be maintained at approximately 5 feet to keep the vegetation in an attractive condition.

Ms. Rosner inquired about the depth of the proposed trench. Mark Reed, Heritage Surveys, 241 College Highway, Southampton, MA engineering consultant for the applicant, commented that the plans call for the trench to have stone 3 feet deep and the actual swale would be approximately 6 inches in depth.

Mr. Squire noted that the Board is supposed to be conceptualizing conditions but he is having a hard time visualizing changes.

Mr. King commented that he understands that it is not the intent that the Board would create final conditions and that would be the end of it. Rather, the Board is to create some preliminary suggestions for the applicant to consider.

Mr. Harris offered some ideas of conceptualized conditions based on comments the Board members have previously offered: the streetscape – whether to keep it vegetated or

the appearance of any structure visible from Ferry Street, alignment of the access drive, buffers/setbacks.

Ms. Rosner suggested that it may not be possible to curve the roadway due to the site conditions. She noted that the applicant has already addressed the visual appearance from Ferry Street.

Mr. Harris noted that Olde Plains Hollow also had a narrow building area and the Board worked out a plan for building offsets so that the facades were staggered a bit.

Ed Ryan, 6 Sycamore Parc and a representative of the applicant, submitted a statement and reviewed density of the proposed development when compared to comparable other condominium developments in the community. He noted that the proposed development – at 30 dwellings – had a proposed density of 2.36 units per acre. This figure, he stated, was low when compared to similar developments. In fact, he suggested that the proposed density is significantly less than other developments in South Hadley.

Ms. Rosner commented that the Master Plan has changed the way the Board perceives aspects of development in South Hadley. She suggested that density is not the controlling factor.

Ms. O’Brien indicated that she agreed with Ms. Rosner’s comments.

Steve Ellenburg, 16 Jewett Lane, inquired if Mr. Ryan’s representation of the proposed density of this development and the other developments in the Town included the entire sites. Ed Ryan, 6 Sycamore Parc and a representative of the applicant, responded in the affirmative.

Steve Ellenburg, 16 Jewett Lane, stated he was puzzled by Mr. Ryan’s statement that Flexible Development was not feasible but 27 dwellings were feasible. He suggested that, using the average price of \$250,000 per unit, the gross revenues for the developer would be \$7.5 million for 30 units and \$6.75 million for 27 units. He commented that he would hate to think that the developers feel that it is the Town’s obligation to make this an extraordinarily profitable venture.

Rudy Ternbach, 118 Ferry Street, commented that at a recent meeting, Joel Russell – the Zoning Bylaw consultant for the Board – stated that there is no way for the Town to prevent conversion of condominiums from owner to rental properties. He suggested that the condominiums could become home for transient populations. Ms. Rosner responded that single family homes can also be rental units.

Rudy Ternbach, 118 Ferry Street, suggested that an average is a statistical trick.

Geri Brockway, Jacob’s Edge, offered the following comments:

- The Master Plan lays out the process for a Special Permit

- Departments have reviewed the plans and offered endorsements – but opponents have ignored the departmental comments
- Police Department has indicated there would be no problems with traffic
- DPW has indicated that there is not a problem with sewer services
- Attorney Ryan has referenced their options which include a 40B development. This was not a threat, just a reality of an available option
- The Board should not be driven by a relatively small group of opponents, the Board needs to look at the community's broader needs
- This project would be a boon to the community – especially Fire District 2. The Prudential Committee members should want this development

Robert Szklarz, 566 Amherst Road, noted that he is on the Historic Commission but is speaking as a private citizen. He offered the following comments:

- concern that if this project is not approved, the result would be a much larger 40B project
- in regards to Mr. Ellenberg's comments, the Marions would be happy to advise as to the cost for developing this project
- the Master Plan is just a plan – a guide
- this property will be developed
- the Board needs to go by the adopted guidelines and not peer pressure

Ms. Rosner inquired if the Board can reach consensus as to some conceptual conditions, such as:

- streetscape
- buffers
- a range of the number of dwellings

Ray Authier, _____ Wilbraham, office in Chicopee, part of the applicant team, stated that the Board should consider the maintenance of the roadway – it will be the condo association's burden and not the Town's. He noted that the applicants worked to move the roadway away from the westerly boundary.

Mr. King suggested that the appropriate number of dwellings is not between the Flexible Development number and 27 units. Rather, he suggested the appropriate number of dwellings is something less than allowed under Flexible Development.

Rudy Ternbach, 118 Ferry Street, inquired as to

- why the applicants were not told to use Flexible Development
- why the applicants did not approach the residents

Ray Authier, _____ Wilbraham, office in Chicopee, part of the applicant team, questioned why the Board, in the informational meetings, did not raise this issue of Flexible Development and led the applicants to proceed with this approach. This process is costing the applicants a lot of money.

Mr. King noted

- that neither he nor Ms. O'Brien were members of the Board at that time
- at the last public hearing Ms. Rosner had noted that it would have been highly inappropriate to have advised the applicants how to design their development
- nobody on the Planning Board is trying to cost the applicant money. The process is dictated by statute.

Lee Marion, 204 Morgan Street, part of the applicants, stated that they have been to a lot of meetings. They want an answer from the Planning Board on this application. The applicants do not want to spend any more money on plans or research.

Judith Dyjach, 6 Ferry Street, commented that the opponents recognize the applicants want to make a profit. She also stated that at a recent meeting she was disappointed to hear that the Master Plan Implementation Committee (MPIC) did not think that they should advise the Board on this project.

Ms. Rosner and Mr. Cavanaugh offered comments that the role of MPIC is to monitor the implementation of the Master Plan.

Judith Dyjach, 6 Ferry Street, suggested that she thinks that the 40B concept is a wonderful tool. However, she suggested that the threat of 50 units is not a good idea for this area.

Mr. King commented that he sympathized with Mr. Marion for the time and money this process has required. However, he stated that what is being said is very relevant to the Board's role in deciding on this application.

Russell Marion, _____, part of the applicants, stated that the applicants have offered to reduce the project to 27 dwellings and they just want the Board to vote.

Ms. Rosner noted that the purpose of this hearing was to bring up conceptual conditions.

Mr. King inquired if the Board needs to take a formal vote on conditions.

Joel Bard, special counsel to the Planning Board, cautioned the Board about using the Flexible Development standards. He suggested that the Board look to the Special Permit Standards. He noted that the Zoning Bylaw gave the applicants the option to use the Flexible Development provisions, but did not mandate their use. The applicants have chosen not to use those provisions. If the Flexible Development criteria were the basis for the Board's decision, he suggested that the decision would be challengeable.

Mr. Harris suggested that the question is how Flexible Development relates to the adjacent properties and neighborhood. He offered that there are no such developments in the immediate area.

Ms. Fantini stated that the Flexible Development approach provides a process for integrating a proposed development into an existing neighborhood in a sensitive way.

Rich Marion, _____, stated that the applicants have donated 200 feet of their property to open space and reduced the number of units. However, the discussion has not progressed.

Mr. King inquired if there is a need for a formal vote on findings.

Joel Bard, special counsel to the Planning Board, suggested that the Board move towards making findings.

Ed Ryan, 6 Sycamore Parc and a representative of the applicant, noted that at some point the Board must close the hearing and make a decision. He inquired if Attorney Bard was suggesting that the findings can be made as part of the public hearing.

Joel Bard, special counsel to the Planning Board, stated that the findings are part of the decision making process. The Board can do some of that work in the public hearing, then close the public hearing, make the findings, and then make a decision.

Ed Ryan, 6 Sycamore Parc and a representative of the applicant, submitted a written statement (see attached). He noted that the applicants have attempted to work within the Master Plan. However, he noted that the Board must make its decision based on the existing Zoning Bylaw.

Martha Terry, 25 Brainerd Street, stated that she disagreed with how the number of dwellings permitted under Flexible Development was calculated by the applicant. She suggested that the allowable number of dwellings based on discussions with the Town Planner is much lower than the 13 and 19 units identified by the applicants.

Robert Lak, 31 Ferry Street, offered the following comments:

- This has been an interesting meeting with insight how the decision processes take place
- The real issue for this development proposal is the character of the neighborhood – this proposal conflicts with that character
- He agrees with Mr. King about the focus on density
- Ms. Rosner is trying to do design standards

Mr. King stated that he does not agree that it is all about density. He suggested that there is another path to bring the process to a conclusion – the applicant could withdraw their application.

Russell Marion, _____, stated that the applicants are not asking that the Board vote now; but begin the decision making process. He noted that the Board heard from everybody. The drainage impact of the development will be lessened with the reduction in the number of dwellings.

Ray Authier, _____ Wilbraham, office in Chicopee, part of the applicant team, suggested that this site is within the Mount Holyoke College area, it could provide housing for Mount Holyoke College.

Tom Dennis, 11 Brockway Lane, stated that the meeting has nothing to do with how developer feels, but to get information the Board needs to make a decision.

Norma Monat, 2 Ferry Street, commented that the Board is not the Planning Board for Mount Holyoke College, but for the Town.

Joel Bard, special counsel to the Planning Board, advised the Board that it is legally time to close the public hearing. He noted that the statutes only require that the hearing begin within 65 days of receipt of the application and the decision be rendered within 90 days of close of the public hearing. While the statute sets no time limit for the public hearing, there is case law which advises that the Board cannot keep a hearing open an undue time. In this instance, this is the second night at which the applicant has asked the Board to close the public hearing. Therefore, the Board needs to close the public hearing.

Steve Ellenburg, 16 Jewett Lane, inquired if the Board would vote to close the hearing.

Joel Bard, special counsel to the Planning Board, stated that the hearing would be closed by consensus of the Board, not by vote or by fiat of the Chair.

There being no further public comment, with the consensus of the Board, Ms. Rosner stated that the hearing is closed at 9:56 p.m.

Respectfully submitted,

As Approved

Richard Harris, Recorder

Red'd in P. 6/10/11
(0-3-11)

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October 3, 2011

Town of South Hadley
Planning Board
116 Main Street
South Hadley, MA 01075

RE: Rivercrest Application
for Special Permit/Ferry Street

Dear Madam Chairperson and
Members of the Planning Board:

The preparation of the application for a special permit, its filing with the Town and the public hearing process has been long and at times contentious. Despite some comments, the applicant believes it has prepared and filed the most comprehensive application for a special permit for multi-family housing that has ever been filed with the South Hadley Planning Board.

Prior to filing the application, the applicant met and shared preliminary plans with the Department of Public Works, Police Department, District II Fire and Water Departments, Board of Health and the Planning Board. We welcomed their input and suggestions and tried to incorporate them into the plan we filed with our application.

Additionally, and during the public hearing process with both the Planning Board and the Conservation Commission, the applicant paid for extensive pier review of our engineer's work, together with our wet land and storm water management control submissions and have or are in the process of responding to their requests and submissions. We feel confident we can fully satisfy all of their requests.

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The applicant believes that both within its application and its public comment it has provided the Planning Board with more than ample evidence and documentation to show that the applicant meets all of the mandatory criteria necessary for the Planning Board to issue a special permit for multi-family housing at the Ferry Street site.

In this regard, the applicant would like to make the following comments and offerings:

1. The subject site is currently zoned Residence A-1.
2. Under our current zoning by-laws, multi-family housing is permitted by special permit in areas zoned Residence A-1.
3. The current South Hadley zoning by-laws do not contain a definition of the term "neighborhood".
4. The Master Plan is only a "guide" and not a by-law, and the applicant on various occasions during the public hearing process has invited specific reference to a section of the Master Plan entitled "Recommended Action 2-2-3 under Objective 2-2 of the Town's Comprehensive Plan whereby "The Planning Board shall encourage development of multi-family and mixed-use housing developments only in areas identified in the South Hadley Community Development Plan as 'Potential Focus Areas' for such development and compatible with the land use vision statements as detained in the Master Plan" (Refer to the applicants' Form H of Subdivision Filing, Page 3 and attachment 8.)

The subject site is within the designated area wherein the Planning Board should encourage compact development, affordable housing and mixed use. We submit it is both clear and defining.

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5. The tests in connection with the mandatory standards set forth in the South Hadley Zoning By-laws, Section 9, entitled "Special Permits" have been considered and applied in other applications for special permits for multi-family housing and found to have been met by the South Hadley Planning Board. To mention just a few:
 - A. Center Edge Condominiums on Hadley Street;
 - B. Loomis Village, North Main Street;
 - C. Strong Farm, North Main Street;
 - D. Alvord Place, Alvord Street; and
 - E. Condominium project on Hadley Street (Route 47 - Lizotte property) for which a special permit was issued but never built.

In each instance the Board considered and found these project to be "compatible in type and scale with adjacent land uses and within the character of the neighborhood in which it is located".

The applicants would argue that the proposed application provides substantially greater evidence to meet this test than some of the projects sited above.

6. The opponents have repeatedly suggested that our application cannot meet the aforementioned test and that the application should be summarily denied. They have suggested that the applicants' proposed plan cannot be compatible in type and scale with the adjacent land uses and with the character of the neighborhood. As previously set forth, the term "neighborhood" is not defined in our local by-laws. The applicant has maintained that the neighborhood in which the project is located goes beyond the limits of Ferry Street and includes the area of the Village Commons within which there are the following amenities of multi-family housing and mixed uses:

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- A. Multi-family house, two and three family homes on Ferry Street and Hadley Street east of Ferry Street to the Town Common; Village Green and Village Commons residential apartments (approximately 28 units); Center Edge Condominiums (18 units on 2.3 acres).
- B. Commercial retail shops and professional offices.
- C. Post Office.
- D. Restaurants, churches and Mount Holyoke College.

As to the type and scale, we submit that we meet that requirement. The units provide single family living, and the scale is less dense in terms of units per acre when compared to a number of other condominium projects for which special permits have been granted. See attachment A. Additionally to the extent it represents a concern to the Planning Board, we submit it can reasonably be addressed with a condition in the special permit.

The proposed project of 30 units on the subject site would yield 2.76 units per acre. A lesser number of units say 24 would result in a density of 2.21 units per acre and when compared to other projects permitted in South Hadley would be significantly less than the average.

In support of what we suggest is a common sense approach and definition of a neighborhood. We submit our application provides a wise smart growth initiative for the Planning Board to support to provide individual home ownership.

- 6. We offer the following: See attachment "B" which is an excerpt from "Sustainable Neighborhood - Planning for the Region - Neighborhood Scale" February 2004 Treasure Coast Regional Planning Council, 421 SW Camden Avenue, Steward, Florida 34994.

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Clearly the project site fits well within the definition of neighborhood and as previously indicated is within a five to six minute walk to the Village Commons.

We realize we need a 4/5ths vote to approve a special permit, and so it seems to us there are three possible outcomes:

1. Approve special permit as applied for;
2. Deny special permit; or
3. Approve the special permit with conditions.

We urge the Board to approve the special permit with conditions addressing concerns for the area and abutting property owners:

- A. Privacy/screening buffer;
- B. Density, percentage of impervious area in relation to gross area of the site
- C. Waiver requests

Finally, the project as defined is totally:

A private development that will not burden Town services.

Historically projects of this type do not attract school age children.

The development is expected to produce when completed:

- A. \$120,000.00 - \$125,000.00 in new Town tax revenue;
- B. \$22,000.00 in district tax revenue;
- C. \$60,000.00 in District II connection fees; and
- D. \$7,000.00 in annual water usage revenue.

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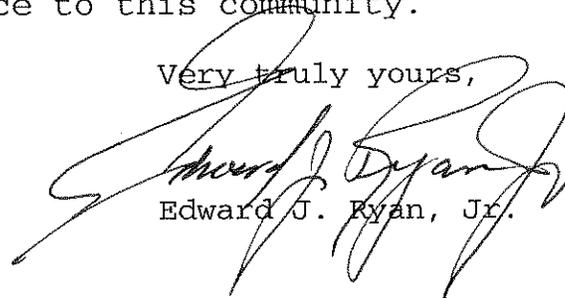
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Members of the Planning Board, you have the ability under the special permit process to control the type of development to be built on this site, and we would urge you to grant the special permit with reasonable conditions that would not only benefit the neighborhood but the entire South Hadley community.

Thanks for your patience and kind attention and for your volunteer service to this community.

Very truly yours,

A handwritten signature in black ink, appearing to read "Edward J. Ryan, Jr.", is written over the typed name. The signature is fluid and cursive, with a large initial "E" and "R".

Edward J. Ryan, Jr.

EJR,Jr./asl

Exhibits

Density of Existing Multi-Family Developments (February 2005)

Name of Development	Zoning District(s)	Number of Units		Total Acres	Gross Density	
		Built	Permitted		Built	Permitted
Condominiums						
Alvord Place	RES A-1	150	150	39.22	3.82	3.82
Clearview Conds	RES A-1	4	4	1.08	3.70	3.70
Shadowbrook - TOTAL	RES A-1	46	124	33.78	1.36	3.67
Strong Farm	RES A-1	18	18	7.60	2.37	2.37
The Mill at Stoney Brook	RES A-1	29	29	2.40	12.08	12.08
Pine Grove	RES A-1/A-2	170	170	25.73	6.61	6.61
RES A-1 SUMMARY		417	495	109.81	3.80	4.51
Pine Grove	RES A-1/A-2	170	170	25.73	6.61	6.61
Center Edge Estates	RES A-2	17	20	2.07	8.21	9.66
Pine Grove - Last Phase	RES A-2	16	16	8.66	1.85	1.85
Promenade on the River	RES A-2	12	12	4.80	2.50	2.50
Alexandra Place	RES C/A-2	0	4	0.49	0.00	8.16
RES A-2 SUMMARY		215	222	41.75	5.15	5.32
Falls Woods	RES C	80	80	7.01	11.41	11.41
Hadley Village	RES C	180	180	15.20	11.84	11.84
Hillcrest Park	RES C	87	87	13.10	6.64	6.64
Riverwood	RES C	18	18	0.79	22.78	22.78
Riverwood Terrace	RES C	20	20	2.75	7.27	7.27
Alexandra Place	RES C/A-2	0	4	0.49	0.00	8.16
RES C SUMMARY		385	389	39.34	9.79	9.89
Apartments/Others						
Kenlee Gardens	RES C	64	64	10.50	6.10	6.10
Lathrop Village	RES A-1/A-2	96	96	4.00	24.00	24.00
Loomis Village	RES A-2	89	200	27.10	3.28	7.38
Newton Manor	RES A-1	40	40	3.30	12.12	12.12
Riverboat Village	Agriculture	170	170	15.40	11.04	11.04
Parkview	BUS B			1.36		
Village Green	BUS A			0.52		

Pine Grove - large wetlands Both Phases
 Center Edge OK
 Promenade on River steep slopes

TO: South Hadley Planning Board

October 3, 2011

FROM: Geri Brockway

RE: Rivercrest Condominums

The Master Plan for South Hadley was created as a *Guide to be followed* and not the final word as Law. Within the Plan there is stated the process for Special permitting. The developers have followed all of the criteria listed in the Master Plan in their application. The opponents have sought to block their efforts and override what the various town departments have investigated, reviewed and essentially approved. The **DPW** has found no problems or serious issues with this development. The **Fire Department** has also reviewed the plans and found no problems within it. **SHELD** has also stated no opposition or concerns with this project. In reference to the ongoing argument regarding traffic congestion, the **Police Department** has also investigated and discovered no concerns with safety. The police chief himself has stated there would be no problem with traffic. I would think that we would recognize and abide by their determinations vs. those individuals who claim their own traffic studies showing problematic issues. For that matter, one can drive by Pine Grove at any time of day and rarely, if ever, see any traffic congestion there where the number of condos is far greater than what is being proposed here.

The facts are that this land will be developed one way or another. This reality then offers the three options which Atty. Ryan presented before you at the last meeting. To view this as a threat is ridiculous. It is fair and honest Reality. No one else has paid a dime toward the costs associated with ownership of this land yet they feel entitled to dictate time and again what they think should and should not be done with it.

In a town of more than 19,000 people, it is our collective responsibility as citizens to decide what is best for our entire town and not be driven by a relatively small group of protesters mainly from Ferry Street. We cannot afford to ignore the fact that this project would dramatically increase the revenue for our town and particularly be a boon to Fire District 2, not only in taxes but in water fees which would be ongoing and forevermore. And those individuals who serve on various boards and committees, including the Prudential Committee, have an obligation and responsibility as an elected member to work toward what is truly right and fair for the whole district, not Ferry Street alone. Let us not lose this opportunity as it is presented. Please approve this special permit. Thank you once again for your time and attention.

Sincerely yours,

Geri Brockway