

May 5, 2022

For the Planning Board with regards to the Church Hill Woods development proposal.

I live at 22 Bayview Rd., just off of Pettee Brook and Beard's Creek. My property slopes down roughly 40 feet across just under an acre from the street down to the pond. I'm curious if the Church Hill plan goes through with what amounts to a 40-foot tall retaining wall (they're calling it a slope, but let's be honest, it's a small wall holding up another big wall), would that mean my and all of my neighbors on Woodman and Bayview can finally flatten out our properties?

I have a flood zone, wetlands, neighbors on all sides who would be affected. My neighbors would see my car lights, everyone around will have to deal with all of my trash and runoff. And, of course, we would pave the woods behind our house. – all exactly like what's proposed downtown for those who live adjacent to Church Hill Woods. We were not allowed to take down many trees when we moved here according to Tree Warden Mike Lynch, but I'm guessing that's also no longer an issue, right? I will also plan to do this without any accurate renderings.

And yes, this is meant to sound ridiculous, but if this project downtown is accepted as proposed, this is exactly what you would be allowing, and I would be willing to challenge the fact that if this type of construction can be allowed in one place, it must be allowed elsewhere.

I want to say that I am absolutely in favor of a redevelopment project on Church Hill with some retail and senior apartments, but I see no reason why the town should accept a proposal that pushes legal limits far beyond what should be allowable. It is the job of the developer to propose the most ridiculous, profitable scheme possible and then negotiate down to something manageable that complies with zoning and site-plan regulations. With this project, it seems to the residents who are observing the process, that the town is just so happy to get *any* development that they're willing to roll over and take the proposals without pushing back or considering existing regulations, regulations that exist because folks have learned their lesson in the past and allowed developers to push them around or develop undesirable properties that turn a nice town into an industrial park.

Thank you.

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