

First Name	Last Name	Street Address	Support?	Concerns Raised												
			Y/N	Rural/ Residential Character	Property Values	Density	Traffic	Height	Parking	Sidewalks	Pedestrian Safety	Excavation	Uranium Contamination of Wells	Impact on Schools	Impact on Fire Department/ EMS	Other
Comments Received Between 5/17/22 and 6/20/22																
Carol	Fishman	35 bader lane	N	X				X								
Matt	Kehl	39 Cranesbill dr	N					X								Developers using affordable housing to get what they want; Looks like a hotel
Chelsea	Szivak	215 Ash Swamp Road	N					X								
Katherine	Graham	533 chimney sweep hill road	N	X												
Stacey	Davis	1117 Manchester Road	N					X								
Audrey	Quinlan	90 Candlelight Drive	N	X				X								
Patricia	Rogers	44 Jasmine Lane, Glastonbury, CT. 06033	N	X				X								
Nancy	Gardner	84 Chapman Drive Glastonbury, CT	N	X	X			X								Noise; No public transit; Increased crime
Amy	Colasante	40 Sunrise Dr Glastonbury	N					X				X	X			
Ronald	Degray	120 Cricket Lane	N									X			X	Sprawl
Tim	Burgess	586 Oakwood Drive	N					X								Impact on Police
Douglas, Linda, And Ellen	Cahill	2291 Hebron Avenue, Glastonbury, CT	N	X				X								No public transit; Developer using Affordable Housing to get what they want
William	MacDonald	219 Hurlburt Street	N					X							X	Hire experts to review plan; Lighting
Romulo & Galina	Chanduvi	153 Hurlburt Street	N					X		X						Noise, Air pollution
Jerry and Carol	Adkins	160 Hurlburt Street						X	X	X			X			Noise; Light; Impervious Surface
Robin	Clarke	24 Howe Road	N	X					X	X						Pollution, Opposed to 8-30g
David	Goncl	30 Delmar Road	N					X					X			
Noreen	Pallidino Cullen	30 Delmar Road	N	X												Could other uses on this site

TO: Rebecca Augur, Director of Planning & Land Use

Ms. Augur,

My name is William MacDonald, 219 Hurlburt St. Glastonbury, CT 06033 (wmacdonald1@yahoo.com) and I am writing to follow-up on the need for the town to obtain expert witnesses, in addition to town staff, to address the many health and safety issues raised during the public hearing. While I assume you have a complete list and have already made arrangements to procure such experts, I would like to share with you the ones I noted as an observer at the public hearing. They include, but not limited to:

1. Environmental Engineer to perform an environmental impact and assessment given the adjacent gas station.
2. Traffic Engineer-To perform a traffic study on the impact not only for Hebron Ave and Manchester road but also for Hurlburt St. which I believe will be significantly impacted as cut-thru if the application is approved.
3. Professional Civil Engineer (P.E.) given all the site specific concerns raised at the public hearing.
4. Photometric Survey-To show consistency with adjacent developments including review of building elevations and impacts on scenic views and community ridgelines as to how light will safely impact after installation.
5. Well testing-Uranium testing of all wells in that area and study on impact given the excavation plan.

Best,
Bill MacDonald



PS Please share a copy of this with the Town Planner and Chairman of Planning and Zoning.

Romulo and Galina Chanduvi
153 Hurlburt Street, Glastonbury
gchanduvi87@gmail.com

Hebron Ave/Manchester Rd. proposed apartment building

To Whom It May Concern:

We are strongly opposed to the development of this planned apartment building.

Our concerns are as follows:

- The site for this building is exceptionally small and will leave people with very little green space.
- The site is located near an already busy intersection and this construction will contribute to more traffic.
- There are safety concerns regarding the limited parking, and the fact that there are no nearby parking spaces available.
- Higher levels of noise are another concern we have with so many people in one area.
- Construction of this large building will contribute to increased air pollution from all the machines that will be involved in the building process.

We are aware that affordable living is necessary in our area, however, we do not find this site fit for this type of building. There are more areas around Glastonbury that are less busy and more spacious and suitable for a building of this scale. Thank you for your time and consideration.

Sincerely,

Romulo and Galina Chanduvi

From: [Robin Clarke](#)
To: [planning](#)
Cc: [Richard Johnson](#); [Diana Neff](#)
Subject: Apartment Proposal
Date: Thursday, May 19, 2022 3:51:34 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Mullen

Good Afternoon-

On Tuesday evening I attended the TPZ meeting, wanting to comment on the Apartment Proposal. After 2+ hours, the Apartment Proposal was not net up for discussion. Given that the microphone was cutting out every few minutes, I decided to put my comments in writing to the TPZ.

Why is this Apartment Proposal a terrible idea?

> 1. There are no five story buildings in Glastonbury to my knowledge, nor should there be. It is not consistent with the town profile and vibe. We continually highlight the importance of our small town feel and its rural charm. This is a Goliath of a building. Based on the online rendering, it has the look of a cheap hotel. The location choice is removed from the major amenities and services that Glastonbury offers - restaurants, medical facilities, small business shopping, fast food options, exercise options, service stations, major retailers (Home Depot, Stop and Shop) etc.

> I chose to live in this part of town specifically because it is not built up and has more of a rural flavor. The only glaring blemish to date on the landscape in our area is the Fuel Cell, just one stop light away from the proposed apartments. This is not the best location for any apartment complex.

2. Much time and effort of the town has gone to preserving Glastonbury open space and 400+ acres of MDC property near me has fortunately been preserved. This proposal is a slap in the face to the open space efforts of our town. Just thinking about the parking footprint (85)spaces of this apartment proposal is mind boggling. This is more parking than the Welles Turner Library that serves the entire town and about half the number of spaces of Home Depot. Couldn't we put this land to better use more in line with the look and feel of our town?

3. Is Glastonbury at full rental capacity? How urgent is the need? I believe that available apartments can be found in already existing Glastonbury apartment complexes.

4. I, and many of the residents who live near me are passionately opposed to this project. We are not the most population dense part of Glastonbury, and, because of that, our outcry may not seem so loud, but we are screaming this proposal to be denied. I am not against additional housing in Glastonbury or mixed use affordable housing. This is the wrong type of structure and the wrong location. How would this proposal be received in other sections of Glastonbury - South Glastonbury or the Central Downtown Corridor? What alternative locations and structures have been considered? If alternative locations and structures haven't been considered, why not?

5. The amount of disruption, dust and noise given the the size and scope of the project is detrimental to our health and quality of life. It has potentially direct negative impact on houses closes to the apartment complex. Not much has changed in this neck of the woods since 2005 when the CVS proposal was denied. That looks minuscule compared to this behemoth. Approving this would be a catastrophic mistake for our town.

I heard that this project can not be voted down unless safety hazards can be proven. I hope this is not the case. I can't imagine that The Town of Glastonbury would even consider a submission where they are hogtied from the

start.

Sincerely,
Robin Clarke
24 Howe Road
Glastonbury, CT
860 643-7275
Cell 860 712-5711

Sent from my iPad

Please consider the environment before printing a copy of this email.

From: David Gonci
To: [planning](#)
Subject: TPZ Comments
Date: Saturday, May 28, 2022 8:54:54 AM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am submitting these comments for the record in advance of the June 7 TPZ meeting.

I OPPOSE THE PROPOSED APARTMENTS BY DEVELOPER HAYES.

Hayes continues to put forward highly irresponsible proposals for this property. If the proposal can't be turned down due to its numerous zoning violations, it should be turned down based on public health and safety, and whatever other allowable bases may exist. The removal of earth at this scale is clearly a public health and safety issue. The proposed overdevelopment, with all of the residential and commercial vehicular traffic, clearly presents safety issues for pedestrians and area traffic. The excavation has potential to create future problems related to leaching, snow removal, pollution, and drainage. The impractical design and location means that the building will suffer financially and will become a long run health and safety issue for residents. This will become a failed commercial development which ultimately will become a liability to the town and use up town resources otherwise available for public health and safety. The town must be steadfast in stopping this project. There are many other smaller scale commercial uses possible for this property, as the town has already established.

I OPPOSE THE PROPOSED "TRADER JOES" CHANGES

This property was developed for multiple tenancy servicing community needs, with both vehicular and pedestrian access. The proposal for a specialty grocer would turn it into a regional shopping destination, with high traffic counts, inappropriate delivery vehicles, and a design with

no other reuse other than some other regional user. This would be a step towards turning Hebron Avenue into the Berlin Turnpike and is totally out of character with the town's needs in this area. Ultimately, it will become a liability for the town. The town must reject this proposal now. There are many uses compatible with the original design and the owner can make the revenue adjustments necessary to achieve occupancy - that is not a town issue.

David Gonci
30 Delmar Road
Glastonbury
860 633 3276

Please consider the environment before printing a copy of this email.

From: noreen_faeryspirit.com
To: [planning](#)
Subject: 1199 Manchester Road
Date: Saturday, May 28, 2022 12:09:41 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Folks;

The proposal for 1199 Manchester Road is a completely inappropriate use of that property. This is precisely the way to ruin our town and leave us with a huge headache when it doesn't work out. If a flat CVS is not appropriate and safe there, why would anyone think that an apartment building would be? It is utter nonsense.

I appreciate the work the Planning and Zoning members are doing on this absurd proposal. Many alternatives were suggested when the CVS proposal was turned down. We need to stay with those. Every developer cannot be allowed to do whatever they wish to do in Glastonbury, nor have we ever allowed that... witness John Sakon's proposals.

Please turn this proposal down.

Noreen Palladino Cullen

30 Delmar Road

Glastonbury, Connecticut

860-633-3276

Please consider the environment before printing a copy of this email.

To: Glastonbury Town Planning and Zoning Board (TPZ)

From: Jerry and Carol Adkins, 160 Hurlburt Street, Glastonbury, CT

Comments on Hebron Ave/Manchester Rd proposed apartment building

1. Where will the access points be located? How will safety be impacted by numerous vehicles entering and leaving the property so close to a busy intersection?
2. What is the plan for water and sewer?
3. How will the removal of the hillside impact houses on Manchester Rd and Stanley Drive which back up to the hill?
4. Will the removal of the hillside impact uranium or other pollutants in the wells of nearby properties? Will the developer indemnify homeowners for polluted wells?
5. How will noise and light pollution be mitigated for nearby properties?
6. How much of the 2.4 acre site will be impervious surface? How will this increased runoff impact streams and watercourses in the area?
7. How will the traffic signal need to be reprogrammed to safely deal with increased turning movements and likely increased pedestrian activity at the already busy intersection ?
8. Will lighting now be required at the intersection?
9. How will this project be financed?
10. Does the existing fire station at Buckingham have adequate resources and training to fight fires on multi level structures of this type?
11. How many parking spaces are planned for the complex? Where will they be. Where will delivery, trash service, repair and maintenance vehicles park? Where will people park if there is not enough available parking? Unlike other sites in town, where there are spots in other lots nearby, this is not the case on this site. Parking on Hebron Ave or Manchester Rd would be extremely unsafe.
12. The extent and duration of proposed site preparation is concerning regarding air pollution to nearby residences. The removal of the hillside presents issues for increased PM 10 and the exhaust from machinery used to remove the hillside plus the trucks needed to transport the soil will add to concentrations of PM 2.5. Both of these pollutants present respiratory risks for the nearby residents especially children and the elderly.
13. Removal of such an extensive amount of hillside has the probability of increasing sedimentation to nearby streams. What type of sedimentation controls could be employed to reasonably control sedimentation when such a large amount of soil is being removed from such a small site?
14. Site is too small for such a large building. There are no 5 story buildings in Glastonbury outside of hotels and office buildings , both located in areas zoned for buildings of that size. No other apts in Glastonbury are 5 stories.

In conclusion, this proposal presents many unique safety, environmental and community impacts which would need to be mitigated, if even possible, at a cost to the developer. This proposal really does not make economic or social sense. It has many unsafe aspects, and after being built, I question its desirability to renters. It is far from the center of town, does not have access to transit, and who would pay enough rent to make this economically feasible, given the small site will lack any amenities, such as green space, pool, child play area, clubhouse etc. that many new developments include.

Carol and Jerry Adkins
160 Hurlburt St
803-361-0690 or 571.309.8919

Submission # 1752614
IP Address 68.9.154.83
Submission Recorded On 06/20/2022 11:35 AM
Time to Take Survey 1 minute, 35 seconds

Page 1

***1. First Name**

Douglas, Linda, And Ellen

***2. Last Name**

✓ Cahill

***3. Street Address**

2291 Hebron Avenue, Glastonbury, CT

***4. My comments are directed to the following Board/Commission/Committee**

Town Plan & Zoning Commission

***5. Meeting Date and Time**

06/21/2022 7:00 PM

***6. Comments**

Good Evening. This note is to express our strong opposition to the proposed apartment complex at the intersection of Hebron Avenue and Manchester Road currently being reviewed by the Board. We are aware of the many objections to this proposal which have already raised including, but not limited to; the environmental impact, the project being totally out of character with the surrounding neighborhoods, and the lack of public transportation options for tenants. However, our personal concerns are related to the impact on traffic in the area. We have resided in the immediate area (Stanley Drive and Hebron Avenue) for nearly 40 years. During that period we have been personally affected by the rising level of automobile and truck traffic that utilize both these State roads (94 and 83) especially over the past few years. With the development of major housing projects to the east of the intersection, along with increased residential expansion in Hebron, Marlborough, and Columbia, Hebron Avenue has become a major thoroughfare. What once was an easy entry from our driveway, now takes us a few minutes while waiting for traffic especially during rush hours. The addition of at least 74 vehicles would have a significant negative impact on traffic flow in the area and, in our opinions, pose unnecessary additional safety risks. The proposed project, under the guise of providing affordable housing, is not conducive to this particular site. The Town would be better off considering sites closer to public transportation and amenities within walking distance of such a complex than to approve this plan in this particular area. An example of an ideal location would be the nearly 10 acre property off Griswold Street owned by John Sakon. Thank you for allowing us to express our concerns.

Submission # 1752165
IP Address 98.175.219.51
Submission Recorded On 06/20/2022 8:58 AM
Time to Take Survey 9 minutes, 10 seconds

Page 1

***1. First Name**

Tim

***2. Last Name**

Burgess

***3. Street Address**

586 Oakwood Drive

***4. My comments are directed to the following Board/Commission/Committee**

Town Plan & Zoning Commission

***5. Meeting Date and Time**

06/21/2022 7:00 PM

***6. Comments**

The building consideration for 1199 Manchester Rd., including 74 housing units and 85 parking spaces would increase traffic tremendously on both Keeney Street and Manchester Road to and from Manchester. Keeney Street already sees a great deal of motorists on both week days and weekends as a cut-through to 384/84. I believe that this will increase traffic and will require more town resources to police and maintain.

Submission # 1752065
IP Address 32.209.230.204
Submission Recorded On 06/20/2022 6:53 AM
Time to Take Survey 37 minutes, 53 seconds

Page 1

***1. First Name**

Ronald

***2. Last Name**

✓ Degray

***3. Street Address**

120 Cricket Lane

***4. My comments are directed to the following Board/Commission/Committee**

Town Plan & Zoning Commission

***5. Meeting Date and Time**

06/21/2022 7:00 PM

***6. Comments**

7:00 p.m. Tuesday June 21, 2022 Public HEARING Comment;: 400 Hebron Avenue and 1199 Manchester Road; Manchester/Hebron Ave LLC; Questions: Has the developer or town planners considered the downside of urban sprawl? Points to consider: Transportation costs - to work, to health services, to shop, to leave home by car, time consuming commutes, walkability and bikeability Reduction of air quality caused by more miles driven, exhaust, ground contamination, ... Infrastructure costs Schools/senior services Aesthetics - historic/new construction Bibliography: Britannica: urban sprawl Encyclopedia Britannica; SAVING EARTH: The Problem of Urban Sprawl Everything Connects Why Nature Matters: Urban Sprawl Public Square - A CNU Journal: Shift to the suburbs not your grandfather's sprawl Core cities are losing population to the suburbs, but the 2020s will not repeat the last half of the 20th Century. The suburbs are bound to urbanize. ROBERT STEUTEVILLE JAN. 21, 2022 The Nature EDUCATION The Knowledge Project: The Characteristics, Causes, and Consequences of Sprawling Development Patterns in the United States Submitted by: Ronald DeGray 120 Cricket Lane Glastonbury, Ct 06033-1851 860.633.2258 rdegray@me.com

Submission # 1751865
IP Address 68.14.51.140
Submission Recorded On 06/19/2022 11:11 PM
Time to Take Survey 3 minutes, 56 seconds

Page 1

***1. First Name**

Amy

***2. Last Name**

✓ Colasante

***3. Street Address**

40 Sunrise Dr Glastonbury

***4. My comments are directed to the following Board/Commission/Committee**

Town Plan & Zoning Commission

***5. Meeting Date and Time**

06/21/2022 6:00 PM

***6. Comments**

11:09 4 • www.glastonb. I am opposed to the proposed apartm building at the corner of Hebron Ave a Manchester Rd. I feel there are several safety concerns with this proposal especially with little to no infer structure in that area. There are no sidewalks, no public transportation and the apartment building is not allowing for enough parking. Another safety concern is the amount of extra heavy vehicles that would need to be in the area to remove all the soil and rocks in order to excavate the site. The area around the site is highly trafficked and the number of trucks needed would cause increased traffic while they are being staged and loaded Also the extra pollution from the discussed number of trucks is a safety concern for the surrounding area. Lastly the roads leading to the site are very narrow and winding. Having extra heavy dump trucks travel on these roads will cause traffic concerns that could very well led to accidents. This is not the place to built this large of a structure and I oppose it.

Submission # 1728789
IP Address 98.182.49.164
Submission Recorded On 06/10/2022 6:47 AM
Time to Take Survey 32 minutes, 33 seconds

Page 1

***1. First Name**

Nancy

***2. Last Name**

Gardner

***3. Street Address**

84 Chapman Drive Glastonbury, CT

***4. My comments are directed to the following Board/Commission/Committee**

Town Plan & Zoning Commission

***5. Meeting Date and Time**

06/21/2022 7:00 PM

***6. Comments**

We moved to this part of Glastonbury to live in a quiet area, away from traffic congestion. The proposed Apartment building on the corner of Hebron avenue, will make a significant increase in traffic at the intersection. The proposed location is too close to the intersection which backs up with the existing traffic every day. There is no public transportation this area for people in low income housing. The only grocery is Highland park, which has very high prices, not a match for low income shoppers. My sister lives next to a low income housing apartment and her yard is full of starving cats the residents have abandoned. When she called for someone to take the cats away, she was told only dogs are rescued. Her garage has been broken into and bicycles stolen. This apartment complex will change the neighborhood, traffic safety and property safety will deteriorate. It will impact our property values as well, they will go down in value. I don't think we should be forced to have this apartment , because the land owner is desperate to sell his land .Bill and Nancy Gardner

Submission # 1728392
IP Address 68.14.49.9
Submission Recorded On 06/09/2022 9:00 PM
Time to Take Survey 5 minutes, 17 seconds

Page 1

***1. First Name**

Patricia

***2. Last Name**

✓ Rogers

***3. Street Address**

44 Jasmine Lane, Glastonbury, CT. 06033

***4. My comments are directed to the following Board/Commission/Committee**

Town Plan & Zoning Commission

***5. Meeting Date and Time**

06/14/2022 6:00 PM

***6. Comments**

I am totally against building a 5 story apartment complex on the corner of Hebron Ave and Manchester Road. This area is already congested with traffic each day commuting to work down Hebron Avenue. This is a residential area and this large complex will be completely out of place and ruin this part of town. Please do not approve this project to be built in this part of town.

Submission # 1727377
IP Address 70.175.216.129
Submission Recorded On 06/09/2022 3:28 PM
Time to Take Survey 6 minutes, 20 seconds

Page 1

***1. First Name**

Audrey

***2. Last Name**

Quinlan

***3. Street Address**

90 Candlelight Drive

***4. My comments are directed to the following Board/Commission/Committee**

Town Plan & Zoning Commission

***5. Meeting Date and Time**

06/09/2022 3:29 PM

***6. Comments**

Dear Members, Thank you for representing us on TPZ. The proposed apartment building is completely out of place in Glastonbury. The area is essentially residential. It is a cookie-cutter building lacking visual appeal. This building DOES NOT belong at this intersection. Not only is it being dumped in a residential area but it will also add a huge amount of traffic to Hebron Ave which is currently heavily travelled. PLEASE....NO!!!!

Submission # 1719215
IP Address 32.209.239.135
Submission Recorded On 06/07/2022 6:27 AM
Time to Take Survey 19 minutes, 51 seconds

Page 1

***1. First Name**

Stacey

***2. Last Name**

Davis

***3. Street Address**

1117 Manchester Road

***4. My comments are directed to the following Board/Commission/Committee**

Town Plan & Zoning Commission

***5. Meeting Date and Time**

06/21/2022 6:00 PM

***6. Comments**

1188 Manchester Road Development will be a huge traffic hazard. As a resident within a quarter mile of the requested development I have some real concerns about the effect of having this many residents added to the already busy intersection. The properties at 1127, 1117 and 1107 Manchester Road are blind driveways (less the 10yds visibility of oncoming traffic) that are already dangerous to enter and exit at existing posted speed and traffic levels. Currently, during certain high traffic times we have to wait several minutes for an opening to safely exit, even then we have to hope no one is speeding from our blind side. My neighbors have to honk their horns on exiting to help unseeing oncoming traffic to slow down. It's scary to imagine what will happen if the street isn't modified to accommodate this rise in traffic next to our properties. There have already been many accidents in our corridor of Manchester Road. The road, as it is, will not be able to safely accommodate the requested bump in population without a significant effort from the town/state to make this stretch of Manchester Road safe for all residents. I am terrified at the possibility. Please research this thoroughly before committing to such a large endeavor. Stacey Davis 1117 Manchester Road

Submission # 1718224
IP Address 72.200.150.215
Submission Recorded On 06/06/2022 8:25 PM
Time to Take Survey 11 minutes, 54 seconds

Page 1

***1. First Name**

Katherine

***2. Last Name**

✓ Graham

***3. Street Address**

533 chimney sweep hill road

***4. My comments are directed to the following Board/Commission/Committee**

Town Plan & Zoning Commission

***5. Meeting Date and Time**

06/21/2022 12:00 AM

***6. Comments**

I don't think this is a good location for this apartments! Glastonbury has way too many apartments and medical buildings!!!! I lived in Glastonbury for 21 years and it has changed for the worse!! Please keep one section of Glastonbury alone to just a residential area !! No more apartments, Condos and Medical buildings!!! Glastonbury is compared to west Hartford a lot but I think west Hartford is much nicer because there are not as many apartments, condos and medical buildings as Glastonbury! Please keep some residential area!!!

Submission # 1714071
IP Address 98.179.178.173
Submission Recorded On 06/05/2022 10:46 PM
Time to Take Survey 4 minutes, 4 seconds

Page 1

***1. First Name**

Chelsea

***2. Last Name**

SzivaK

***3. Street Address**

215 Ash Swamp Road

***4. My comments are directed to the following Board/Commission/Committee**

Town Plan & Zoning Commission

***5. Meeting Date and Time**

06/07/2022 7:00 PM

***6. Comments**

I strongly oppose the proposed development at 1199 Manchester Road based on the impact to public safety. As a driver and a sometimes-pedestrian, I have serious concerns about the uptick in traffic this development will impart on this intersection and the surrounding roadways. At its current capacity, this intersection is dangerous at best for pedestrians. The proposed development and its uptick in traffic flow will make pedestrian travel through this area a near impossibility. I take serious issue with the transportation engineering summary submitted on behalf of the applicant. The summary claims an increase of roughly 35 cars passing through the intersection of Hebron Avenue and Manchester Road during peak travel hours after the development is occupied. I highly doubt this is correct as simple math and common sense seem to indicate otherwise. With 74 units in the development, the current study implies one individual from only half of the units would drive their car to and from work. This is absurd if you consider that most units will likely have more than one occupant and more than one working adult. It is concerning to me that the TPZ committee is making decisions about this development based on this obviously misleading study. I am also concerned about the increase in traffic downstream of the Hebron Avenue and Manchester Road intersection. There has been little discussion about the impact of an increase in traffic on other intersections, but it should be considered. I turn left on to Hebron Avenue from Weir Street and turn left from Forest Lane on to Manchester Road frequently. Both of those turns are already tricky at peak travel times and an increase in traffic flow will make them much more dangerous. My perspective is one of a (relatively) experienced driver. I dread having to teach my daughter how to navigate these increasingly dangerous intersections when she learns to drive.

Submission # 1712680
IP Address 68.14.58.189
Submission Recorded On 06/05/2022 6:42 AM
Time to Take Survey 4 minutes, 47 seconds

Page 1

***1. First Name**

Matt

***2. Last Name**

Kehl

***3. Street Address**

39 Cranesbill dr

***4. My comments are directed to the following Board/Commission/Committee**

Town Plan & Zoning Commission

***5. Meeting Date and Time**

06/21/2022 12:00 AM

***6. Comments**

It is outrageous to think our zoning rules would allow putting what equates to a huge hotel in a residential neighborhood on a tiny lot. The traffic will be horrific and this just doesn't fit the area. The pictures are no different than a hotel. Stop the madness. Let's build it next the the developers house and see how much they want it then. Rich white priveleged developers are using the 30% "affordable" housing rule to abuse the people in the community.

Submission # 1712500
IP Address 216.193.187.120
Submission Recorded On 06/04/2022 10:26 PM
Time to Take Survey 5 minutes, 38 seconds

Page 1

***1. First Name**

Carol

***2. Last Name**

✓ Fishman

***3. Street Address**

35 bader lane

***4. My comments are directed to the following Board/Commission/Committee**

Town Plan & Zoning Commission

***5. Meeting Date and Time**

06/21/2022 6:00 PM

***6. Comments**

I am very concerned about the apartment building being considered at the corner of Manchester Road and Hebron Ave. It is a huge project and does not fit with the area. It is much too big to build in this area. It will ruin the charm of the neighborhood particularly for the homes in Manchester Road. This is not the appropriate location for an apartment complex of this size. In addition, this complex will create a tremendous amount of traffic which we don't need. Please do not approve this project.

Submission # 1712365
IP Address 72.104.5.11
Submission Recorded On 06/04/2022 7:39 PM
Time to Take Survey 43 minutes, 13 seconds

Page 1

***1. First Name**

Mark

***2. Last Name**

✓ Anderson

***3. Street Address**

2696 Hebron Ave

***4. My comments are directed to the following Board/Commission/Committee**

Town Plan & Zoning Commission

***5. Meeting Date and Time**

06/21/2022 7:00 PM

***6. Comments**

In regards to the apartment building proposal for the 1199 Manchester Rd apartment building and specific to HEALTH and SAFETY issues, my concern is the location on the SW corner will create a constant flow of pedestrian traffic looking to cross Hebron Ave to get to the sport fields or any of the stores in the Highland Park/Walgreens shopping plaza. This would require pedestrian activated cross cycles to be installed which will likely be an ongoing event bringing auto traffic to lockdowns waiting for these very elongated cycles to clear. Very often pedestrians press the button but cross before waiting for the cross cycle (SAFETY ISSUE) which then results in all 4 directions of traffic sitting idle wasting fuel and polluting the area with carbon exhausts (HEALTH ISSUE) . Add the danger of distracted pedestrians, bicyclists, and drivers (now impatient) to an already over burdened high speed intersection and disaster is highly likely (SAFETY ISSUE). If the building was proposed on the NW corner it would be significantly safer as there is little draw on the south and east directions for pedestrians so street crossings would be minimized. Another safety issue is the ridiculously inadequate number of proposed site parking spots which will result in very frequent spill over to the streets. This adds to obstructions, distractions and safety issues significantly. Winter snow removal of the apartment lot would be logistically problematic bordering on impossible. No public transit in the area which is typically needed for low income residents, could introduce other issues as people have no means to get to jobs, shopping, etc and Uber is simply too expensive as an option for low income cash strapped residents. This proposal makes little to no sense and personal injury is extremely likely as a result. Finally the suggestion I heard from the legal team that property values will not plummet is both insulting and laughable. But I bet our taxes will go up. Count on it!

Submission # 1712334
IP Address 68.9.155.7
Submission Recorded On 06/04/2022 7:48 PM
Time to Take Survey 11 minutes, 23 seconds

Page 1

***1. First Name**

Elwira

***2. Last Name**

✓ Kelly

***3. Street Address**

76 Sturgeon River Road, Glastonbury, CT

***4. My comments are directed to the following Board/Commission/Committee**

Town Plan & Zoning Commission

***5. Meeting Date and Time**

06/21/2022 7:00 PM

***6. Comments**

Please hire independent experts to investigate the impact of the potential development on Manchester/Hebron to the health and safety of this town's residents. The increased traffic to an already busy intersection is a safety issue to the travelers and pedestrians who cross that intersection. In addition, there are serious environmental concerns related to the proposed excavation, to the air, ground and ground water in the area. Please use the town's funds to investigate these concerns independently of what the developer states about them, as his experts have a vested interest in getting the development approved and thus are not independent and objective. Glastonbury certainly has a need for affordable housing, but the Commission should look at the need holistically and determine the location based on there being a supporting infrastructure in place to support such housing, as well as where there is no environmental and safety concerns. We are a big town and there are plenty of locations where a similar building would not create these concerns and would still allow the town to provide more affordable housing to its residents. Thank you for giving this matter your highest attention. Please know that as a resident, I support you spending whatever town funds are necessary to investigate this application independently and objectively, with experts who have no vested interest in the outcome. Thank you in advance.

Submission # 1690976
IP Address 98.182.49.217
Submission Recorded On 05/26/2022 4:26 PM
Time to Take Survey 4 minutes, 20 seconds

Page 1

***1. First Name**

Jeffrey

***2. Last Name**

✓ Brodersen

***3. Street Address**

11 Ash Swamp Rd

***4. My comments are directed to the following Board/Commission/Committee**

Town Plan & Zoning Commission

***5. Meeting Date and Time**

06/07/2022 7:00 PM

***6. Comments**

HEBRON / MANCHESTER APT BUILDING We have lived at 11 Ash Swamp Rd. for over 20 years. The proposal is not acceptable and fails the requirements for safe property development. The Commission should reject the application. The applicant's attorney stated that their plan could only be denied for health or safety reasons. Sec. 8-30g reads: The commission shall also have the burden to prove . . . that (1) (A) the decision is necessary to protect substantial public interests in health, safety or other matters which the commission may legally consider; (B) such public interests clearly outweigh the need for affordable housing; and (C) such public interests cannot be protected by reasonable changes to the affordable housing development . . . The applicant ignored the underlined section that charges the commission to review the proposal for all characteristics that the commission legally considers. While this application fails for matters including suitability, development plan compliance, etc, it also fails for issues of health and safety. COMPLIANCE WITH COURT'S PRIOR INSTRUCTIONS: CGS 8-30g outlines the legislature's desire that a limited number of courts be utilized for appeals in order to develop a level of expertise. This applicant files in the face of the court's expertise when they fail to comply with the court's previous instruction to propose something less ostentatious than the CVS proposal. OTHER MATTERS: Neighbors' health, safety and property values will suffer. Whether the introduction of affordable housing into an existing neighborhood likely results in lost property value, it is obviously true that this 5 story monstrosity with its top stories peering over a steep bank into the neighbors' homes will result in loss; not only due to its appearance, but also the environmental, health and safety problems that it brings. Stanley Dr. residents have expressed serious and reasonable concerns about the drop-off and other safety hazards for their children.

Submission # 1690983
IP Address 98.182.49.217
Submission Recorded On 05/26/2022 4:30 PM
Time to Take Survey 1 minute, 17 seconds

Page 1

***1. First Name**

Susan

***2. Last Name**

Brodersen

***3. Street Address**

11 Ash Swamp Rd

***4. Meeting Date and Time**

06/07/2022 7:00 PM

5. Comments: Per Council rules and procedures, please limit comments to what can reasonably be read to the meeting record in three (3) minutes or less. Please be mindful that this form is for public comment only. Please direct questions/general inquiries to Council members directly.

HEBRON / MANCHESTER APT BUILDING We have lived at 11 Ash Swamp Rd. for over 20 years. The proposal is not acceptable and fails the requirements for safe property development. The Commission should reject the application. TRAFFIC DANGERS: Traffic volumes at the intersection of Hebron and Manchester have already risen due to the build-up of East Glastonbury, especially during the morning and evening school rush/commute. Sight-lines are poor, speeds are excessive and accidents are frequent. The applicant's estimate of the number of cars that this development will add is ridiculously low. The traffic analysis should be conducted with actual data at various and peak hours factored for COVID, school year traffic, etc. The absence of public transportation means that most tenants will use cars to get to work. The applicant's paid expert's opinion that D and E service levels are acceptable is ridiculous. We demand better. The applicant's plan does not provide adequate parking and relies on compact spaces to artificially increase the number of spaces. There will be unsafe traffic patterns within as residents, guests and service vehicles struggle to find spaces to park. Overflow will spread to the sides of Hebron and Manchester, the gas station, the fire station, Buckingham Park and the Highland Park parking lot - creating serious safety issues in an area with no provisions for safe pedestrian movement. DANGERS TO RESIDENTS' HEALTH & SAFETY: We need to understand the impact on noise levels, light levels, current groundwater levels, contaminations including radon, energy use, potable water demand, sewer demand, carbon footprint and wildlife. Furthermore, this massive construction project will take place at the busiest intersection in East Glastonbury and will entail the removal of thousands of cubic yards of material. Imagine an endless parade of construction vehicles passing through the already busy intersection at all times of the day.