

From: Patrick Bigelow <bigelowp@gmail.com>
Sent: Wednesday, April 11, 2018 9:58 AM
To: Planning <Planning@a2gov.org>
Subject: Comment on the proposed Cottages at Barton Green

Hello Planning Commission members,

I am writing to you as a concerned neighbor to the proposed Cottages at Barton Green. I live at 320 Larkspur, the second closest street to the development. More importantly, my home is located at the lowest end of the Huron Highlands neighborhood. Our home has had flooding four times in the last two years alone. These incidents are not due to anything structurally wrong with the house or foundation, but simply that after heavy rain events our footing drains can not keep up with the shear volume of water that flows downhill underground in the neighborhood. Several other homes at the low end of the neighborhood also have experienced wet basements this year so our house is not alone in this issue.

The current stormwater plan for the proposed Cottages will take the entire site's stormwater and route it through a 12 in stormdrain. That stormdrain is already in place as it prevents the wetlands at the edge of the proposed development's site from overflowing onto Skydale Rd. Even a modest rain will leave that drain half to 3/4 full and that is the rainwater runoff from an undeveloped woodlot. I am firmly in favor of developing the site; however, it needs to be a development that has well thought out plans for dealing with the project's impacts on stormwater and traffic.

The traffic concerns especially should be dealt with before any additional housing developments go in. The Pontiac Trail/Barton intersection is already an unsafe bottleneck, and that is before multiple other housing projects already under construction off Pontiac Trail add their traffic. My sons will be old enough to walk to their elementary school in a couple years, but with the current traffic and speed issues on Pontiac Trail, I will have to drive them to school for their safety unless significant improvements are made.

I want to make it clear that the Huron Highlands neighborhood is not opposing the Cottages due to a desire to leave the site undeveloped. In our meetings, it was clear that the concerns were related to the project's poor design, the developer's resistance to talk with neighbors or even incorporate Planning Commission recommendations, and the project's significant long-term impacts. We are not opposed to high-density housing or even mixed residential/commercial (as that would address the sever lack of nearby stores). Obviously, the already overloaded intersection at Pontiac Trail/Barton needs work, but otherwise a wide-range of well-designed and financial sound and sustainable projects would be supported by the neighborhood.

Thank you for your time and your work on this proposed project,

Patrick Bigelow