

Sagarino, Maria



From: Diane Trovato <hermitlake@verizon.net>
Sent: Thursday, January 18, 2024 2:33 PM
To: Wortman, Erin; Sagarino, Maria
Subject: The residence at Spot Pond
Attachments: SPOT POND PARKING UPDATE.pptx; The Residence At Spot Pond - Jan 18.docx

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Hi - Please distribute to BOA

Diane Trovato
11 Executive Dr. Unit 111

A concern I have in reviewing the documents the **WATER PRESSURE** – what is the future of our pressure going to be? Will the new building demands impact our current pressure? I do not see an **ENGINEERING STUDY** done for this. I do see fire Hydrants being moved/relocated/added in other places but nowhere does it show a study done for any impact on the water pressure, availability for the fire department to have in case of an emergency in the area.

WILL THIS BE ADDRESSED AND DONE?

Reviewing the preliminary plans, I find it very concerning that the developers mention the Life Care center, medical businesses and Alta Clara but never mention the 48 units, 2 building condominium complex known as Sterling Hill. Why was it clearly avoided?

The developers are asking for a waiver to reduce the number of parking spots for the size of the complex. To me, it clearly sounds like this waiver would be a very bad idea, that the alternative should be to reduce the number of units from 378 to accommodate the land available for this project.

Reducing the town required parking will be a huge mistake. Rules are in place for a reason. Our society is dependent on cars for transportation and the stated number of parking spots should be a **requirement** not a waiver. Something to keep in mind is many cars in the United States are larger, making it difficult to park in smaller spaces.

If the developer cannot accommodate the requirements – they need to go back to the drawing board and think about solutions such as:

- Adding a garage area under the buildings
- On top of the buildings
- Tandem parking for units with (2) cars
- Converting straight line parking into angled parking
- Place spots in zones that were initially not set up with lines at all
- Mechanical stack parking - can considerably improve space efficiency to different degrees based on the constraints surrounding a parking construction project. This solution utilizes moving platforms to store cars where previously they could not be parked

Another solution would be to use the current green space they show on the submitted town plans/proposal and add parking to that. See attached picture.

A few things that have not been addressed for parking space:

- Visitor parking
- Overnight guest parking
- EV Charging stations (present or future)
- Holiday parking guests

There is a huge concern with making the current green space in front of the condominium into parking. Concerns with removing the green space for esthetic reasons are just one of the concerns. The others would be pedestrian safety, lighting the lot could be a proposal issue for the residence in the condominiums, the additional noise, additional signage designating the property.

Green space has not been addressed in this proposal.

Benefits of this include:

- Integrate into the surrounding built and natural environment
- Manage water as a resource by promoting infiltration and natural retention system
- Protect local water quality through effective filtration and biological systems
- Minimize the heat island effect through effective shading and alternative pavement material
- Conserve energy usage and encourage the placement of sustainable energy infrastructure
- Provide safe walkways
- Use land more efficiently
- Dog walking
- Maximizing shading and greening
- Air quality

