

Thomas Harrigan

From: Russell Barcelona <rbarcelona60@gmail.com>
Sent: Sunday, May 31, 2020 10:14 AM
To: Thomas Harrigan
Subject: SSND Re-development

To Mr. Harrigan:

As residents directly impacted by the purchase of the SSND property by the Mandel Group, the following brief comments summarize our concerns.

- 1) The density/mix of the plan clearly appears to be quite different from village standards and practices. The increase in population alone will like stress/change the services (water, sewage, schools, fire, etc.) of the village.
- 2) The type of housing, specifically on Red Barn, is quite different when compared to residents directly across the street.
- 3) The impact on housing value is quite unlikely to increase or remain the same; changes in density and proximity to current single family homes are more likely to decrease value.
- 4) Traffic studies also appear to widely underestimate the congestion and changes especially on Watertown Plank Road (which is our signature village street).
- 5) Lastly, we count upon you to maintain the village appeal of Elm Grove by very closely scrutinizing the plan by Mandel Group. Without being alarmist, the current plan appears to reshape our community and endanger why people choose to live here.
- 6) The height of the structures, especially, as located on the plan will significantly change resident's views, home values and allure of living in our community.
- 7) Homes on Meadow Drive appear to be ðat the mercy of a subcontracted senior living facility suggested to be built (possibly three stories in height) within 100 feet of their backyards.

Please feel free to call us for a constructive dialog if you have any questions regarding our concerns.

Regards,

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