

CSC F&PAC
085-033-000

Lucy St. John

From: Tony Wastcoat <cbrci@cbrci.com>
Sent: Wednesday, February 17, 2016 2:39 PM
To: Lucy St. John
Subject: Colby Sawyer construction

Hello, Lucy.

I concur with the comments from the Fallons, as copied below, regarding the access to Colby Sawyer's new construction, and wish the comments to be reiterated in your department's evaluation and consideration.

As you may know, the Appletree property is contiguous to the path/trail as proposed. From a perhaps selfish point of view: this property is currently for sale and the proposed related construction traffic, with associated noise and dust, will hamper a sale and diminish the value. My father, John Wastcoat, and his wife Sissy were longtime residents and contributors to both the community of New London and to Colby Sawyer.

As the Fallons said, it would be prudent, and considerate, to "explore more suitable alternatives for ingress and egress to the proposed site."

Thanks for your consideration,

Tony Wastcoat, Co-Trustee
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Dear Lucy,

Thank you for the opportunity to visit with you and to learn more about the proposed new structure on the Colby Sawyer campus. As I mentioned, both my wife and I will be out of the State at the time of the meeting and ask that you submit this writing into the record in order to express our concerns and objections to the proposal as outlined.

We do not offer any opinion regarding the location nor the design and proposed use of the new facility. However, we must raise serious objections to the proposed route for the ingress and egress of the materials, supplies, equipment and labor. The narrow, single lane pathway off of Main Street directly abuts one neighbor and is literally across the street from our home and that of another neighbor to the west. This point of access and exit focuses all of this traffic and heavy equipment in a manner which is unnecessarily invasive, and one

which ignores the rights of the residents of Main Street to quietly enjoy their homes. Further, this aspect of the applicants proposal raises serious concerns for the safety of both drivers and pedestrians while congesting an already burdened roadway during peak hours of use. Additionally, as a practical matter it appears difficult, if not impossible for heavy construction vehicles (often with attached trailers) to successfully navigate a turn off of Main Street and into the proposed pathway without impacting the fire hydrant on the west side of the path or encroaching either the neighboring property and driveway, or crossing the Main Street "white line" into oncoming traffic.

The dynamic tension which, by necessity, exists between an academic institution and its residential neighbors requires protocols and disciplines which surpass the strictures of zoning codes and survey maps. When managed appropriately there is a synergy between both land uses which supports the best interests of both. However, when neighbors become adversaries, both will suffer.

We respectfully ask that no further level of approval be granted to this applicant before the applicant, the abutters and Town officials have the opportunity to explore more suitable alternatives for ingress and egress to the proposed site.

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