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October 6, 2015

To: Town of New London, Zoning Board & Planning Board

Ref: Letters of Objection to Residential Lot Sub-division and Proposed Parking
Lot at 21 Gould Road for Stahlman Office Building

From: Robert Stahlman, Owner Stahlman Office Building

The three letters of objection were filed by three residents at the four condos located at 41 Gould Road, adjacent to the 1.3 acre residential site at 21 Gould Road under consideration. The one-story condos are partially blocked of view from the residential site by their large (4) car garage, approximately 50 feet long by approximately 20 feet high, including the roof. In addition, I personally met with each of the (4) lady owners individually about three weeks ago and gave them each a site drawing and discussed the proposed parking lot. I received no real objections only with comments from them concerning the trees. I also agreed to install a fence between their view and the parking lot. Based upon our meetings, I did not expect any letters of objection.

I commented that the parking lot would only be used during the day (not at night) and during the week, Monday through Friday. It will not be used during the holidays and weekends. Basically there would be very little noise from the parking lot during the day and there has never been a noise issue from the Stahlman Office Building.

The major tree issues deal with the tall trees that are on the existing property line between the Office Building and the residential lot. These trees will not be removed and will continue to block some view of the Office Building from the condos. There have been several trees grown from scratch over the past (30) years in the middle of the lot which will be removed from the site. I don't see how these trees can be an issue.

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Letter from Margaret McPadden: Margaret is in the #1 condo and is the only tenant with a full view of the proposed parking lot. I don't see how the trees we have to remove will cause an issue to her. Also, the slope of the site and the proposed parking lot will continue down to the existing ditch running parallel to Bittersweet out to Pleasant St. It will have no effect on the wetlands in the site or to 41 Gould Rd.

Letter from Deborah Lambert: Deborah is in the #2 condo and has only about a 50% view of the proposed parking lot. Her view is 50% blocked by the large garage. Her comments about the trees are answered above. Also, her comment on the drainage will not be an issue with it going into the existing ditch, not an issue to 41 Gould Rd.

Letter from E.L. Stone: E.L. is in the #3 condo with a view of the parking lot 100% blocked by the garage. Her comments on the trees and drainage are addressed above. Yes, over the past five years, we have not had a parking issue because the building was not 100% occupied. With 100% occupancy and certain tenants, substantial addition parking will be required. The building is now 100% occupied with employee growth underway.

No letter of objection was received from the #4 tenant, Nancy Draper, who has a 20% view of the proposed parking lot at the end next to Bittersweet.

My response is intended to clarify the comments from the (3) tenants at 41 Gould Rd. In planning, design and construction, I will do everything possible to keep the (3) tenants non-objectable.