

Miranda Bergmeier

From: Ann Marie Smith <birdseye95@comcast.net>
Sent: Tuesday, April 11, 2017 11:47 PM
To: Miranda Bergmeier
Subject: Proposed Police/Fire Facility

Dear Selectboard members,

I am unsure that I will be able to attend the Selectboard meeting tomorrow Weds., April 12, my husband Bill is unable to attend to to work commitments. We are very concerned about some of the proposed additions to the Fire/Police Complex.

First, Please lets not forget that the parcel in question for this development is in the pocket of a residential neighborhood. In the essence of being good neighbors we have all always tried our best to be very respectful of each other. The Police Department have always been wonderful neighbors and we would like to continue the same congenial relationship.

Lighting: The lighting proposed in the new plan is a dramatic increase from what has always been there. Currently there is one light at the front door, and one light at the parking lot that remain lit at night. All other lights around the property are motion sensitive. The current plans call for the addition of 9 lights for a total of 11 lights on and around the new facility. This might be the norm for a commercial site, but it is not appropriate in this setting, which is in the center of a residential neighborhood. In speaking with Chief Robinson, he is quite happy with the level of lighting that currently exists, and expressed he does not believe there is any need to increase it. Any lighting more than the amount that exists is not necessary for his comfort level of safety. So if it is not necessary for his department, it would seem that it is unnecessary, and we would like to see that changed in the plans to better reflect a return to what currently exists, and for anything additional to be motion sensitive.

Parking and Meeting room: Currently there are 9 parking spots. We have lived at 25 Carpenter St., with a direct view of the current parking for 13 years, these 9 spots are rarely ever fully used. The proposed plan calls for an increase of 22 spaces to 31 spaces. This is a dramatic increase and creates excessive encroachment of the property to the edge of the eastern neighboring properties. Most of these new parking spaces are being provided in order to accommodate the proposed conference area in the new building. Although I understand the desire of the departments for a large meeting area to accommodate regional training and seminars. I do not feel that this parcel of property is appropriate for such development. This neighborhood is already being taxed with the burden of the larger facility. We have all done our very best not to object to a new facility for our neighbors, but the addition of a space to invite a regional training center is excessive. Without it, there would be no need for the addition of parking lots to accommodate it. If the project continues with the implementation of this addition for intended purposes of regional training and seminars, I would propose that there be regulations implemented in regard to the amount of times per year it can be used to host such sessions, in order to respect the impact to the neighborhood.

In addition to these 31 spaces, an additional parking lot with approx. 23 more spaces is to be included as part of the permit for this development. This is egregiously excessive. It is also not included in the budget for the project. Parking spaces for 31 cars is already one of the largest parking lots in town, and in the middle of a residential neighborhood no less. To permit this would be an affront to the neighbors. If the permit exists it gives the impression of a green light for this project to future residents and select boards. It would be a constant source of concern for neighbors.

Fire Hydrant for training: The current plans call for the addition of a fire hydrant on the eastern edge of the property for fire hydrant training. Adding this to the proposed development is superfluous, and only adds another activity to the extra burdens already being put on this neighborhood. This type of training has always been done down at the river, and

could easily continue in this manner, if it is deemed suddenly necessary the training hydrant can be placed at the river. To add the extra elements of the water, drainage and activity on this small neighborhood is an additional undue burden.

Septic System: This neighborhood is riddled with drainage and septic problems. Although the properties directly abutting the Police/Fire facilities are currently not overburdened due to the presence of good sandy soil, the permitted project to the east of the Senior Housing field will remove virtually all existing plants and trees that are responsible for a considerable amount of water absorption. Every property east of 25 Carpenter St has water issues, with necessary sump pumps in all the houses. We are very concerned that if the developer of the wooded parcel does as his plans permit, this will be an issue pushed farther west on Carpenter. The placement of the septic systems for this new Police/Fire facility is just over the property line of 17 Carpenter St. and is concerning. Given the large piece of property involved it is troubling that the system is being placed so close to that residence, and to our residence at 25 Carpenter. There is only so much the ground will take and after that we will be facing problems in our basements, currently two of the few in this neighborhood that do not require a continuous sump pump.

I find it very unfortunate, that although there are apparently no setbacks to restrict it, the paved road and parking are situated at the edge of the property, leaving no respectful boundary between the black top and the neighboring property. It would have been very appreciated had the building been situated with greater respect the property of the neighboring lots. It is so ironic that the lyrics to a song are so appropriate to this situation. You will be paving paradise, specifically Ms. Cornelia's garden, and putting up a parking lot..... how very sad. It just doesn't feel right, and does not do justice to how we have all respectfully lived as neighbors.

With the former Upper Valley Events Center being recently torn down, that property seems even more appropriate for this facility now than ever before. It would provide a commercially appropriate area for this facility, our neighborhood is not the proper placement for such a commercial enterprise at the scope to which is now being proposed. If the project proceeds as such, we hope that you will give strong consideration to the changes we are suggesting.

Sincerely,
Ann Marie and Bill Smith
25 Carpenter St.
Norwich VT