

Amy Harvey

From: Elise F <elise.l.fradin@gmail.com> on behalf of Elise Fradin <efradin@bellsouth.net>
Sent: Monday, April 09, 2018 10:31 AM
To: Pam Hemminger; Town Council
Cc: Amy Harvey; Jeanne Brown
Subject: Petition about Retirement Residence Construction on Estes Drive
Attachments: Retirement Residence Project Petition.docx

Dear Mayor Hemminger and Members of the Town Council:

I have attached a petition signed by several members of the Huntington-Somerset neighborhood regarding the construction that is taking place on the site for the new Retirement Residence Project on Estes Drive next to Phillips Middle School. We have several questions and concerns that we would like to have addressed at the April 11, 2018 Town Council Business Meeting. I would appreciate it if you would please read the attached petition.

Thank you,
Elise Fradin

April 8, 2018

Mayor Pam Hemminger and Town Council Members
Town Hall, Council Chamber
405 Martin Luther King Jr., Blvd
Chapel Hill, NC 27514

Petition to Mayor Hemminger and Members of the Town Council:

We are writing to you as concerned residents of the Huntington-Somerset neighborhood. We live near the construction site where the new retirement home project, Chapel Hill Retirement Residence is planned on Estes Drive next to Phillips Middle School. We have several concerns about this new development:

1. Our first concern has to do with the scheduled blasting of rock from the construction site. Recently, we received a letter from Vibra-Tech, Inc. that they would begin blasting at the end of April. We were encouraged to have a "pre-blast inspection of our homes," hired and paid for by Mid-South Drilling. The purpose is apparently to establish a baseline assessment in case there is any damage to our homes as a consequence of the nearby dynamiting.

We would like to know:

- Were you aware when you approved the special use permit that the construction company would be blasting extensive granite formations on this 7-acre piece of land that is so close to neighborhoods and schools?
 - How will the Town staff ensure that the blasting company is adhering to the highest standards of safety?
 - Were any preliminary investigative ground studies done to ensure that this blasting would not damage existing homes in the area?
 - Has similar blasting been done previously in such close proximity to other populated neighborhoods or schools in Chapel Hill?
 - Who is legally responsible if there is any damage done to our homes as a result of the blasting? Mid-South Drilling? The developer? The Town of Chapel Hill? (We have learned that the ownership of the Retirement Residence is already changing hands and want to know who will be accountable if things go wrong.)
 - Were you aware that, although Vibra-Tech, Inc. has been allowed by other drilling companies to release the inspection films to the home owners, Mid-South Drilling has specifically prohibited release in this case?
2. Our second concern is that virtually all of the trees have been removed from the construction site. We thought that the town's tree ordinance mandated the protection of significant trees and tree canopy. It seems like the tree buffer sought by the neighborhood and approved by the developer was not kept in place.
 - Will there be significant landscaping and plantings on the completed site that will buffer the residential neighborhood from the noise and lights of the Retirement Residence?

3. Our next concern has to do with the increased traffic. With the large number of residents and support staff once this facility opens, the volume of traffic that comes in and out of Somerset Drive will increase dramatically. It is already difficult to turn left on to Estes Drive when leaving the neighborhood.

- Will anything be done to mitigate the effects of this dramatic increase in traffic volume?
- Will a stoplight or a roundabout be placed at the entrance of Somerset Drive to facilitate traffic flow?

As long-time residents in this neighborhood, we were upset that the town approved a high-density development at the entrance to our neighborhood of single-family homes. However, given that it has done so, we would at least like reassurance that we can rely on the Town Council to hold the developers to the highest level of safety vis-à-vis the proposed blasting, as well as all the terms that were stipulated in the approved permit.

We look forward to your response to our questions.

Respectfully yours,

Elise Fradin - 204 Huntington Drive
Mark Fradin - 204 Huntington Drive
Sandy Turbeville - 219 Huntington Drive
Glen H. Elder, Jr. - 219 Huntington Drive
Beana Ollapally - 200 Huntington Drive
S. Viswanathan - 200 Huntington Drive
Marsha A. Horowitz - 100 Huntington Drive
Samuel J. Horowitz - 100 Huntington Drive
Elizabeth DeLong - 205 Somerset Drive
David DeLong - 205 Somerset Drive
Penny Chen - 217 Huntington Drive
Jian Liu - 217 Huntington Drive
Helen Tauchen - 107 Huntington Drive
George Tauchen - 107 Huntington Drive
Joan Bettman - 213 Huntington Drive
Jim Bettman - 213 Huntington Drive
Margaret Harrington - 212 Huntington Drive
Matthew Bucklad - 212 Huntington Drive
Jennifer Thomason - 203 Somerset Drive
Ben Thomason - 203 Somerset Drive
Kari Castleberry - 201 Huntington Drive
Marcia Vaughn - 206 Somerset Drive
Bob Vaughn - 206 Somerset Drive