

AAA Woods Property SUP

Remarks to Town Council, December 5, 2018

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I am Carlisle Walters and I live in the seniors community, Courtyards at Homestead Rd, adjacent to the property in question. I request denial of Resolution A or, at least, continuation of the discussion until the January Council meeting to resolve the issues raised by my neighbors and me. I want to register my SERIOUS concern with the traffic problems and safety issues this development will create for the Courtyards.

Unrestricted flow between our neighborhood and the proposed 190 apartments will increase our traffic several fold. The 2017 traffic study simply assumes that the driveway from the proposed development onto Homestead Rd. will be the main in and out for residents. There is no stated basis for this assumption and I believe quite the opposite may be true.

The proposed driveway is only 100 ft from the Weaver Dairy Rd light. With the expected increase in traffic along Homestead Rd, it will be easier for residents of the proposed development to enter and leave through our neighborhood, which is further from the likely congestion at the Weaver Dairy light.

The possibility of making the connecting road between our properties one way going into the proposed development is not an answer. It will reduce traffic by only a small degree. It will be those cars returning to the proposed development that are likely to prefer making their left turn further from the Weaver Dairy intersection, and, thus, into our neighborhood.

My concern is safety. The roads in the Courtyards are narrow and designed to handle the traffic of our small development alone. We have residents with various infirmities both cognitive and physical. My problems are with vision and balance, so increased traffic is particularly worrisome to me. I would have thought twice about buying into this neighborhood if I had know its traffic would increase several fold. With the intention of aging in place, our neighborhood is likely to include increasing numbers of people with disabilities.

My understanding is that the proposed 190 apartment development does not require more than one entrance and exit. It is only OUR neighborhood that needs two points of access for emergency vehicles. This could be accomplished by connecting the two properties as planned, but putting either gates or bollards up for emergency access only.

I urge the Council to consider the safety and wellbeing of its senior citizens in the EXISTING Courtyards community and require any road connecting the Courtyards to the proposed apartments to have either gates or bollards for emergency access only.