

Sherry Rinaldi  
1390 Enfield Street  
Enfield, CT 06082

This letter is requested to be read by Lori Longhi, <sup>crane neighbor</sup> acknowledged in the minutes by the PZ commission, Town of Enfield . June 30, 2022

Good evening Mr. Chair and Commissioners:

I am **opposed** to a zone change at 1297 Enfield Street to a Special Development District from the property's HR-33 status....

The revised edition of the Enfield Felician Campus by The Community Builders and Sister's has not changed significantly in its design plans. A matter of revising the language and numbers is nothing but semantics.

**9 / 2021 previous proposal 6 / 2022 revised proposal**

As stated the final development of this project is contingent on state and local policy and funding that will include "The Enfield Tax Payer". With a 99 year ground lease and a lot of speculation it is difficult to quantify this preposterous inflated discourse.

The master plan seems to equal 100% with no explanation of how new buildings will look; townhouse or duplex etc. elderly units, separate dwellings or similar to assistive living apartments. The option of " **may include limited of market-rate and unrestricted units.** This in my opinion is discriminatory. There has been repetition of a term not used in the Fall of 2021 (**intergenerational**). Is this by appearance or design?



Mixed income means many things and \$40,000 - \$80,000 for income restricted apartments. These figures are provided by ????????

**MISSION OF REDEVELOPMENT IS TO PRESERVE THE ORDER OF THE FELICIAN SISTERS. AT WHOSE COST?**

I understand clearly the above segment of their mission but with great dissatisfaction with the rhetoric every time "MEETINGS" have been held (LAST MINUTE), and when a disputed point is made no data can be provided which disengages collaborative communication. This due diligence in planning and sharing that is emphasized is troublesome.

The Felician Sisters and The Community Builders choose to feel the only people impacted is a small section of South Road, minimal home owners on Enfield Street and now Post Office road no issues with its new road plan. Neglecting to realize these roads do provide alternate routes for Enfield's residents. The traffic study provided is outdated and incomplete which does not include 2022 data.

I have read that there will be no impact regarding the tax base, safety, police department, fire department, town maintenance, our aged infrastructure, EMT services, Enfield's Public School system, recreation, sewers, support services, and the need of other more sensitive services if needed?

"The Philosophical, Development, Operational, Buildings, Parking/Traffic, Shared Spaces and Outdoor Spaces are simply stated goals". The short term objectives are not clear, concise, nor specific and implementation not mentioned. The impact has not even been clearly defined. There has been no mention that I recall regarding disabled individuals.

The residents of Enfield are tax payers, "The Felician Order" is not. TCB is a not for profit. There is not an end in sight with this script presented that keeps changing with i's not dotted and t's not crossed.

**Has this commission even visited a few of the TCB sites?**

This is a very complicated, large development venture and it is unfortunate the Felician Sisters of North America have not secured and supported their property financially and now their problem is impacting the Town of Enfield to bear the brunt of their failure to do so.

It is unfortunate that there are only a few supported events for the Town of Enfield mentioned by the Felician Ministries.

1. Enfield Montessori School
2. St. Francis Residence
3. Use of frontage for Enfield's Parade

***I DO NOT SUPPORT THIS PROPERTY ZONE CHANGE TO A SDD***

Sincerely,

 6/30/22

Sherry Rinaldi