

June 29, 2022

From: James T. Glista
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To: Enfield Planning and Zoning Commission
820 Enfield St., Enfield, CT 06082

Re: PH#3017MA

I am commenting to object to the requested change in zoning for 1297 Enfield Street, The Felician Sisters property to a Special Development District.

- 1) The SDD zoning, residential, Retail and office use is too broad a brush to paint over this parcel. Retail and office use would entirely change the scope of this change which has been presented as residential. If this broad zoning change is approved, there may not be any way to prevent future uses beyond the context of this proposal.
- 2) My property is located at the South-East corner of the property owned by The Little Sisters of the Poor and occupied by St. Joseph's Residence. Since my property is about 525 feet from the boundary of the project, I am 25 feet away from being considered an abutter, as are all the houses on Post Office Road between Enfield St. and I-91, yet in the narrative, the applicant is using PTR Precision Technologies, and Storage Technologies as examples of nearby uses, even though they are on the East side of I-91, this is very deceptive since the subject property cannot even be seen from them, while I can see it from my yard. They also state that there are multi family dwellings in the area, but I don't believe they are more than two or possibly three family, nothing like apartment blocks. This is also deceptive. *four*
- 3) Another problem with a development of this scope is water runoff. I understand there is a Wetlands and Watercourse Commission that will have their own hearings. But is by the change in zoning you open this kind of development with the additional impermeable surfaces of pavement and roofs, the runoff situation will be devastating. Water already submerges the four or five foot culvert under I-91 and when I inquired about it to a State of Connecticut engineer, she said that the Town of Enfield has not left anywhere for the water to go with the development along Phoenix Avenue. Another problem is that the retention basin and waterways (ditches), along I-91 and Phoenix Ave. are not maintained and choked with cat-tails and phragmites and are nearly useless. I used to be able to plow a garden behind my house on Post Office Road but have given up because the tractor gets stuck.
- 4) The other concern I have is that the Felician Sisters of North America would become a property management business instead of following the educational vocation that they held for decades.
- 5) I would have no objection to having the existing buildings converted to over 55 housing with addition of necessary outbuildings. Therefore if I am correct I believe that a Multi Family Housing District zoning designation would be more appropriate.

Respectfully submitted,

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