

RECEIVED  
ENFIELD PLANNING DEPT.

2022 JUL 19 AM 9:34

Marissa Mottolese

spsmottolesem@gmail.com

To: Enfield Planning and Zoning Commission

820 Enfield St, Enfield CT 06082

Hello,

I am writing to you concerning the 1297 Enfield Street zoning change request. I am a 22-year-old civil engineer currently living in Somers, CT. I originally lived on Edgewood Drive in Enfield and have many family ties across the town. While I am not a resident of this neighborhood, I want to be involved in the development and betterment of my surrounding community.

We are living in times of drastically rising rents and home costs. For young people such as myself and my peers, renting a home while trying to save money for future costs, such as eventually owning a home or raising a family, grows more and more challenging with the rising cost of living. Dense, affordable housing, such as what the Felician Sisters aim for on their property help provide housing for working class people and the senior members of our community that find themselves unable to afford other types of housing. This development would be especially beneficial to seniors that need bus access and community spaces. Unfortunately, through much of Enfield, building these multifamily facilities is cannot be built based on zoning restrictions. The proposed zoning change zoning change will allow for a new, updated, desirable type of housing in the community that is currently inaccessible in most places.

With the right approach, the historic feeling of the area can still be maintained, as I understand this is a major concern for the current residents of Enfield Street. The current plan of keeping historic buildings preserved under HR-33 zoning creates a good compromise for the Felician Sister's legacy and the concerned residents. The proposed changes of adding two new buildings, one addition, and a comparable amount of green space are modest, and because they are being at placed at the back of the site, should not have a large visual impact on Enfield Street. Architectural and landscaping choices can also help preserve the historic charm, while still allowing for the neighborhood to develop.

I have trust in the architects and engineers involved in the project to responsible address other areas of concern brought up by residents, such as site drainage and traffic accommodation. The studies brought up in the meetings show that traffic can be safely flowed onto Enfield Street without causing major capacity issues. At my firm too we have used older traffic data for modelling due to oddities in collecting data during and after lockdown.

I hope to see that 1297 Enfield Street succeeds in changing from HR-33 to SDD zoning and that this is a stride forward in leading Enfield away from the outdated single family housing districts that have come to occupy the majority of town and towards a more diverse zoning code. Other areas of town, such as the Enfield Square area discussed in the June 30<sup>th</sup> zoning meeting, have similar potential for multifamily or mixed-use zoning that do not fit easily within the town's current zoning. I am impressed with the amount of planning and considerations the Felician Sisters and their partners have made since 2015 to make this development possible and am excited they are taking steps to positively impact their community rather than leave the campus underutilized. Thank you for your time and consideration.

Regards,

*Marissa Mottolese*

Marissa Mottolese