

## Maruca, Nicole

---

**From:** Nikki Price <nikkiannprice@cox.net>  
**Sent:** Monday, July 25, 2022 10:34 PM  
**To:** Planning Zoning Service; Whitten, Lauren; Davis, Matt; Driver, Georgienna  
**Subject:** PH#3040MA - 1297 Enfield St - Application - 25JULY2022

External Email: Use Caution when opening attachments or clicking links.

Dear Enfield Planning & Zoning Staff and Commissioners,

At the PZC meeting of June 30, 2022, I contemplated whether I should read my closing remarks because they were slightly harsh and of pointed commentary toward the Felician Sisters. Thus, I chose not to speak my mind. However, given the current juncture of proceedings, I feel it prudent that I state those thoughts now.

Following are the remarks I left out:

*Finally, in my opinion, the Felician Sisters have been lacking and or misleading in offering information about this redevelopment thru their presentations to the Enfield community:*

- 1. The initial presentation noted in their open remarks that they surveyed the neighborhood only for us to later find out it was their community residents that were polled.*
- 2. At the Senior Center community discussion, it was stated that Enfield residents were on the Advisory Committee. After further questioning, we were told these residents were Felician sisters who reside in Enfield.*
- 3. Not answering direct questions from the last meeting such as, who were the companies that were looked at and why was Community Builders selected?*

*In closing, I am against this proposed zoned change.*

*Thank you for allowing me to express my point of view in this matter.*

Now it's time too piggybacked this sentiment. Case in point, from the last meeting of July 14<sup>th</sup>, out of the blue a new master plan was presented that increased the historic zone. A commissioner had to ask three times how many more additional people will be living on the property. Only to find frustration in getting a straight answer to their question. Welcome to our world!

There are so many unanswered questions from the Felician Sister, such as once the remaining sisters have left these earthly lives, who are their replacements? The focus has been on the Felician Sisters, let us now to our attention to Community Builders and the what ifs they present. Is the 99-year ground lease transferrable? Would Community Builders sell the buildings after 15 years? Community Builders states they are bringing in revenue and paying taxes yet none of their presentation material provide any data. Just as in the movie *Jerry Maguire* "show me the money"!

There is a discrepancy between the tax assessor's data base and the Community Builders presentation regarding the total acreage for 1297 Enfield Street. Please clarify.

Now for the proposed waiver regarding a site plan. Why do they want or need a waiver in order to proceed with the current proceedings?

In closing, Felician Sisters of North America cannot guarantee 100% they will never sell the property. We are guaranteed 100% this zone change will be there forever on this piece of property and we the abutters present and future will be living with this decision now and forever.

Sincerely yours,

Nikki A. Price  
1324 Enfield Street  
Enfield, CT 06082  
Telephone No. 860-745-1315



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)