

Hello, AnnMarie Galdenzi from 1330 Enfield St.



Thank you for this time to speak to you again.

- In reviewing some of the new documents, there is one called the "Bulk Data Chart". I am not sure who posted it as it is not marked. This chart shows there are 142 dwelling units that already exist on Felician Sisters' site, this was also mentioned in the last meeting by Attorney Landolina. What was not clarified, is the fact that these 142 dwellings are small, dormitory style units for a single bed single person. They are used for the sisters, infirmary patients and other current occupants to reside. These 142 units should not be considered or compared to one- or two-bedrooms apartments. This gives the incorrect perception that not as many new apartments will be built. I find this deceptive. It is more accurate to describe the 142 unit as a boarding house as they do not private facilities in the way an apartment or hotel would be required to have. Therefore, there are not 142 dwelling unit that existing, there are 142 bedrooms.

In referring back to the "Bulk Data Chart" under density, the existing density is listed as 142 dwelling units. Proposed density is 250 dwelling units making it seem that there is only an increase of 108 dwelling units. Again, this is misleading because 142 single bedrooms takes up much less square footage than 142 dwelling units. The proposed number of dwelling units will take up a much larger proportion or space of the Felician's property. This is a huge change and impact.

Under Building Coverage, it lists the existing building coverage is 1.97 acres. The proposed increase in coverage states the total will only be 2.19 acres. This seems to be a very small increase considering the proposal is to include two new buildings and a major addition. This is not adding up!

- We do not or have never had a clear and concise idea / plan of what will be the final project and I feel that this is a major requirement that cannot be overlooked or exempt from site plan review. This needs to be completed before a Zone change can be considered. For example, since we have never seen or heard what the Fire department report was, I called the department and talked with the Fire Marshall. He does remember reviewing the presented master plan for this project. His comment was that the material that was presented to him this past summer, could not be approved. This is a big concern and provides good reason why there is a need for a concise master / site plan. It also brings up concerns about other items that would have been addressed and reported on such as: the wet land committee review, the police department review, and the public works department. With the estimated demand on current utilities in the area, example - has the Water Pollution Control Authority Impact been summited? Reference

- Enfield Zoning Regulation (# 13) See 4.30.2 Conversion of Buildings for Residential Purposes. The Water Pollution Control Authority must also be consulted on all proposed Multi-Family Residential Uses within the HR-33 Zone. Pg 35 of 144 from the Zoning Regulations. Also, how can a traffic report from 2016 be used to compare traffic volumes for a school who population is about 165 students to traffic that will arise from 250 1- or 2-bedroom apartments. This makes no sense to me, either. It does not give a proper idea of how it could affect the area. And as a resident that lives across the street, I know how busy South Rd, Enfield St and Post Office Rd. are. Therefore, there is not a clear picture of the impact on traffic in the area with this increase population.

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- It is known that any home in the Enfield community that is looking to change, add, or build on their property they must apply to the town, If the project does not meet the current Zoning regulations, the application must go before the Zoning commission for an exemption. Depending on the location it may be required to a get second approval from the Enfield Historic Committee. I have looked at some of the other applications posted on the town website. Example: There is one application for a 2-family house. It appears that the town needs additional specific information, like the dimension and specification of the proposed front porch, dimensions of the basement. It does not seem very prudent that for this project we do not have the specifics. The Sisters / Community Builder's project will certainly affect most of the immediate community and town more than a two-family home would. Yet it seems we are not asking for the precise information on what will be built and its effect on the community, example: fire, traffic, wetlands, and environmental. So, to grant SDD zone change without these details just gives a blank slate to who ever will own the property.
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I thank you for listening to me and please do not approve this zone change.

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# FELICIAN SISTERS

<b>BULK DATA CHART</b>		
	EXISTING	PROPOSED
<b>ZONE</b>	HISTORIC RESIDENTIAL-33	SPECIAL DEVELOPMENT DISTRICT
<b>TOTAL ACREAGE</b>	±26.82 ACRES	±26.82 ACRES
<b>TOTAL ACREAGE FOR ZONE CHANGE</b>	±26.82 ACRES	±16.50 ACRES
<b>BUILDING COVERAGE</b>	±85,700 SF (1.97 ACRES)	±95,270 SF (2.19 ACRES)-SDD ZONE ± 120,275 (2.76 ACRES-ENTIRE SITE)
<b>OPEN SPACE</b>	±21.14 ACRES	±10.31 ACRES (SDD ZONE) ± 19.5 ACRES (Entire Site)
<b>DENSITY</b>	142 DWELLING UNITS (5.3 UNITS / ACRE)	228 DWELLING UNITS-SDD ZONE (13.8 UNITS / ACRE) 250 DWELLING UNITS-ENTIRE SITE (9.3 UNITS / ACRE)
<b>PARKING</b>	159 SPACES	TOTAL: 364 SPACES SENIOR HOUSING: 149 SPACES / .95 SPACES PER UNIT (142 UNITS) FAMILY HOUSING: 154 SPACES / 1.4 SPACES PER UNIT (109 UNITS) ENFIELD MONTESSORI SCHOOL (EMS): 61 SPACES

<b>BULK DATA CHART- BUILDING HEIGHT</b>			
	REQUIRED	EXISTING	PROPOSED
<b>MAX HEIGHT (STORIES)</b>	2 1/2 STORIES	4 STORIES	4 STORIES
<b>MAX HEIGHT (FEET)</b>	35'-0"	43'-1" (Convent)	*Lower or equal in elevation of the main roof of the existing Convent and St.Felix Center

<b>BULK DATA CHART- SETBACKS</b>		
	REQUIRED	PROPOSED
<b>FRONTAGE</b>	150 LN. FT. MIN.	1133 LN. FT.
<b>FRONT YARD SETBACK</b>	40 FT.	40 FT.
<b>SIDE YARD SETBACK</b>	25 FT.	25 FT.
<b>REAR YARD SETBACK</b>	50 FT.	50 FT.

