

**From:** Debi Ventola <lildebiv@gmail.com>  
**Sent:** Tuesday, April 20, 2021 2:26 PM  
**To:** \* Planning  
**Subject:** 462 Josiah Bartlett Rd. Subdivision

I would like to address the Concord Planning Board re: the Major Subdivision residential cluster being requested by KRJ Finance LLC.

Approval for this subdivision would be a detriment to a neighborhood that is settled and has many families hoping this never happens. The interference in so many lives isn't the only detriment to this plan. Our wildlife needs to be considered in any construction in this neighborhood. My family has been at 455 Josiah Bartlett Rd for 13 yrs. The years have been spent excitedly watching all the animals we live amongst. We have seen countless deer, turkeys, foxes, a timber wolf, cardinals and a wealth of other birds in our years here. These animals live in this neighborhood and raise their families here. Our yard has been dubbed the "deer incubator". In the spring Momma deer leave their babies in our yard where they are safe. We own an acre+ directly across from 462 Josiah Barlett. Our lives will be impacted in a truly negative manner. Our windows look directly at a beautiful piece of land with woods lining a pasture.

A large number of people use this whole road to walk, run, bicycle, etc. The Barlett farm, less than 1/4 mi. up our road, adds to quaint "country feel" in our neighborhood. The construction alone for 9 homes would be such an enormous inconvenience having big trucks and equipment in and out of our neighborhood. Increased traffic from 9 homes is also a concern. There are so many reasons to find a different building site, I have only touched the surface. My family vehemently opposes this plan. I have downloaded pics of some of the wildlife we have managed to photograph over the years. Please consider the wildlife and people who will be forever affected by a plan of 9 homes in a small neighborhood. Please see pics I've included next page.

Thank you for the opportunity to address this subject and have our voices heard.

Debra Ventola  
455 Josiah Bartlett Rd  
603-674-7135

Mark & Lynne Starry

Property Owners -463 Josiah Bartlett (across the street from the proposed development)

### Water

I am concerned about adding 11 new wells drawing from the same aquifer as existing property owners. We are currently in the 2<sup>nd</sup> year of a drought. My property has two old wells that are dried up and we have been conserving water by using rain barrels for gardens, etc. out of concern of 3<sup>rd</sup> dried well. We are requesting an impact study this proposal would have on the water table and the existing wells the area.

### Traffic

Although this area was zoned RM in 2000, this is still very rural area with farms and cows crossing the road twice daily. This proposal includes a new road to be built across from Welcome Drive, creating 4 ways of traffic on a country road that children learn to ride bikes on and walkers enjoy with very little traffic. There are no sidewalks. We are requesting study to look at the impact this road will have on the volume and safety.

### Noise

The area being developed is quiet and the trees provide a buffer to the highway noise on 106. The proposal removes most of the trees. Construction and highway noise will impact the neighbors negatively in the short and long term.

The area being developed has been leased by the dairy farmer for years up until the property was sold and is filled with wildlife. It is a habitat where Doe hide their fawn in the spring, fox pups play and neighbors enjoy watching on their daily walks. This proposal as is, removes all this habitat. While I respect the right of landowners to develop their land, I do hope the level of impact on neighbors, water, safety, and the quality of life will be considered.

To Whom It May Concern,

We are writing in regard to the cluster subdivision proposed at 458 Josiah Bartlett Road. While we understand there is a high demand for housing in the Concord area, we would like to express the following concerns about the development.

Specifically, we feel the number of properties being proposed across the street from us is high and will have a significant negative impact on us.

In 2016, a few months before we bought our property at 461 Josiah Bartlett Road, the previous owners' well went dry and needed to be drilled deeper. Our property currently sits below a cluster subdivision on Welcome Drive and we suspect that development may be the reason the well failed.

We would like to know if an impact study has been conducted as to the affect the proposed development might have as it relates to the stability of the aquifer and its ability to support 10 additional wells, especially given the extreme drought conditions we continue to experience in NH. If there is no information from an impact study, we would request one be conducted.

Additionally, we would like to know if an impact study has been conducted on the expected increase in traffic on the road with the additional 10 houses; and if no study has been done, we respectively request a traffic study.

We note from the plans that a significant number of trees will be removed in the area abutting Route 106. Our concerns in this regard are: 1) Will Route 106 be visible from Josiah Bartlett Road after the deforestation? 2) Will any special fencing be required to block out additional light and/or noise pollution?

Finally, if the road inside the development is going to be private, who will be responsible for maintaining the road, street lighting and any proposed green space once the development is complete and the properties sold?

Thank you for your time and consideration in addressing our concerns.

Sincerely,

Tim and Amanda Gray  
461 Josiah Bartlett Road  
Concord, NH 03301