

Ann-Marie Aubrey

From: Ashley Fell
Sent: Monday, November 20, 2023 2:04 PM
To: Ann-Marie Aubrey
Subject: FW: Comment on the commercial project proposed by CPD Killingly, LLC, Applic. # 23-1314

Hi Ann-Marie,
We just got this in from Kathleen Weiss. If I get any more, I will forward.

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HARTFORD PIKE
#23-1314

From: Kathleen Weiss <katjackson2w@aol.com>
Sent: Monday, November 20, 2023 1:53 PM
To: Public Comment <publiccomment@killinglyct.gov>
Subject: Comment on the commercial project proposed by CPD Killingly, LLC, Applic. #23-1314

TO: KILLINGLY PLANNING & ZONING COMMISSION

Dear Commission members,

As the spokesperson for the Weiss Family and as a major property owner in the Historic District of Dayville, I would like to reiterate our strong opposition to this project.

The proposed site is adjacent to the Dayville Historic District, which encompasses several residential buildings dating back over 100 years. A commercial building, housing 5 units of varied businesses and food operations, will not only detract from the historic nature of the area but will create safety issues on Hartford Pike because of the in and out traffic that these types of businesses encourage. The stretch of Hartford Pike where this project is proposed is only TWO lanes wide. Any vehicles that enter and exit the proposed "strip mall" will likely impact the flow of traffic on an already heavily traveled, congested section of Hartford Pike. I am puzzled by some members of the Commission repeatedly referring to the intersection of Killingly Commons and Town Farm Road, where that section of Hartford Pike is over FOUR+ lanes wide - with traffic signals to control the flow, as if it would somehow accommodate the "in and out" flow of traffic from this commercial site. The proposed location of this project is well beyond that intersection in a westerly direction, where Hartford Pike narrows to TWO lanes and does not benefit in any way by the traffic light at the Killingly Commons intersection.

After the denial of the requested easement through Owen Bell Park, CPD Killingly, LLC presented a revised plan to retain the proposed drive-thru at the rear of the building instead of the original side location. The location of a drive-thru at the rear to accommodate a Starbucks in a parking lot where there will only be two outlets onto Hartford Pike, will more than likely create a back-up through the parking lot, which does not appear to have adequate parking for five businesses, disrupt the incoming traffic and may spill out onto Hartford Pike. At a previous meeting, a commission member actually commented on a traffic problem created by a Starbucks drive- thru that he witnessed in an area that he passes routinely.

The entering and exiting onto Hartford Pike of not only customers to this site, but delivery trucks, trash removal trucks as well as emergency vehicles will also have a negative impact on the traffic in this area. Residents along that section of Hartford Pike already have difficulty pulling in and out of driveways, while heavy traffic, including tractor trailers, travel well over the posted speed limit.

Allowing a project such as the one proposed by CPD Killingly, LLC will have a detrimental effect on the quality of life of the residents in the Historic District, will impact the value of the properties, will create safety issues for both motorists and walkers in the immediate area, and by the proposed businesses, will likely create, a nuisance, noise, trash, loitering etc.

Thank you

Kathleen
Weiss

Pike

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