

From: [Nicholas Monsarrat](#)
To: [Larry Lewack](#)
Subject: 4035 Mt. Philo Rd.
Date: Tuesday, July 21, 2020 1:32:13 PM

Dear Planning Commission--

Sorry to be a little tardy with these comments. I attended the "site visit" for this proposed development last week but my husband and I were unable to "attend" the meeting. Hope it's okay to weigh in on this subject now.

First of all, my husband Nick Monsarrat and I have lived here for the past 20 years, and are more than familiar with this section of the road and the property across the road from us where there may be building at some point.

I don't need to tell you how much the traffic has changed on this road, in terms of the amount and the speed at which people go, but to say, first of all, that we have to be very careful pulling in and out of our driveway onto Mt. Philo. That stretch of road can be a speedway because the first mile or so to the north is winding and people can't go as fast as they might like. So when they reach that one straight, clear stretch, they tend to step on it before they go up the hill. The idea of two more driveways between our place and Taylor Harmeling's is a little hair-raising. I don't know whether the speed limit will have to be reduced or maybe signage will cover the problem, but it seems like a very dangerous prospect once there are houses there. Then there is all the truck traffic--huge dump trucks--that come barreling down that hill going north. I wouldn't want to be pulling off to the right there to go home.

We used to ride on that property--all the way to Guinea Road in fact--and we would no more cross the road on horses there now than we would think of riding onto 89. People don't slow when they see a horse. They simply speed up and go to the other side of the road.

The other point I'd like to make is that it is a very wet piece of land, whenever there is any rain. We have ridden and walked there many, many times over the years, and the least bit of rain turns it into a wetland. Also, given how wet the lowest points of our property can get in a good soaking rain, I can't imagine how wet that area will be, since it's lower in elevation. And of course, the water, etc., comes flowing down that rather steep hill, so I can't conceive of how that would be a good place to live but that's obviously not my decision.

It was a perfect place for a Christmas tree farm.

It's such an idyllic little spot for wildlife, etc., that it would be a shame to plunk houses there and mow it all down, but that's just our perspective, which I'm guessing will not count for much. As much as we liked riding through the woods on the way up the hill toward Stockbridge Road, it seems like that might be a drier place to build.

To wit, one other major concern, for us personally. What will happen to the integrity

of our well if new wells are drilled for four houses so close to us? Will that impact the aquifer, and therefore our well, or our neighbors' wells?

Thanks for your attention, and we will try and attend further meetings.

Barbara Ann Curcio and Nick Monsarrat