

Dear Planning Board Members,

This is a letter concerning the new Ambrose Woods building proposal for the dwellings to be built between the Indian Ridge part of Emerald Lane and Toland Road.

In 2019 my husband and I moved into our new home with our daughter and her young son because it was a new development on a quiet cul de sac and included a tot-lot. The idea that a road is being built adjacent to the tot lot that many construction vehicles will use and will later be a shortcut for traffic back and forth from the Toland road is a dangerous proposal. This is a quiet development with children riding bicycles and scooters, many dog walkers, and people just enjoying their neighborhood. The tot lot, which many children use sits at the top of a hill on a blind curve that winds down to a circle. The circle is where the young children are picked up and dropped off by the public school bus. This is already a dangerous scenario without adding more traffic. Our roads are very narrow and a problem when there are cars or trucks parked on either side of the road, more traffic will increase the danger.

I am also concerned that the new private road that is proposed will not allow for school bus traffic. So where will the children get school bus transportation and has the school board been notified that this area will be having an influx of many more students to their already crowded system? Who will maintain this private road, plowing, garbage collection, potholes, and water runoff? Will there be bio-ponds added to this new development and who will maintain them? Will the builders clarify all the costs to the new buyers or blindside them?

We also have conservation wetlands surrounding many of the properties in Indian Ridge and we live with a great diversity of wildlife. There is a balance of nature already established in our community and this building project will probably create negative results for the wildlife in this region.

I understand the need for affordable housing but I believe the plan for this project will not benefit the people of Dover. I strongly urge a no vote for the Ambrose Woods project.

Karen Leopold
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