

Re: TRAN-2024-0003

To whom it may concern:

I am writing this as a concerned citizen and to provide comment regarding the above-captioned Transfer of Development Rights. Unfortunately, I will not be able to attend personally as I will be out of town. I would otherwise request to speak on the matter at the meeting.

I do not believe that this requested Transfer of Development Rights should be granted for a number of reasons:

-Although the proposed road into Emerald Lane might be able to accommodate some limited additional traffic, the number of additional units proposed would clearly overwhelm Emerald Lane as it currently exists. The road is narrow and at the present time drivers have to be quite cautious in navigating Emerald Lane.

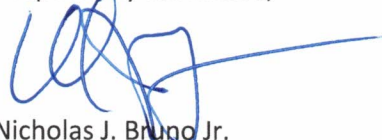
-The proposed road into Emerald Lane is within a short distance of the children's playground, referred to as the "Tot Lot". The playground is used frequently by many neighborhood children under the age of ten. When my 8 year old granddaughter visits, she often asks to play on the playground. I strongly believe that there is not enough distance between the proposed road and the playground to ensure safety for our small children. You should understand that our development is a nice mix of retirees like myself and young families with small children. There are quite a few young children that I see on the playground during nice weather along with their parents.

-The proposed road would enter the current Emerald Lane at a point where there is a huge blindspot for oncoming traffic heading towards "old" Emerald Lane. I strongly believe that increased traffic would result in an increase in traffic accidents as traffic on the proposed road would only be able to have limited sight to oncoming cars coming from both the right and left.

-I have also travelled along Tolend Road and have seen that there is not a really good line of sight where the proposed road would enter Tolend Road, although not as limited as where it enters Emerald Lane. However, where traffic usually proceeds at 20-25mph on our portion of Emerald Lane, traffic proceeds at a minimum of the posted 30mph on Tolend Road, so the danger might be even greater.

I understand that any acceptance is at the discretion of the Planning Board. I would urge the Planning Board not to accept the Transfer of Development Rights as currently proposed. Safety of its citizens should be more important than blind and inadequately planned expansion.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Nicholas J. Bruno Jr.", with a long horizontal line extending to the right.

Nicholas J. Bruno Jr.
144 Emerald Lane, Dover, NH

Cc: Dennis Shanahan, Council Member Ward 5