

Vansylyvong-Bizier, Jerrica

From: Susan Lapierre <susanelapierre@yahoo.com>
Sent: Monday, May 27, 2024 10:20 PM
To: City of Dover - Planning; Planning Board - All
Subject: TRAN-2024-0003 / Transfer of Development Rights

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Dover Planning Board

Ladies and Gentlemen,

I am writing to object to the TDR proposal that is scheduled for a hearing at the Planning Board's May 28 regular meeting. My understanding is that the TDR project, if granted, would create 76 dwelling units (53 base units plus 23 Accessory Dwelling Units), with the possibility of further development of other units on Parcel "B". This is outrageous! That many dwelling units in what we all thought was an area that is zoned as R-40 with limited development potential. I intend to go to the meeting and will insist on a "NO" vote by the Planning Board.

I want to first mention that we're all for affordable, attainable housing in our community. We were young once and were there ourselves. But the units being created will not really be affordable. The condo fees that will need to be paid by the residents of these units will be overwhelming. They will need to support a private road, a private bridge, a management company, private trash, private snow plowing, sanding and salting, street sweeping, landscaping, insurance, and a storm water system like we have at Indian Ridge which will surely be required by the city. Not to mention sky high Dover taxes, water and sewer and whatever mortgage payments they will have. Lastly, these units are nowhere near public transportation so every resident will have to have a dependable motor vehicle with gas, maintenance and insurance costs. Calling these units affordable or attainable is absurd. It all boils down to the fact that THIS IS NOT AFFORDABLE HOUSING but is instead deceptive and misleading to the public.

That said, my main reason for writing is to advocate for our residents by strongly emphasizing that this plan as proposed is EXTREMELY DANGEROUS to the health, welfare, and safety of all our residents but particularly those very vulnerable like our elders and children. The city Tot Lot is within a few feet of the proposed cut through onto Emerald Lane and kids are constantly coming and going in that area. This particular part of our circle is blind because it's narrow and it curves tightly and is on a steep incline/decline. Also, service vehicles and delivery trucks frequently park on the street which further narrows passageways. Emerald Lane was never intended to be a through road. We've already experienced a serious incident on the decline when a neighborhood child suffered a traumatic brain injury and landed at Maine Medical in Portland. If you've never been to our subdivision, I strongly encourage you to see it for yourselves.

My big question is WHY does the new road have to cut through Emerald Lane to connect Tolend Road to Littleworth Road? If it's to run water and sewer lines, couldn't that be accomplished underground? Why expose Emerald Lane to through traffic?

In closing, I urge you to vote "No" on this project!

Thank you for your time.

Sincerely,

Susan Lapierre

159 Emerald Lane

Sent from my iPad