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Mr. Reynolds,

I am writing to express my concerns about the proposed subdivision of the 2.3-acre parcel adjacent to my property into seven smaller parcels. This proposal does not align with the existing character of the neighborhood, where larger secluded lots are the norm.

This proposed parcel subdivision will negatively impact the privacy of our home as well as our neighbors' homes. Currently our neighborhood is made up of many large, secluded lots adjacent to woodland. We personally enjoy a secluded, private 3-acre property which is what drew us to purchasing our home just last year, but this proposed subdivision would result in seven new houses lined up along the north edge of our property. This loss of privacy would significantly diminish our quality of life and the enjoyment of our property, while also affecting the seclusion and peacefulness our neighbors also currently experience.

The impact on privacy will also likely depreciate the value of our property and the overall neighborhood. The introduction of multiple homes along our property's edge will alter the tranquil, private nature of the area, making it less attractive to potential buyers and reducing the overall appeal and market value of the neighborhood.

Additionally, the street width of Riverside Road is extremely narrow and cannot accommodate two medium to larger sized vehicles passing simultaneously without one pulling into the non-existent shoulders of the road. Introducing more driveways from these proposed parcels will exacerbate the existing traffic issues and increase the potential for accidents. This is particularly concerning given the large blind hill at the Riverside and Delrose intersection, which already presents a significant safety hazard.

Moreover, there is an elementary school located at the Riverside and Brooks intersection which brings significant traffic to the area, especially during drop-off and pick-up times. This congestion creates further safety concerns for children and residents. Adding more residential units will only worsen this situation and increase the safety risk of pedestrians.

In addition, during previous renovations that took place in early spring at this property, construction workers were forced to park along the roadside, blocking a truck and trailers worth of width of the road while also parking within our front yard at times, due to the narrowness of this parcel. This presented especially dangerous road conditions since our home is located at the crest of the aforementioned large blind hill at the Riverside and Delrose intersection.

Furthermore, the potential removal of trees between our home and the proposed subdivided lot raises concerns. These trees provide essential privacy screening between our properties, and their removal would not only decrease our privacy but also compromise the structural integrity of any remaining trees on our lot. This could make the remaining trees susceptible to falling during high-wind storms, putting our property and the proposed new homes at risk. To make matters more concerning, if any remaining trees on our property line were to fall on the adjacent parcels, we may be responsible for damages to the proposed homes. Therefore, it is imperative that these trees remain and not be removed.

I urge you to reconsider this lot subdivision proposal in favor of maintaining the current lot sizes and neighborhood character while prioritizing road safety for our community.

Sincerely,

Chantel Wright