

Dear Commissioners,

I am writing about this proposal as a long time resident of Island Farms Road Association, and I have several concerns about this proposal. I'm sorry that our planning board did not forward our many letters to you, so I thought I would send another.

1) I am very concerned about blocking yet another ancient way, enjoyed by many.

2) In the map that the Bangs Family submitted to the planning board, it clearly shows that they have 154 feet of frontage on Nip 'n Tuck Lane, so I do not understand the need to increase traffic and road wear all the way through Island Farm Road, Old Coach Road, and Oak Knoll Road. This would create years of problems with construction vehicles on all three roads. I know that they stated in the proposal that they would not use Oak Knoll, but that is an empty and unenforceable promise. In reality, two trucks cannot pass on Island farms, and if a lumber truck, dump truck, or cement mixer was heading out, and one was trying to come in, would they really wait the 3-4 minutes, or simply turn left onto Oak Knoll? It seems to me that if they entered their property from the frontage on Nip 'n Tuck Lane, it would affect about 1/20 the number of residents than the current proposal through Island Farms.

3) I'm also concerned about the safety of our many children in our Association, who all enjoy riding bikes, walking dogs, walking to and from the school bus, etc. I think you would be surprised, when you look into it, the large number of children that this affects.

4) Since this is still in the planning stage, tweaking the lot lines and driveway placement shouldn't be such a big deal, and would preserve the quality of life in our lovely neighborhood.

Thank you for considering my comments,

Christine Napolitan

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