

Debra Dennis

From: Noreen Piazza
Sent: Tuesday, May 29, 2018 12:20 PM
To: Bob Baylis ; David Stadtherr ;
Frank Sullivan ; Hannah Meyer
Mayo (; Jeanne Rich ; Matthew
Sarah Gulliver); Scott Miller
Cc: Debra Dennis
Subject: FW: 40B development on Sterling Rd

FYI

From: ; [mailto:]
Sent: Tuesday, May 29, 2018 6:52 AM
To: ; Noreen Piazza
Subject: 40B development on Sterling Rd

Hello,

My name is Fran LeCompte and I live at 451 Sterling St, Lancaster.

I would like to voice some concerns about the 40B development proposed for Sterling Road in Lancaster.

I have no objection to the idea of affordable housing although the rental figures tossed around at the first meeting do not seem very affordable to me. My concern is with the apartment buildings. They do not belong in a small town like this. Small houses or duplexes that are sold to people to allow lower income people to get the 'pleasure' of home ownership is one thing, but being allowed to build rental apartments for PROFIT under the guise of 'affordable housing' is just not right. Using the 40B is a convenient way for someone to take advantage of a small town for their own gain. There has got to be some way to not allow this. Individual houses or duplexes will not burden the town as much as giant apartment complexes. They want to put way too many units in a very small area of land.

Do we know exactly what our current percentage of 'low income' housing is already? Can we reduce the size of this development by seeing how much 'over' the percentage this development would put us? If builders are allowed to cram way too many units in a small space and not all of them are affordable, we will never reach that percentage, it will be a moving target.

Our taxes are already too high. This development is going to require more resources. How will that be paid without increasing our tax burden?

Another major concern is for all the businesses in the area. This development is going in near some of the biggest businesses we have in Lancaster. These businesses make noise during the day. You put people in that mix and they will start to complain about noise. The burden to decrease noise usually unfairly falls on the businesses. Lancaster cannot afford to lose tax paying businesses. If the development goes in, there should be a requirement for a noise buffer zone and that expense should be solely on the developer.

What about all the wildlife that call that area of woodlands home? What happens to them? There is no place for them to go. It is going to be awful to see it destroyed.

Thanks for listening.

Fran LeCompte

Sent from AOL Mobile Mail

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