



Outlook

Wake Robin Land Use change of ordinance - public Comment

From susan hurlburt <badblonde@bellsouth.net>

Date Tue 8/5/2025 3:23 PM

To Land Use <landuse@salisburyct.us>

PUBLIC COMMENT:

To P&Z Commissioners,

Please know I am a resident of Sharon, but as these small towns intersect each other, I would like to weigh in on the upcoming agenda item -

Changing Density/ Development ordinances are a tricky slope with multiple, long-ranging concepts to consider. What makes this environ so very desirable and special, and also keeps real estate prices on the upper end, **is** its lack of density and commercial development. This locale is a veritable green heaven/ haven for residents. Low traffic, minimal industry, and a small and friendly population who are invested in keeping the area at its very best are just a few mentions in its desirability.

As a S. FL resident for many years, where I served in local govt., I can personally attest to the myriad of problems increased development bring to small towns. And once, there is a 'foot in the door', commercial developers will be interested in following suit and there is no going back. The towns become monetary investment tools (usually for non-residents) instead of true communities.

Infrastructure is an incredibly important consideration - this includes roads, septic, electrical, gas, emergency services, stormwater issues, etc. - which are always a work in progress - are, with constant input, serving these small towns well.

Presently there is an excellent balance of goods and services to suit the population. But, with this commercial development can mean an extra 500 x 2 (for a full hotel not including the work force) folks + cars, added to the area- that's a mighty extra load that will have to be carried, and inconvenience will be the least of the problems.

Low Density is what keeps this area so very special. The beauty of maximum green space, minimal building footprint, and privacy here are due to the good zoning regulations in place. And please note, that the area is not bereft in Inns, Motels, and B&B options. There is no actual need for this large development, much less a change in density. Resident's desires to keep protective zoning in place should take precedent over commercial mega-development desires.

Please consider the above and vote **Not** to approve the new higher density ordinance and your constituents will know you are looking ahead while considering Their future.

Thank you so much for your consideration, and time.

Sincerely,

Roger and Susan Hurlburt
Sharon, Ct.