

Marek KoziKowski
City Planner and Director
Middletown, CT.

City of Middletown
Received

JUL 14 2021

Land Use Department
Middletown, Connecticut

36 Norfolk St.
Middletown CT.
July 14, 2021

Dear Mr. KoziKowski,

My name is Joan Dickinson. My father was born and first lived in the house at 15 Norfolk Street. In 1950 he built the house I still live in at 36 Norfolk St. When I was a child, Norfolk St. was a dirt road. Much has changed since then.

The reason I tell you this is so you will have a better understanding of why I share my comments, input, and concerns with you. I hope you and the Planning and Zoning Commission will take these thoughts into consideration when you have discussion to approve or deny this 562 S. Main Street building request.

I am opposed to the present choice of business that is being considered at 562 S. Main St.

I have great concern regarding Norfolk Street traffic, with the additional problems of a DQ drive thru outside window, an indoor restaurant, and 28 parking stalls so very near Norfolk St. entrance and exit onto S. Main St.

By nature, DQ's are built where there is sufficient space for outside gatherings to accommodate their business, not in a small place that's in very close proximity of homes.

It is my opinion that 562 S. Main St. is not an appropriate site for a DQ:

#1. There is not enough space

#2. Site will compound an already dangerously out-of-hand traffic situation on Norfolk St., and at the intersection of Norfolk St. and S. Main St.

#3. Soil contamination has been a problem on this site for over 70 years, from all past business. Tractors, mowing machines, trucks, etc. have been used there, regularly, creating ground pollution from oil spills, dripping, etc. Is a food service allowed to be on this site?

Norfolk Street Concerns:

- Quantity and speed of traffic, especially at commuter times, but also throughout the day, evenings, and weekends.
- Safety concerns include: School buses: Picking-up and dropping-off students at #15 and #56 Norfolk St., and buses using Norfolk St. on their bus route.
- Norfolk St., by design, is narrower than many.
- Many vehicles are parked on both sides of the streets making it difficult to see on-coming traffic. Larger trucks making deliveries can't get past parked vehicles. (I've seen many near head-on accidents.)
- Many vehicles are parked for weeks or months at a time, in front of their, or other people's property. Drivers have to zigzag from side to side to get around all the parked vehicles.
- If I ever had need for company to come visit me sometimes it would be very difficult for them to find a place to park, because the space is already occupied by neighbor's extra vehicles.
- * • Question: where will the overflow of vehicles park, when DQ doesn't have enough spaces for patrons? On Norfolk St?....

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- S. Main St. is only a 2-way road. Can you imagine vehicles traveling on S. Main St. from the North, and from the South, trying enter Norfolk St, the DQ, or Seasons, while at the same time West Norfolk St. traffic will be piling up, trying to get onto S. Main St., and the DQ exit is clogged with all the congestion on S. Main St. (Look at Washington St., Middletown, when vehicles are trying to get into Dunkin' Donuts, or MacDonald's in the morning rush hour, what a mess that is!) They don't have a major side street like Norfolk St. to contend with, either!

The following is my response to a "Special Exception Findings (44,04)" written on p. 3 of 4, July 9, 2021, under staff Comments PZC.

"Adverse Effects" The property is adjacent to other commercial uses. It is unlikely that the change of use will have any adverse impacts to the area.

On the contrary, I think the proposed site of the exit driveway would greatly cause an adverse impact to the Seasons FCU area. Seasons' driveway entrance would be extremely close to the proposed DQ's 2-way exit driveway.

Can you visualize the traffic nightmare on S. Main St? Within that distance between the Norfolk St. stop sign intersection, and the entrance driveway of Seasons FCU there would be Two two direction driveways; one an entrance area, the other an exit area.

I can foresee this to be a very hazardous traffic problem. That is why I suggest the P+Z Commission consider a different type of business, with less traffic involvement, to occupy the available 562 site. I love ice cream probably more than most people do! However, I believe that much consideration needs to be given to the proposed site, the new business needs to be an attribute, not a detriment, to the area.

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Has there recently been a thorough traffic study done on Norfolk St. and S. Main Street, observing all situations of traffic, at all times of the day and evening? Speed is an added factor. If not, please do one.

I believe much thought and discussion needs to be done before a final decision is made, approving a new business for 562 S. Main St.

Consider the potentially very dangerous situation that would be created by allowing this DQ choice of business to be established at 562 S. Main St.

I hope the Planning and Zoning Commission would find a more suitable business to occupy the existing location - one that is a safer and more appropriate choice for all.

Thank you for giving your time and consideration to my thoughts and comments, and for addressing my concerns. I look forward to hearing your response at tonight's Public Hearing meeting.

Sincerely,

Joan P. Dickinson

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