

Natalie Barletta

From: Matthew J. Davis
Sent: Tuesday, December 8, 2020 10:57 AM
To: Daniel Kops; Natalie Barletta
Cc: Bernard Pellegrino
Subject: FW: Special Permit and Site Plan #20-1329

I have no druthers as to open and continue, but this comment from Mr. Russo obviously needs to go to the PZC in January, per the Govs mandate.

Bernie – your call on the question of open/continue or open in January. My sense is open, note the communications received to date and continue to a date certain in January.

From: Joseph Russo [mailto:jspr@frontier.com]
Sent: Tuesday, December 8, 2020 9:53 AM
To: D.Kops@Hamden.com
Cc: Matthew J. Davis <mdavis@Hamden.com>
Subject: Special Permit and Site Plan #20-1329

CAUTION: This email originated from outside of the organization. Do not click links or open any attachments unless you recognize and contact the sender to verify the content is safe.

We are a 55 and older condominium complex with 60 units located at 25 Hamden Hills Dr. directly opposite across the road from 10 Hamden Hills Dr.. We are against approving the zone change for a Mediation Center in that location This has come up many times in the past and we see this as a traffic hazard to the road, not only in the future but during the construction stage.

Most of our occupants are in their 80s with one 100 and another who just turned 90, and most of us still drive. We have to be very cautious pulling out of our roadway as it is now .to get onto Hamden Hills Dr. because on coming traffic going very fast.

We as combined taxpayers of over a half million dollars deserve to have our concerns considered.

Joseph F. Russo unit 36

President
The Summit Condominium Association

RECEIVED
TOWN OF HAMDEN
MAY 19 2020
PLANNING AND
ZONING DEPT.

LETTER OF OPPOSITION
to Proposed Rezoning and Development at Hamden Hills Drive

To Whom It May Concern:

We the residents of ^{colony st} 10, 20, 30, and 40 Aspen Circle in Hamden are writing to express our opposition to the proposed rezoning and development of a Meditation Center or any other type of commercial business just behind 40 Aspen Circle facing Hamden Hills Drive. This is a residential neighborhood and should remain as such. It is the reason we chose to purchase property on Aspen Circle.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character
- A decrease in the market value of our homes
- Increased traffic congestion adding to an already dangerous situation on Hamden Hills Drive, the road that leads to Aspen Circle.
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- The destruction of green space and mature trees as well as driving animals out of the area onto Hamden Hills causing accidents
- This establishment would bring strangers and prevents safety concerns for the children and the elderly
- Community is not sure that the digging that has already taken place in within regulation or proper permits were acquired prior to digging a road (if not, trees should be restored)
- This type of business establishment does not fit into the single family neighborhood
- Would be visually unappealing to the sight of our backyard property (particularly to 30 & 40 Aspen Circle)

This is currently a residential or R4 zone. Please DO NOT rezone this site to general urban or T3.5 zone. Once the property is rezoned, a developer can build any number of structures that would change the current character and purpose of the neighborhood. Single family construction fits within this neighborhood and community.

Respectfully,

The Residents of Aspen Circle AND COLONY ST

[Signature] *[Signature]* 80 Colony St.
[Signature] 117 Colony St.

Richard Anthony
Anna Andreozzi
Patrice Forte
George Forte
John O'Neil
~~John O'Neil~~
Max Slu
Vincent Christie
Domen Mangano
Katherine Jackson Pittman
Janet Mangler
Joan NOVELLA
Felix & Matilda Florecci

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Respectfully,
The Residents of Aspen Circle

Wazir Tan (5/11/2020)
[Signature]
[Signature]
N.H. [Signature]

40 Aspen Cir Hamden.
30 ASPEN CIRCLE / HAMDEN
10 Aspen Cir Hamden
20 Aspen Circle, Hamden

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LETTER OF OPPOSITION
to Proposed Rezoning and Development at 10 Hamden Hills Drive

To Whom it May Concern:

We the residents of The Summit at Hamden Hills are writing to express our opposition to the proposed rezoning and development of a Meditation Center or any other type of commercial business on the property know as 10 Hamden Hills Drive.


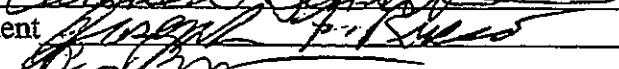
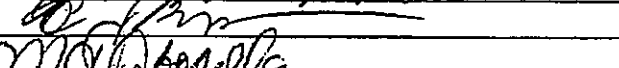
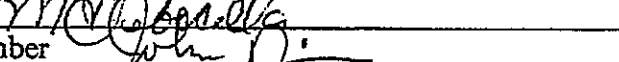
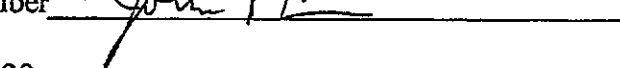
Our opposition is based on these potential negative effects to the neighborhood :

- Increased traffic will make it a more dangerous situation trying to exit The Summit. At the present time it is very difficult to enter onto Hamden Hills from the Summit because of the existing traffic that is currently on this road.
- This kind of business does not fit into the established neighborhood . We feel it would bring strangers and added safety concerns to our 55 and over population.
- We feel that there would be a decrease in the market value of our homes and condominiums.
- We are concerned about permits that have been granted by the town for this development. We have had no formal notice as neighbors.

This property is currently a residential (R4) zone. We urge you NOT to consider this parcel for a rezoning to a T3.5. Once this property is rezoned a developer can build any structure on this land they want. We feel any change from a R4 zone to a commercial T3.5 would change the character and safety of our neighborhood .

Respectfully,

The Board and Residents of The Summit

President.		Carmen Simonetta	unit 71
Vice President		Joseph Russo	unit 36
Treasurer		Claire Bauknecht	unit 22
Secretary		Maggie Debicella	unit 34
Board Member		John Rice	unit 31

May 14, 2020

RECEIVED
TOWN OF HAMDEN

DEC 07 2020

PLANNING AND
ZONING DEPT.

Re: Agenda for December 8, 2020

Special Permit and site Plan #20-1329

I am a resident of 25 Hamden Hills Drive. I am opposed to Special Permit and Site Plan #20-1329 asking for a change in use to a Meditation Center. Right now the applicant is asking for a meditation center, and according what I find on their website, they have hundreds of followers. This will impact the traffic in this area which, already, is a speedway with residents from Town Walk and Aspen Glen.

We, at the Summit at Hamden Hills, already pay a hefty tax (\$7,000+) for the condo. This tax is only for the condo; we do not own the property on which the condo sits.

Please submit this petition for the record as in opposition to the Meditation Center.

Grace S. L'Manian, Unit 20, 25 Hamden Hills Drive

P.S. Your Agenda was received on Thursday, Dec. 3rd. I would think we would have more than 5 days to be informed of an upcoming public hearing.

RECEIVED
TOWN OF HAMDEN

DEC 07 2020

PLANNING AND
ZONING DEPT.

2 Evergreen Ave.
Hamden, Ct 0651

December 6, 2020

Town of Hamden

Planning and Zoning Department

Re: Special Permit & Site Plan

20-1329

10 Hamden Hills Drive

Dear Sirs:

My name is Abigail Campbell Luciani and I live at 2 Evergreen Avenue, Hamden, Ct. I am the abutting property owner on your southern property line. The property now known as 10 Hamden Hills Drive was originally known as 4 Evergreen Ave. and was owned by my family, the George C. Neal family, since approximately 1896 until sold by my cousin George D. Neal to Evergreen Hamden Joint Venture in 1990.

While in Neal ownership the property consisted of a pristine farmhouse and a crease planted over the years in corn,

2/

Looking at the property today you see an overgrown mess, never properly cared for by a number of owners since Hamden Joint Ventures up until today when you, Global Country of the World Peace, own the site. Hamden Joint Venture put the sidewalks and grass in and promised to maintain them forever. As of this date sidewalks are not plowed in the winter nor is the grass mowed in the summer by you. The town of Hamden now does this job since neighbor complaints grew so loud they were moved to take action. The white fencing facing the roads of Evergreen Ave. and Hamden Hills Drive has been ignored, is now broken, in need of paint and attention.

My property has been used as a dumping site on occasion and a "campground" place by unknown trespassers. Branches from your unmanaged trees

3/

the trees grew to dense people from the apartments used your property and mine as a short cut to Old Dixwell Ave. and beyond.

When George D. Neal sold 4 Evergreen to Hamden Joint Venture on 3/5/1990 there were deed restrictions you should investigate before going forward they are to be found on Vol 1068, Pg 12.

The elephant in the room is obviously the traffic problem this project would cause. Evergreen Ave. is at times a speed way and a traffic nightmare. School St. is a narrow road that suffers greatly from the additional traffic and Quinnipiac University renters who do not have enough off street parking. More vehicle daily trips would severely compromise Hamden Hills Drive and the people who live on either side of the road.

Owners of property on your

4/

suffer from loss of privacy from building lighting, traffic into your parking lot and possibly noise or theft.

In my opinion it is unwise to continue these public hearings when the public cannot be present to fully see plans or question the applicant. Additionally more than 1 week should be given as notice so interested people can prepare. A future date for hearings makes much more sense!

As I do not have zoom or any internet capability this letter was necessary.

If you have any further questions, please ask.

I remain,
Abigail Campbell Luciani

Abigail Campbell Luciani
203-248-0270

RECEIVED
TOWN OF HAMDEN
MAY 19 2020
PLANNING AND
ZONING DEPT.

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to Proposed Rezoning and Development at Hamden Hills Drive

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Respectfully,

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Geraldine Boone 117 Colony St.

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Patrice Forte
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Thomas
Max Slu
Vincent Christie
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Walter Tan (5/11/2020)
[Signature]
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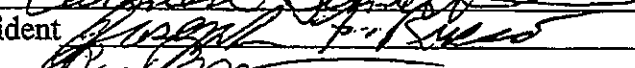
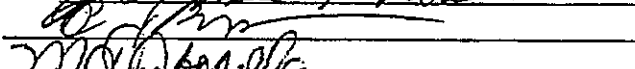

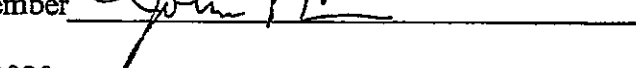
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Secretary		Maggie Debicella	unit 34
Board Member		John Rice	unit 31

May 14, 2020.

Marjorie Gillette Wolfe

25 Hamden Hills Drive, #33, Hamden, CT 06518. 475-238-8060
email: mgwolfe2@gmail.com web: marjoriewolf.net

Town of Hamden
Planning and Zoning Department
Hamden Government Center
2750 Dixwell Avenue
Hamden, CT 06518

RECEIVED
TOWN OF HAMDEN
JAN 08 2021
PLANNING AND
ZONING DEPT.

Dear Planning and Zoning Department,

As a resident of The Summit at 25 Hamden Hills Drive, I write with great concern about the proposed Special Permit and Site Plan #20-1329 at 10 Hamden Hills Drive, T-4/R-4 Zone, and its change of use to a meditation center.

My concern is threefold.

In a residential area a business or commercial enterprise of this sort would be out of place in a residential area.

The eastbound traffic on Hamden Hills Drive approaching the light at Evergreen is already a big problem. Oncoming traffic makes it difficult to navigate egress from 25 Hamden Hills Drive (please note that our entire street has that address) at either end in order to make either a left or right turn. Making a left turn is extremely difficult as the fast eastbound traffic proceeding downhill does not slow at the curve in the road. Additional traffic from a business seeking to enter Hamden Hills Drive would increase the difficulty by perhaps hundreds of cars a day.

Additionally, the site lines for those seeking egress from The Summit (25 Hamden Hills Drive, both ends) to Hamden Hills Drive are extremely difficult even now.

Please consider all of these serious problems before proceeding with approval for this project. I strongly object to it for all of the reasons above. This is clearly an important safety issue as well as one of appropriate use in a residential area.

Sincerely,

Marjorie Wolfe

RECEIVED
TOWN OF HAMDEN

FEB 03 2021

PLANNING AND
ZONING DEPT.

2 Evergreen Ave
Hamden Ct 06518
Feb. 2, 2021

Town of Hamden
Planning and Zoning Commission

Re: Special Permit + Site Plan
20-1329
10 Hamden Hills Drive

Dear Sirs:

My name is Abigail Campbell Lucian and I live at 2 Evergreen Ave. in Hamden, Ct. I am the abutting property owner on your southern property line.

I have many questions for the reps from Global Country of World Peace and the Hamden Zoning Board.

As my northern and your southern property line is the longest on the property, I am asking what type of fencing you are considering to protect both our interests?

According to the book "Transcendental

Meditation In America", by Joseph Weber, I understand your building will most likely face East or Evergreen Avenue. If that is correct there will be a considerable slope to your front yard. How will that be handled - landscaped or paved? Paving will create a water runoff problem leading to the open trench Hamden Joint Venture installed years ago after the "100 year" Flood and come across Evergreen and Dixwell Ave, and eventually into the Mill River. The picture of the Raj spa in Maharishi Vedic City, Iowa, shown in the book "Transcendental Meditation in America" by Joseph Weber shows a huge 2 story building. Is this similar to what you propose for the Hamden Hills property? If so it brings into question the hook up to Hamden's sewer and water lines. Will the hook ups be via Hamden Hills Drive or East into Evergreen Ave? The

Eastern access will include going through a very large red rock ledge which will only be accomplished by dynamite. Dynamite was used for Hamden Hills Drive, the cell phone tower at the tower hall and the Hamden town hall itself. I have substantial damage to an interior wall at my house and my foundation has been moved due to the blasting.

Would there be permanent residents living in the spa? If so how many? Will the practice of meditation twice a day be their schedule? Will the meditation sessions be one for men and one for women?

The large amount of traffic coming out of your facility faces a somewhat blind intersection to the left, not to mention a large flux of traffic from Shepard Ave and on the right people from School St

and Evergreen Ave. trying to come and go for work and their normal lives. How will you insure the safety of cars coming and going into your lot and the ones traveling on the access roads? A simple stop sign is hardly the answer.

Will you maintain winter and summer care of the sidewalk and grass to Dixwell Ave. as the Hamden Joint Venture promised they would do? As I stated in my last letter of December 6, 2020, this job has been totally ignored by you, the present owners, and done by the town of Hamden.

To the Zoning Board:

The Global Country of World Peace of Maharishi Vedic City, Iowa has, at one time, filed for an exemption from federal taxes. Will you, Global Country, file for tax exempt status to the Hamden, Ct. tax assessor?

In the article of Sept. 1, 2020, printed in the Advisor by Michael R. Mele titled "Fixing Hamden's Dire Financial Crisis" (copies enclosed for you to read) the town's problems are made perfectly clear. How could you possibly approve a zoning change and allow building that will not provide any tax benefit to this town where current taxes are among the highest in the state and residents are suffering from rampant unemployment and food insufficiency?

Please give my questions very careful thought and answers before you vote on this zone change.

I remain
Abigail Campbell Luciani

Abigail Campbell Luciani
203-248-0270