

From: [Mario Giamei](#)
To: [Jennifer Hager](#)
Subject: Follow Up to Last nights meeting
Date: Tuesday, April 26, 2022 9:31:29 AM

Hi Jen,

I hope all is well. I am writing regarding the Unified project as I mentioned at the meeting last night.

1) I have very real concerns about the damn being removed from the Cold Spring Brook. Whenever a business minimizes something like this ("dilapidated damn") my ears perk up. Does anyone know what the impact of the damn being removed is? If for any reason that brook disappears it certainly affects everyone on Buttonwoods and of course my property and the pond across the street. None of the residents want to see a building right outside our window and I want to know if the brook is in jeopardy and also can they build within eyesight of my property if the brook dries up.

2) What type of visual buffer are they planning to have. I expect berms and evergreens will be involved? I certainly hope especially the evergreens and (trees and bushes?) I am referring of course to Buttonwoods Ave and Boston Rd. in terms of the buffers.

3) What are the hours of operation with regards to the trucks. Will they use silent back up systems? Will they have Saturday hours? I hope the board stops any night hours for trucks. It would be most disappointing if they rubber stamp this. (I know you are generally are last line of defense)

4) It appears that Boston Rd westbound is going to be two lanes on both sides of the new road. Is there an idea that in the future there will need to be a right turn lane into the new road? My concern is local traffic from employees is planned to start moving through the neighborhoods. I know there are pros and cons to this but I feel as if there is a presumption that there will more traffic in the future from Providence Rd down Boston Rd

5) I don't think that the town should allow the buildings to exceed the 35 foot thresh hold. I was not at town meeting last year but was the special permit rule put in place with this project in mind? I don't think this project would meet the spirit of allowing a 40 foot building. I am very much opposed to it.

a) There is more of a chance of a visual disturbance to the community and the property itself is embedded within a residential community. I believe special permits over 35 feet should be reserved for route 146 and the like.

b) Buildings 40 feet and higher require significantly more water for fire suppression according to more than one source I reviewed. Given the concerns over the town water and well, this could be a detrimental impact. Here is one link

<http://www.klausbruckner.com/blog/esfr-sprinklers-the-perfect-solution-to-warehouse-fire-protection-updated/>

c) The attorney stated 40 feet is the average height for warehouses now which is a false statement from every source i have reviewed. Average building height for warehouses appears in most recent sources to be 32-36 feet tall. That was to me more than a bit of a fib

and once they start distorting the truth we have less than a friendly business partner for the town. In fact according to Statista.com, the average height decreased very so slightly from 32 feet in 2020 to 31.1 feet in 2021.

<https://www.statista.com/statistics/947267/logistics-distribution-center-network-average-height-united-states/>

6) How is this going to be a "private road" with a traffic light? I would submit again that the town needs to in some way insure that the road can be used by all commercial vehicles to mitigate truck traffic. Frankly that is more than fair given that there is no way to control the future increase in employee traffic. I would consider that a fair trade off. I have my doubts about the impact of the scenic road waiver as well. Again this is not something that should be considered on a project surrounded by residential neighbors.

Please know that I understand that the property will need to be developed and Unified is certainly a better option for us than the "next company" that might want to put something much worse in that location. Nonetheless, I urge the board to use common sense with this project. We can coexist with Unified but we do not need to give in to their every request. We have standards and rules for the town and a special permit should be used only in extreme instances. There is more development to be done on that site and the precedent should not be set that the town will continuously cave to special permit requests. (By the way I certainly doubt that building residential property on the western most parcel is a make sense idea. Who would want to live near this commercial development. I would be most disappointed if we travel down the road of an apartment building as well). I am quite certain Unified has a plan in place for a 35 foot building if they are denied the permit. It is their job to ask and the town's job to decide fairly.

Should I assume the board members will get a copy of this email? Please also let me know how I can get answers to these questions. I am not sure if you will forward answers to me or if the builder will respond and i need to find the info. I hope to hear from you soon.

Regards,

Mario

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