

DRB Meeting 4/2 | Plan 12-01-19.000 | Green State Holdings LLC - Sketch

Concerns and Appreciations

Road Concerns:

To the DRB:

The images in the proposal are very misleading in terms of the road and curves. In their maps it appears the section of Hollow Rd on the most East end building is mainly straight, but this area of Hollow Rd is not straight at all but a short section that leads into a sharp blind curve. Please review the images I have provided below AND I ask that the Board goes to this site and view the area for themselves. See the road and understand why residents are speaking out regarding traffic safety concerns.

The outdated maps do not indicate recently approved DRB changes including the expansion of the Lumber Mill into what was a residential property is now an additional access point from Hollow Rd. The Vt Well and Pump company has also added an additional driveway on Hollow Rd not listed in the map. See images here: <https://photos.app.goo.gl/nu76bRnyDxMfnuXD6> One of the new driveways proposed (3rd smaller building) would be on an existing curve in the road (between the Cote and Lewis residence), the lot can't be completely cleared due to existing flood zones and would still negatively impact visibility for drivers. The speed on Hollow Rd is 45 mph but many drivers travel much faster, it's already very busy with truck traffic of all kinds.

These Images and video show the blind curve when drivers are coming from Huntington towards 116. See images and video here: <https://photos.app.goo.gl/nu76bRnyDxMfnuXD6> Lumber trucks hauling logs to the local lumber yard and south to Bristol, as many as **30+** dump trucks traveling near daily and many delivery trucks of all kinds and sizes. This small intersection of Hollow Rd and 116 becomes more and more dangerous with the increase of heavy truck traffic without the addition of signs/flashing lights indicating blind curves, hidden driveways and trucks entering signs. This road is also very popular for cyclists, walkers/runners and horseback riding.

Ideally the best solution would be to not add additional driveways onto this small section of the road where slowing moving trucks are leaving/entering this property while faster traffic approaches blindly from the East. Continuing to use the existing driveway that is on Rt. 116 would be the best alternative as drivers from both directions have a long range view of passing traffic and the traffic on 116 can easily see people waiting to exit/enter the property.

While the area is zoned as Industrial 1 I don't believe there has been any planning or studies done on the impact of added truck traffic, road updates or requirements by the Select Board/Planning teams. We have a unique opportunity to build something from scratch rather

than having to modify an existing plan that was developed during a different century and not based on the needs we have today.

If the existing proposal passes I have already asked the Town Selectboard, Police Chief and Road Commissioner to review the current road issues on Hollow Rd in this area and other areas, to assist in making it safer for everyone including slower speeds and road signs as drivers approach this already busy intersection. I would rather we be proactive now rather than wait for an accident that we have to react to later on.

Building Concerns:

To the property owners:

It's not clear in the images provided but I would like the buildings to be no higher than the tallest point of the new building at the Vt Well and Pump. Let's keep the area consistent in structure and visuals.

While this is zone Industrial it's also a residential area and some of these residents live on/adjacent to their businesses. If this passes we ask that businesses are not conducting business or open during evening hours to reduce noise for everyone in the area. Currently there is a lot of constant noise from the nearby Gravel pits and the lumber mill during the day. Hollow Road acts as a sound tunnel for residents nearly 1 mile away and the sound is also carried by Hollow Brook. We're asking the property owners to be mindful that this isn't just a business area but also a residential area and conforms to the current noise disturbance laws in the town.

If this building plan passes we ask that you only include native plants/trees in the landscape plan. Lighting should be minimal after hours and not disturb residents negatively or wildlife that use the area as a corridor that was referenced in the plan. Ideally we would like as little overnight Industrial light pollution in this area as possible.

Appreciations:

To the property owners:

Thank you for trimming back the shrubs on the corner of the property at Hollow Rd and 116. The overgrowth has made it difficult to see traffic on 116 driving Northbound. Personally I would have to pull well into the intersection to have a clear view while being very close to passing traffic.

Thank you for leaving a large chunk of the area that is adjacent to the floodplain as undeveloped and undisturbed. As a property owner on Hollow Road that also has property along Hollow Brook I understand the delicate balance we need to maintain healthy banks with

overflow areas. I hope that in future we may be able to partner with your business to assist and support in Brook cleanup efforts and erosion support.

Thank you for removing the old house and allowing the Fire Department to use it as a training burn. I'm now anxious to know when we can see the Blue Mobile Home removed from the property. I don't believe it was ever permitted to be there and it's been rotting away in that space since the late 90's. From the Hollow Rd I can see that the addition on the backside has started to fall off into the wooded space and it really needs to be removed and cleaned up.

References:

Public image folder

<https://photos.app.goo.gl/nu76bRnyDxMfnuXD6>

Thank you
Michelle Jimmo