

St. Germain, Dante

From: Dan Chesser <danchesser2016@gmail.com>
Sent: Monday, March 29, 2021 12:39 PM
To: Peden, James; Torsky, John N; St. Germain, Dante
Cc: Roxanne Schuchardt; klinares@mindelscott.com
Subject: Leisure Ln development

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Mr. Peden/Mr. Torsky:

Greetings. I have not done a deep dive on the letter sent out over the weekend on the development (thanks John for the advance notice) but I have couple of concerns already. As a 19 year resident and having served over 12 years as Spring Falls HOA president, I have seen these developments cause concerns that never get addressed, so I'm bringing these to light early. First, traffic at Cooper Chapel and Leisure Lane is really bad and will only get worse. The Condos at Cooper Chapel and Park Lake Apartments use Leisure Lane as their main access. And Park Lake is in the process of building new units as I type this, so that traffic will increase. Leisure Lane was built before the condos or even Spring Falls HOA. I even remember a time when a guardrail blocked Leisure Lane at Lancewood to prevent through traffic. At some point that barricade disappeared, assuming to allow faster emergency access to the apartments and surrounding neighborhood. So over 20 years ago, there was concerns about the traffic on Leisure Lane. Even though the new development's main street will be Meadow Run (through Spring Falls HOA), the main entryway will be off Leisure Lane across from Springwater Ct. Leaving the subdivision, I have been in a line of a dozen cars trying to make a left turn from Leisure onto Cooper Chapel many times. At the same time, there will be close to that many cars trying to make the left turn onto Leisure from Cooper Chapel. There has to be a traffic study done ASAP. I believe that intersection qualifies for a light already.

Second, drainage in that Meadow Run/Brook Bend Ct area to the immediate south of this development has always been a problem for the HOA for many years. MSD just made some adjustments in that area late last year. No matter how many sanitary sewer grates are placed in the road, the bulk of rainwater runoff will be on the asphalt right into the yards and homes in Spring Falls HOA, especially the folks already living on Meadow Run. No where that I have seen mentions how much the acreage drops in pitch from Leisure Lane to Meadow Run Rd. My street (Springwater Ct) is several feet higher than Meadow Run. It is easy to see across the field. And did I miss the rainwater runoff right of way behind the homes? It sure doesn't appear have them in the development, just the perimeter. All of Spring Falls HOA has the right of way behind homes.

Lastly, nothing I have seen yet explains the type of homes being built (brick, siding, garages, etc). 51 homes on 12.7 acres cannot be assumed homes with minimum size as the surrounding area (mostly Spring Station) which have the largest homes in Spring Falls. As a goodwill gesture, I would hope the developers at least talk with the current HOA board (297 homes) to see if there are things that could be collaborated on now and in the future, especially since Spring Falls HOA is on all four sides of this development.

I will attempt to "attend" the zoning meeting but cannot be sure yet. The state has me "hitting the road" shooting video at vax sites and could be tied up. I have looped in Ms. Roxanne Schuchardt who can share any response to the Spring Falls HOA Board.

Oh, I do realize this was much better that building apartments there!

Highest regards,
Dan Chesser
9709 Springwater Ct.