
From: Nancy Kearney <oneillkearney@aol.com>
Sent: Tuesday, August 17, 2021 8:48 AM
To: Zoning Rockland
Subject: Shingle Mill project

TOWN CLERK, ROCKLAND
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Dear Zoning Board members,

We are writing to express our concerns about the Shingle Mill project on Pond St. We strongly oppose the building of this development, not because of any objection to "affordable housing". On the contrary, we fully support the need for more affordable housing options here in Rockland, and elsewhere. Rather our objections relate to the following:

- The water capacity of the town is already severely strained, and a development of this size will only further stress an already inadequate system.
- The sewer plant has reached it's capacity and needs major upgrades before any additional housing is added. Correcting this will be a long-term project.
- The site for this huge project sits on land that has brooks/streams that directly feed the nearby reservoir, and if we understand regulations correctly, this prohibits building in this zone.
- The size and scope of this project, with entrance onto narrow Pond St, is far too large for this neighborhood. Traffic congestion on the road is already a problem for the residents. The road is narrow. There are no sidewalks. It can take minutes for the opportunity to pull out of a driveway or side street. Adding 240 + cars exiting and entering onto this narrow road will create additional backups.

We ask that you please seriously consider these factors when making any decisions about this project. We need to fix our sewer and water issues before any large scale developments can be approved.

Sincerely,

Ann and Martin Kearney
205 Pond St.