

Town of Canterbury
1 Municipal Drive
Canterbury CT 06331
Town of Canterbury Planning and Zoning

January 15, 2021

RE: Subdivision Plan for Hartley Estates -11 houses on Goodwin Rd

In regards to the proposed subdivision on Goodwin Road, I would like to say that I oppose this subdivision, and I have many concerns.

My concerns are not limited to the environmental effects to such a sensitive area of Little River and its tributaries, but also are about the cost to the town in sustaining an 11-home subdivision. With conservation easements on this property, that will limit tax dollars to support the project (schools, services, roads traffic etc.), this plan also does not fit the current Canterbury Plan of Conservation and Development.

I encourage the Zoning board to think long and hard about the history of this property, along with the environmental sensitivity that the State of CT has already outlined (habitat) and how it would affect ongoing pressure to develop other sensitive key natural resources and areas (as a precedent). I believe there are a majority of Canterbury residents like myself that see the need to protect these areas for the future and for the sustainability of the Town of Canterbury. This has also been outlined in Canterbury's Plan of Conservation and Development (see below).

Plan of Conservation and Development Canterbury August 1st, 2010:

Because residential development will play such an important role in how the community grows, Canterbury may want to evaluate whether the current zoning tools are an appropriate way to guide this growth.

Strategies to Protect Natural Resources (Page 12)

3.1 Continue to identify and refine information regarding key natural resources

3.2 When development does occur in conservation areas, minimize the potential impacts and consider adopting flexible development regulations'

3.3 Continue to identify and refine information regarding key natural resources.

I also encourage the Zoning board to walk this area/property and really review the plans, as the plans do not make sense with the flood plain and the wetlands along with the conservation easements, there is just not enough space there to sustain 11 residences without encroaching on these sensitive natural resources.

I am very familiar with the area and of Little River and the pressures of approved subdivisions of the past. I've seen first hand how due to these practices of allowing subdivisions, the waterway of Little River has declined. I hope we would all like to make a positive impact on our natural resources in Canterbury, that has not been the case of past practices. I hope we have learned from our past. It's truly a benefit for all Canterbury

residents to have the Little River Greenway in our backyard and not take this for granted when we plan for the future of our town.

We all should be good caretakers and practice good stewardship for our natural resources and protect them to ensure and enhance the beauty of our town.

I'm positive that many of my neighbors and potentially even the majority of Canterbury residents feel the same way about carefully considering over-developing our town, without concern for its natural resources and history. Let's work together to ensure that Canterbury does not become like some of our neighboring towns, where all development is seen as positive, without seeing the long-term impact. Please, preserve this precious resource on Goodwin Road, near Little River.

Sincerely,

Jon Maderia
92 Hanover Road
Canterbury CT 06331