

Comments from nearby property owners on Aug 25, 2020

Density

- Conceptual design is positive
- 14 units is too much for parcel 2)
- 20 bedrooms too much on 1.3 acres
- Prefer 3-4 small houses (2)
- Sell a portion of property to farmers market (2)
- Limit number of occupants per unit, in writing (2)

Neighbor Impacts

- Concern with impact on property values (3)
- Waste removal location and management (by contract, not individual) (3))
- Need dense landscaping to buffer nearby homes (2)
- Concern with light pollution (4)
- Concern with noise from apartments (3)
- Wooden fences and privacy shrubbery on sides & rear of property
- Good management/oversight of development, well maintained
- Keep parking far away from abutting properties
- Learn from existing housing, in terms of mgmt., ownership, oversight, incomes

Environmental Concerns

- Protection of wetland behind Quail Hill Road
- Increase green space, include pollinators and trees
- Septic load and nitrates will impact the wetland
- Concern with impacts of dust, noise, mold remediation during construction

Traffic

- Access should be via Main Street, not Quail Hill Road
- No parking along Quail Hill Road
- Difficult area to pull out of, improve visibility

Design

- Prefer fewer units, but for young families
- Waste containers not located near abutting properties
- Historic and thoughtful building in historic context of Main Street (2)
- Needs to be long-term sustainable, and attractive
- Meet needs of “middle income families,” who are able to prosper in Orleans
- Should be ownership units, not rentals, gain equity
- Locate building closer to Main Street
- Proper signage