

Kristine Sullivan

From: james urbano <researchdevllc@aol.com>
Sent: Monday, December 8, 2025 12:15 PM
To: Kristine Sullivan; Kristine Sullivan
Subject: EXTERNAL: 804 Fountain Street

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Hello Kris,

At the last TP&Z meeting the town planner was allowed to enter new testimony into the record. We should have the right to comment on and rebut that testimony. Please provide to TP&Z the following and enter it into the record. Sincerely and regards, Jim

Dear Jeff and Commission Members,

The importance of land features, as they define the beauty and uniqueness of Connecticut's landscape, has been overlooked when considering the 804 Fountain Street project. The wisdom that informed the planners of the Merrit Parkway is instructive. When state engineers proposed basting a path through West Rock Ridge for the highway, they were overruled by wiser voices that saw the importance of preserving the land features --the "big shoulders" of New Haven (borrowing from Carl Sandburg).

804 Fountain Street is part of the planned Greenway around Woodbridge. The rock outcroppings there have served as our town's "big shoulders,". --a defining feature of our town's landscape.

TP&Z should consider the impact of any radical change to the natural land features, where massive quantities of rock and earthen materials are removed. Since all earthen materials have value and are a commodity, and a mining operation is required to carve out the site, a mining operation should not be allowed in a residential neighborhood.

The advice of our town planner, that the proposed building would look better in reality than as depicted on the plans, should be discounted. Have the developer superimpose the building on the lot so it can be viewed in relation to the existing contours from the south, north and west perspectives, and you will see the extent of damage to the landscape (which will be an eyesore visible to thousands of motorists passing the site on the parkway every day). If built, 804 Fountain will be a standing testimonial to bad planning.

James Urbano