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August 17, 2016

New Canaan Planning and Zoning Commission  
c/o Steven Kleppin  
Planning and Zoning Department  
77 Main Street  
New Canaan, CT 06840

Re: Merritt Village

Dear Commissioners:

We represent the St. Aloysius Church Corporation (the "Church") in connection with the Church's review of the proposed redevelopment application for the Merritt Apartments. As you are aware, the Merritt Apartments are located across Maple Street from the Church property and the redevelopment proposal indicates that the main construction entrance for the project will be on Maple Street. As you are also aware, Maple Street is the main entrance used for the St. Aloysius School (the "School"). School parents access the Church parking lot via Maple Street to drop off and pick up their children and school buses both use the Maple Street entrance and drop the School children off on Maple Street itself. Further, outside of regular school hours the Maple Street entrance is used by parents dropping their children off for religious education classes and on Monday and Wednesday school buses drop students off on Maple Street for 4:00 pm religious education classes. In addition, the entrance to the parish offices in Stapleton Hall is on Maple Street. This entrance is frequently used by parishioners and provides the main handicapped entrance to the parish offices. Under the circumstances, the safety and security of Maple Street and the entrances to the Church parking lot and parish offices off of Maple Street are of utmost importance to the Church.

The Church is very concerned about the traffic that the proposed project will bring to Maple Street particularly during the construction phase. Simply put, while the Church is in support of a responsible plan for the redevelopment of the Merritt Apartments, we believe the scope of the proposed project is far too large for the site and adjacent roadways.

We have requested the following information from the applicant that relate directly to our concerns:

1) What is the total volume of soil expected to be removed from the site and how does that translate into the number of truck visits expected during the demolition and excavation stage of the project?

2) What is the anticipated volume of construction trucks including cement mixers?

3) Where will trucks be parking and queuing to enter and exit the site? As was mentioned above Maple Street is in frequent use by the Church and any blockage of Maple Street or presence of construction trucks or equipment will have a deleterious impact on the operation of the School and Church business at the parish offices.

4) When is the majority of the construction traffic expected to be utilizing Maple Street? We are concerned that the Applicant's traffic study does not include any traffic count numbers for Maple Street during school hours. We note that the Applicant traffic study implies that no buses utilize Maple Street when this is not the case.

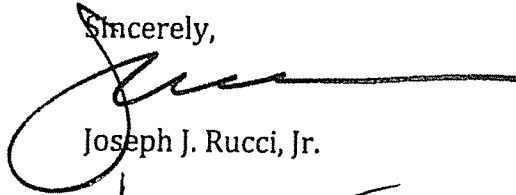
5) Does the Applicant have evidence of the successful use of tandem parking at a large residential development? We are concerned that residents will fill the visitor spots rather than utilize the tandem parking causing visitors and residents to fill the on street parking on Maple Street as well as attempt to utilize the Church parking lot.

In addition to our concerns regarding traffic during the construction phase we have concerns relating to the construction activities. First, the Applicant has stated that there will be no blasting required in connection with the project. We would like the Applicant to affirm that if this assumption turns out to be incorrect that they will not do any blasting without first doing an analysis of the foundation of the surrounding structures including the Church buildings. We note that Stapleton Hall, which houses the parish offices, was the original church and was built almost 100 years ago. Stapleton Hall has a stone foundation that is unlikely to be able to withstand blasting in the nearby vicinity. Second, the School children use the Church parking lot as a recreation area during the school year. We would like the Applicant to affirm that during construction they will take all possible precautions to minimize the transfer of dust and debris off of the construction site. Third, we would like the Applicant to affirm that they will take steps to ensure that none of the construction vehicles use the Church parking lot as a cut through from Maple Street to Cherry Street.

We will continue to monitor with interest the additional information submitted by the Applicant and the experts retained by the Town in connection with the application and we may have additional comments on the proposal as this information comes in. However, as was stated at the outset, at this time we have strong reservations about the scope of this project and the likely negative impact on

the Church and School. The plan as presented to date appears wholly inadequate in terms of staging areas on site for vehicles and materials during construction, is likely to have a detrimental impact on the flow of traffic on Maple Street as well as a detrimental impact on the smooth operation of the School, religious education classes and other Church business at the Parish Hall.

Sincerely,

A handwritten signature in black ink, appearing to read "Rucci", with a long horizontal stroke extending to the right.

Joseph J. Rucci, Jr.

A handwritten signature in black ink, appearing to read "AZ", with a long horizontal stroke extending to the right.

Amy S. Zabetakis

cc: Stephen Finn, Esq.