

## ITEM 2 CPAC PUBLIC COMMENT 005

**From:** [Gutierrez, Kimber](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** 3/17 Carmichael CPAC Public Comment  
**Date:** Wednesday, March 17, 2021 5:39:40 PM  
**Attachments:** [PLNP2020-00101 Public Comment Salzman 11.20.20.pdf](#)  
[PLNP2020-00101 Public Comment Salzman.pdf](#)  
[image001.png](#)

---

The attached are the comment letters that Mr. Salzman refers to in his most recent comment letter. Please forward to the CPAC so it is part of the public record.

Kind regards,

Kimber Gutierrez, Associate Planner  
Office of Planning and Environmental Review  
827 7th Street, Room 225, Sacramento, CA 95814  
(916) 874-7529 (direct)  
For zoning inquiries, e-mail: [sacplan@saccounty.net](mailto:sacplan@saccounty.net)  
[www.per.saccounty.net](http://www.per.saccounty.net)



*The Office of Planning & Environmental Review (PER) continues to provide essential services although our physical offices are closed until further notice during the COVID-19 state of emergency. Many staff are working remotely and we are modifying our business practices during this period. Please see our website at [www.planning.saccounty.net](http://www.planning.saccounty.net) for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.*

**To:** Carmichael – Old Foothills Farms Community Planning Advisory Council  
**CC:** Kimber Gutierrez (Lead Planner, County of Sacramento Office of Planning and Environmental Review)  
**From:** Philip Salzman and Janet Bates  
**Date:** July 5, 2020, revised November 20, 2020  
**Re:** O'Donnell Estates Subdivision Project (PLNP2020-00101)

Additional concerns have been added to our July 5, 2020 letter and are based on review of the "Final Plan Set" document dated November 2, 2020 posted on the County Planning website. The additional concerns are shown underlined. All previous concerns are still pending.

We are writing to express our concerns about the application to create a new subdivision in the current single-family property located at 4434 Maple Lane in Carmichael (PN 247-0010-001). Our property at 4501 Woodfair Way is directly adjacent to this proposed development. We have reviewed the new documents posted through the end of June 2020 on the Sacramento County Planning Website. Although we do not entirely object to the development of this property to create new homes, we have multiple concerns about the adverse effects of this project on our property and our neighborhood. Many of our neighbors share these concerns.

Our concerns include but may not be limited to the points outlined below. These concerns may change as additional information is provided by the developer and the County.

#### **Summary of key concerns:**

1. **Surface water runoff:** The project currently appears to direct a portion of its drainage onto our property and onto Woodfair/Rappahannock Ways. This is unacceptable. The Drainage Plan does not provide any calculations to estimate the stormwater volume and flow rate to be managed. The County must ensure that runoff is fully managed on the project site and not allowed to drain onto adjacent parcels and/or public streets. A detailed drainage plan that addresses these concerns shall be completed prior to approval.
  - a) Detailed drainage plan with calculations not submitted for review.
  - b) Basin C looks OK in 2 dimensions but detained water would need to flow uphill to exit the proposed orifice (i.e. existing grade slopes from east to west) So the basin would either need to be steeper or wider than shown - and it already is encroaching on the heritage oaks' drip line.
  - c) We do not reject this approach out of hand, but what is to prevent Basin C from becoming additional mosquito habitat? Has this approach been approved by Sacramento County Mosquito & Vector Control? Please refer to Item 4 below.
2. **Preservation of heritage oaks and our property's visual amenities:** The County and the developer shall assure that all heritage oak trees not specifically identified for removal on the preliminary arborist report will be preserved during and after construction and occupancy. Also, if the site is suitable for dry wells for storm drainage mitigation, the wells shall be sized and shown on the project drawings prior to approval and recorded in the covenants, conditions, and restrictions for each parcel to assure no unexpected impacts on oak trees. Finally, to preserve the heritage oak trees and the visual amenities that our home currently provides, only a single-story house construction shall be allowed on Lot 1 and a minimum setback of 15 feet shall be required along the Lot 1 North property line.

3. **Construction and maintenance issues:** Construction duration must be limited and defined prior to approval and construction work hours must be limited to 8AM to 6PM, Monday through Friday. The County's broad work hours are reasonable in a commercial setting but not in a quiet established residential neighborhood. Also, the full lengths of Woodfair Way and Rappahannock Way must be repaved as part of the approved project. The roads are in poor condition and will crumble under construction vehicle traffic. Finally, no information detailing how the common facilities in the development (such as the private road, drainage swales, and open space) will be maintained into the future. Detailed documentation must be provided for review prior to project approval.
  - a) The proposed new sidewalk on Woodfair Way is located outside the County ROW and on my property. The proposed roadway curve must be reconfigured as I have no plans to sell a portion of my property.
4. **Storm drain routing and inadequate outflow channel:** Comprehensive storm drainage improvements must also address standing water and removal of mosquito habitat in the storm drainage ditch that would receive the discharge from the proposed development. This is an existing public health concern that will be made worse by the water flowing in from the new development.
5. **Proposed development access point and increase in Woodfair Way/Rappahannock traffic:** The vehicle entrance to the subdivision should be on Mapel Lane, as the property has historically been accessed. The residents of the Woodfair/Rappahannock Way neighborhood purchased their homes in good faith with the knowledge and understanding of local traffic volumes and patterns and have a reasonable expectation of the enjoyment of their quiet street with a low volume of traffic. Directing the vehicles from 8 of the 9 new parcels to our neighborhood is not an equitable solution.

Additional detail regarding our concerns is provided below.

### 1. Surface water runoff

We have previously expressed concerns regarding surface runoff which will need to be addressed by the County and the developer as part of the proposed development. There is a problem with the existing drainage which will be made worse by the proposed development and it needs to be addressed, with full design and documentation included as a condition of development of the site. The following reiterates the existing issue:

*In addition to street flooding, our property at 4501 Woodfair Way is subject to significant water runoff from the adjacent 4434 Mapel Lane parcel during the winter months. As we are down-slope, water both flows over the ground surface and through the saturated soil. The water develops into a surprisingly large creek-like flow. This flow can be damaging to our property and landscaping.*

*The hard surface areas that will be created by the proposed subdivision will further increase the peak water runoff rate and increase the risk of property damage due to increased water velocity and depth as it passes through our yard. Both the County and the developer must be made aware of this ongoing issue, and a mitigation plan must be a criterion for any development approval going forward.*

In addition, the submitted Drainage Plan calculation uses a contributing area of only 0.85 acres for a 5 acre site. The Plan appears to assume that all other storm drainage on the site will be managed by

dry wells or directed to adjacent parcels or the public street. The Plan does not provide any calculations to estimate the stormwater volume and flow rate to be managed and provides no geological information to establish that the site is actually suitable for the use of dry wells. If the site is suitable for dry wells, the wells need to be sized and shown on the approved drawings and recorded in the covenants, conditions, and restrictions for each parcel. Further, routing new subdivision drainage to adjacent parcels and/or public streets does not comply with County development standards.

Also note that the submitted plan assumes a water depth of 1 ft in the proposed drainage swales, however the drawings do not appear to show the additional 1 ft of freeboard required by County storm drainage design standards.

## **2. Preservation of heritage oaks and our property's visual amenities**

It appears that the developer plans to cut down 3 of the 7 heritage oaks located in proposed Lot 1, located adjacent to our property. This action is at odds with the County General Plan relative to oak tree preservation and through this action our property will lose a significant visual amenity. We find the loss acceptable provided that certain items are included in the approved documents to prevent additional negative impacts to the use and enjoyment of our property. These items are as follows:

- A. Only a single-story house construction will be allowed on Lot 1 and a minimum setback of 15 feet shall be required along the Lot 1 North property line. These items shall be recorded in the covenants, conditions, and restrictions for the parcel.
- B. As noted in Item 1 above, if the site is suitable for dry wells, the wells need to be sized and shown on the project drawings and recorded in the covenants, conditions, and restrictions for each parcel. This will assure no unexpected impacts on the oak trees.
- C. The Heritage Blue Oaks #414 and #415 must be protected and preserved during construction, with strict adherence to the Sacramento County Tree Preservation and Protection Ordinance (Chapter 19.12). The 2 Heritage Blue Oaks located immediately south of #414 and #415 (indicated but not numbered) must not be impacted or modified by the Project.

## **3. Construction and Maintenance Issues**

The following are construction and maintenance-related issues developed after review of the May 4 plan set.

- A. *Construction Duration and Work Hours:* Based on our recent experience with development of the property located at 4514 Maple Lane, we desire that the construction time window and work hours be clearly defined and enforced. The single-family home at the split lot that created 4514 Maple Lane took over 2 years to build, with the developer/owner working mostly nights and weekends to complete the construction. Early morning, late night, and weekend noise were a continual annoyance for over 2 years. This is a residential neighborhood and not an industrial zone. Peace and quiet in our homes is something that we all expect and deserve as County taxpayers. A fixed time must be established for the work to be completed and working hours must be limited to 8 AM to 6 PM, Monday through Friday.
- B. *Road Repair:* The full lengths of Woodfair Way and Rappahannock Way need to be repaved as part of this development project. The road surfaces are in very poor condition. The roads are

actually green with new grass growth in early spring. These roads will experience significant additional deterioration with the large truck traffic that will be routed to and from the site during construction. It is not reasonable to allow the developer to do its work and leave existing residents with a broken-up road full of potholes. Repaving of Woodfair Way and Rappahannock Way to County Standards should be included as part of the Developer's work and shown and detailed on the approved documents.

- C. *Future maintenance of common facilities in the subdivision:* No information is provided in the posted documents that details how the common facilities in the development, including but not limited to the private road, drainage swales, and open space, will be maintained into the future. A detailed document that details the scope and legal requirements of each homeowner in the subdivision must be provided for review prior to project approval.

#### **4. Storm drain routing and inadequate outflow channel**

We have previously expressed concerns regarding the existing storm drainage system that will take all surface runoff from this development and a resulting exacerbation of mosquito issues. These need to be addressed by the County and by Sacramento-Yolo Mosquito & Vector Control.

Runoff flowing into the storm drains at Woodfair Way and Rappahannock from the proposed development is routed into an outflow pipe that runs under the north side of our property and discharges at the rear of our property into an open ditch that then cuts across the property at 4520 Maple Lane. Sacramento County Water Resources has recently completed modifications to improve the outflow from this pipe from our property, but moist soil and water pools still regularly form in the earthen drainage ditch. In summer, water that flows from neighbors' sprinkler irrigation runoff goes into this drain and then pools in the ditch, resulting in a mosquito problem from standing water. We have had several visits from Sacramento County Vector Control to try to mitigate the mosquito problem. We and some of our neighbors are older and are concerned about contracting West Nile Virus. Additional periodic irrigation runoff from the proposed new homes will increase the quantity of mosquito habitat and increase our risk of exposure to the virus. This is an unacceptable public health hazard that must be comprehensively addressed as a part of any planning that goes forward on this project.

#### **5. Proposed development access point and increase in Woodfair Way/Rappahannock traffic**

We see that since the initial application of 2019, the number of houses with vehicle access to Woodfair/Rappahannock has been reduced from 10 to 8, with the total number of lots reduced to 9. Despite this reduction, our concerns relative to traffic impacts on these streets still need to be addressed by the County.

The street address of the property to be subdivided is Maple Lane and its current entrance is located on that street. The proposed subdivision, however, includes a primary entrance/exit serving eight houses to be located at the intersection of Woodfair Way and Rappahannock. Since the historical entrance to the property has been on Maple Lane, we feel that any development of the property should maintain that historical access point. Arbitrarily changing the property entrance unfairly penalizes the residents living on Woodfair and Rappahannock and will adversely impact the character of this neighborhood and quality of life for current residents who have purchased and maintained their homes in good faith with the knowledge and understanding of local traffic volumes and patterns. Like other neighbors, we chose to purchase property on a quiet street with a low volume

of traffic. The creation of this new street with eight additional single-family homes will substantially increase the volume of resident and service vehicles traveling on our streets. Increased traffic would also impact O'Donnell Heritage Park (adjacent parcel on Rappahannock) with its popular, recently developed child play area.

The subject property has a Mapel Lane address, and the primary vehicular entrance has always been via Mapel Lane. Therefore, street access to any new subdivision should also be from Mapel Lane. Directing the vehicles from 8 of the 9 new parcels to our neighborhood is not an equitable solution.

**To:** Carmichael – Old Foothills Farms Community Planning Advisory Council  
**CC:** Kimber Gutierrez (Lead Planner, County of Sacramento Office of Planning and Environmental Review)  
**From:** Philip Salzman and Janet Bates  
**Date:** July 5, 2020  
**Re:** O'Donnell Estates Subdivision Project (PLNP2020-00101)

We are writing to express our concerns about the application to create a new subdivision in the current single-family property located at 4434 Maple Lane in Carmichael (PN 247-0010-001). Our property at 4501 Woodfair Way is directly adjacent to this proposed development. We have reviewed the new documents posted through the end of June 2020 on the Sacramento County Planning Website. Although we do not entirely object to the development of this property to create new homes, we have multiple concerns about the adverse effects of this project on our property and our neighborhood. Many of our neighbors share these concerns.

Our concerns include but may not be limited to the points outlined below. These concerns may change as additional information is provided by the developer and the County.

**Summary of key concerns:**

1. **Surface water runoff:** The project currently appears to direct a portion of its drainage onto our property and onto Woodfair/Rappahannock Ways. This is unacceptable. The Drainage Plan does not provide any calculations to estimate the stormwater volume and flow rate to be managed. The County must ensure that runoff is fully managed on the project site and not allowed to drain onto adjacent parcels and/or public streets. A detailed drainage plan that addresses these concerns shall be completed prior to approval.
2. **Preservation of heritage oaks and our property's visual amenities:** The County and the developer shall assure that all heritage oak trees not specifically identified for removal on the preliminary arborist report will be preserved during and after construction and occupancy. Also, if the site is suitable for dry wells for storm drainage mitigation, the wells shall be sized and shown on the project drawings prior to approval and recorded in the covenants, conditions, and restrictions for each parcel to assure no unexpected impacts on oak trees. Finally, to preserve the heritage oak trees and the visual amenities that our home currently provides, only a single-story house construction shall be allowed on Lot 1 and a minimum setback of 15 feet shall be required along the Lot 1 North property line.
3. **Construction and maintenance issues:** Construction duration must be limited and defined prior to approval and construction work hours must be limited to 8AM to 6PM, Monday through Friday. The County's broad work hours are reasonable in a commercial setting but not in a quiet established residential neighborhood. Also, the full lengths of Woodfair Way and Rappahannock Way must be repaved as part of the approved project. The roads are in poor condition and will crumble under construction vehicle traffic. Finally, no information detailing how the common facilities in the development (such as the private road, drainage swales, and open space) will be maintained into the future. Detailed documentation must be provided for review prior to project approval.
4. **Storm drain routing and inadequate outflow channel:** Comprehensive storm drainage improvements must also address standing water and removal of mosquito habitat in the storm

drainage ditch that would receive the discharge from the proposed development. This is an existing public health concern that will be made worse by the water flowing in from the new development.

5. **Proposed development access point and increase in Woodfair Way/Rappahannock traffic:** The vehicle entrance to the subdivision should be on Mapel Lane, as the property has historically been accessed. The residents of the Woodfair/Rappahannock Way neighborhood purchased their homes in good faith with the knowledge and understanding of local traffic volumes and patterns and have a reasonable expectation of the enjoyment of their quiet street with a low volume of traffic. Directing the vehicles from 8 of the 9 new parcels to our neighborhood is not an equitable solution.

Additional detail regarding our concerns is provided below.

### **1. Surface water runoff**

We have previously expressed concerns regarding surface runoff which will need to be addressed by the County and the developer as part of the proposed development. There is a problem with the existing drainage which will be made worse by the proposed development and it needs to be addressed, with full design and documentation included as a condition of development of the site. The following reiterates the existing issue:

*In addition to street flooding, our property at 4501 Woodfair Way is subject to significant water runoff from the adjacent 4434 Mapel Lane parcel during the winter months. As we are down-slope, water both flows over the ground surface and through the saturated soil. The water develops into a surprisingly large creek-like flow. This flow can be damaging to our property and landscaping.*

*The hard surface areas that will be created by the proposed subdivision will further increase the peak water runoff rate and increase the risk of property damage due to increased water velocity and depth as it passes through our yard. Both the County and the developer must be made aware of this ongoing issue, and a mitigation plan must be a criterion for any development approval going forward.*

In addition, the submitted Drainage Plan calculation uses a contributing area of only 0.85 acres for a 5 acre site. The Plan appears to assume that all other storm drainage on the site will be managed by dry wells or directed to adjacent parcels or the public street. The Plan does not provide any calculations to estimate the stormwater volume and flow rate to be managed and provides no geological information to establish that the site is actually suitable for the use of dry wells. If the site is suitable for dry wells, the wells need to be sized and shown on the approved drawings and recorded in the covenants, conditions, and restrictions for each parcel. Further, routing new subdivision drainage to adjacent parcels and/or public streets does not comply with County development standards.

Also note that the submitted plan assumes a water depth of 1 ft in the proposed drainage swales, however the drawings do not appear to show the additional 1 ft of freeboard required by County storm drainage design standards.

### **2. Preservation of heritage oaks and our property's visual amenities**

It appears that the developer plans to cut down 3 of the 7 heritage oaks located in proposed Lot 1, located adjacent to our property. This action is at odds with the County General Plan relative to oak



tree preservation and through this action our property will lose a significant visual amenity. We find the loss acceptable provided that certain items are included in the approved documents to prevent additional negative impacts to the use and enjoyment of our property. These items are as follows:

- A. Only a single-story house construction will be allowed on Lot 1 and a minimum setback of 15 feet shall be required along the Lot 1 North property line. These items shall be recorded in the covenants, conditions, and restrictions for the parcel.
- B. As noted in Item 1 above, if the site is suitable for dry wells, the wells need to be sized and shown on the project drawings and recorded in the covenants, conditions, and restrictions for each parcel. This will assure no unexpected impacts on the oak trees.
- C. The Heritage Blue Oaks #414 and #415 must be protected and preserved during construction, with strict adherence to the Sacramento County Tree Preservation and Protection Ordinance (Chapter 19.12). The 2 Heritage Blue Oaks located immediately south of #414 and #415 (indicated but not numbered) must not be impacted or modified by the Project.

### **3. Construction and Maintenance Issues**

The following are construction and maintenance-related issues developed after review of the May 4 plan set.

- A. *Construction Duration and Work Hours:* Based on our recent experience with development of the property located at 4514 Maple Lane, we desire that the construction time window and work hours be clearly defined and enforced. The single-family home at the split lot that created 4514 Maple Lane took over 2 years to build, with the developer/owner working mostly nights and weekends to complete the construction. Early morning, late night, and weekend noise were a continual annoyance for over 2 years. This is a residential neighborhood and not an industrial zone. Peace and quiet in our homes is something that we all expect and deserve as County taxpayers. A fixed time must be established for the work to be completed and working hours must be limited to 8 AM to 6 PM, Monday through Friday.
- B. *Road Repair:* The full lengths of Woodfair Way and Rappahannock Way need to be repaved as part of this development project. The road surfaces are in very poor condition. The roads are actually green with new grass growth in early spring. These roads will experience significant additional deterioration with the large truck traffic that will be routed to and from the site during construction. It is not reasonable to allow the developer to do its work and leave existing residents with a broken-up road full of potholes. Repaving of Woodfair Way and Rappahannock Way to County Standards should be included as part of the Developer's work and shown and detailed on the approved documents.
- C. *Future maintenance of common facilities in the subdivision:* No information is provided in the posted documents that details how the common facilities in the development, including but not limited to the private road, drainage swales, and open space, will be maintained into the future. A detailed document that details the scope and legal requirements of each homeowner in the subdivision must be provided for review prior to project approval.

#### **4. Storm drain routing and inadequate outflow channel**

We have previously expressed concerns regarding the existing storm drainage system that will take all surface runoff from this development and a resulting exacerbation of mosquito issues. These need to be addressed by the County and by Sacramento-Yolo Mosquito & Vector Control.

Runoff flowing into the storm drains at Woodfair Way and Rappahannock from the proposed development is routed into an outflow pipe that runs under the north side of our property and discharges at the rear of our property into an open ditch that then cuts across the property at 4520 Mapel Lane. Sacramento County Water Resources has recently completed modifications to improve the outflow from this pipe from our property, but moist soil and water pools still regularly form in the earthen drainage ditch. In summer, water that flows from neighbors' sprinkler irrigation runoff goes into this drain and then pools in the ditch, resulting in a mosquito problem from standing water. We have had several visits from Sacramento County Vector Control to try to mitigate the mosquito problem. We and some of our neighbors are older and are concerned about contracting West Nile Virus. Additional periodic irrigation runoff from the proposed new homes will increase the quantity of mosquito habitat and increase our risk of exposure to the virus. This is an unacceptable public health hazard that must be comprehensively addressed as a part of any planning that goes forward on this project.

#### **5. Proposed development access point and increase in Woodfair Way/Rappahannock traffic**

We see that since the initial application of 2019, the number of houses with vehicle access to Woodfair/Rappahannock has been reduced from 10 to 8, with the total number of lots reduced to 9. Despite this reduction, our concerns relative to traffic impacts on these streets still need to be addressed by the County.

The street address of the property to be subdivided is Mapel Lane and its current entrance is located on that street. The proposed subdivision, however, includes a primary entrance/exit serving eight houses to be located at the intersection of Woodfair Way and Rappahannock. Since the historical entrance to the property has been on Mapel Lane, we feel that any development of the property should maintain that historical access point. Arbitrarily changing the property entrance unfairly penalizes the residents living on Woodfair and Rappahannock and will adversely impact the character of this neighborhood and quality of life for current residents who have purchased and maintained their homes in good faith with the knowledge and understanding of local traffic volumes and patterns. Like other neighbors, we chose to purchase property on a quiet street with a low volume of traffic. The creation of this new street with eight additional single-family homes will substantially increase the volume of resident and service vehicles traveling on our streets. Increased traffic would also impact O'Donnell Heritage Park (adjacent parcel on Rappahannock) with its popular, recently developed child play area.

The subject property has a Mapel Lane address, and the primary vehicular entrance has always been via Mapel Lane. Therefore, street access to any new subdivision should also be from Mapel Lane. Directing the vehicles from 8 of the 9 new parcels to our neighborhood is not an equitable solution.

From: [Rachel Pepper](#)  
To: [Clerk of the Board Public Email](#)  
Subject: public comment for meeting tonight  
Date: Wednesday, March 17, 2021 5:41:58 PM

---

**EXTERNAL EMAIL:** If unknown sender, **do not** click links/attachments.

**Hello, this comment is in reference to the meeting this evening, Wednesday, March 17, 2021 at 6:30 PM, on the O'Donnell Estate.**

**I am a property owner neighbor residing on Mapel lane. I remain strongly opposed to this project, although I doubt any objections anyone can make will have an impact at this point.**

**The City of Sacramento and the township of Carmichael have made a serious error in allowing this historical property to be degraded to the current situation. Another city or state would have more sense than to allow a developer to acquire such a unique property and desecrate it into a flophouse (current) and future subdivision. I believe that many other municipalities would have taken over the site and preserved it. One can think of many other uses for this site, including a community center, wedding site, movie location, etc. Whoever allowed the sale to developers, and the prior sale of the historical antiques from within it, missed the moment to preserve something of historical beauty. What a tragedy. What a shame. Shame on Carmichael!**

**We moved to this quiet street about three years ago because of the amazing hidden quality of this laneway. All homes are custom and many valued at more than a million dollars. The mansion has been part of this community and added to the area's charm. One can imagine the impact to myself and other adjoining property owners of a 9 property subdivision going in. What will they be priced at, and will they negatively impact our street, our property values, and quality of life here?**

**In the years we have lived here, the mansion property itself has become a flophouse, with many incidents of extremely loud domestic violence (screaming, shouting, crying), drunken behavior, and threatening disturbances, such as mansion residents on motorcycles tailgating drivers on our street, passing unsafely, and threatening neighbors, one even with a pipe! (I witnessed this). The tenants also set off an excessive amount of fireworks on and around the July 4th holiday, despite extreme dry conditions on the mansion grounds. We are lucky the whole neighborhood did not burn to the ground. There have been cars pulled over to the side of the road outside the gates for likely solicitation, garbage strewn nearby, etc. Classy! I have been picking up trash like alcohol bottles, near the mansion gates for the last two years. So if this is the quality of the current tenants on the property, I can only imagine the shoddy quality of the construction teams the current landlord will bring in, or the impact on the neighborhood, of 9 new**

**homes. In the prior two years, more than 5 new homes have already been built on Mapel. Now the planning commission is considering 9 more!**

**Yes, I am cranky about this. I have a lot of fear about what is going to transpire if this project is given the green light. Again, it's a shame this amazing historical property is being desecrated, when so many other solutions could have been contemplated, and implemented.**

Best regards,

Rachel Pepper of Mapel lane