

NOTES:

Introduction:

Statement of concern as to the segmentation of the cities growth.

NOT A DGCSS - PETITIONER'S
COUNSEL

Lack of a comprehensive plan: present development creates a pattern of unworkable city scape:

Current housing is dangerous: stick built wooden frame multifamily housing with limited building clearance. Same design as the NJ waterfront fire a month ago and similar disastrous fires in California. By continuing this development the city will simply sprawl using land and choking access. There is no planning for all the other land uses that a city of 40K will need.

By applying sound urban planning principles the higher density housing should be six to ten stories in masonry construction. This will allow pedestrian scale development which is essential for an urban setting. Further the roadway access needs to become a forefront issue as congestion for a city of 40K... even if largely on bus transit cannot be squeezed through a suburban road network. Access I needed for direct connections to I86 near the overpass to relieve pressure at Rte 32.

This type of development is much more energy efficient and less destructive of the environment. More space needs to be set aside for open space and public spaces consistent with good planning practice.

Again, my comments are intended not to deny the city the growth its residents require; but that the growth result in a liveable workable new city that is safe and well integrated with the surrounding communities; access ways and non-residenital components.

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