

Planning & Zoning Commission

April 14, 2021

Hand Outs

Kerry Guilfoyle email dated February 23, 2021

Thomas Buzzi email dated February 24, 2021

Shelley Lloyd email dated April 13, 2021

## Michael Lucas

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**From:** Kerry Guilfoyle <kerryguilfoyle@gmail.com>  
**Sent:** Tuesday, February 23, 2021 6:08 PM  
**To:** Michael Lucas  
**Subject:** 173A Main Street

Dear Mr. Lucas,

I am writing to express my concern with regards to the potential development of 173A Main Street. I am opposed to the development specific to Dollar General. The reduction in parking deferral, lack of required landscaping, a very unclear proof of the yellow signage, and the lack of water are all very concerning. While I understand the latter is not a code requirement, I read Chief Worsman's comments from the Feb. 10, 2021 meeting about the store "carry(ing) a heavy fire load" which is alarming without a cistern.

I am a member of the Board of Finance and very much understand the need for an expanded commercial tax base. This expansion needs to be in the best interest of the town short term and long term; there is no going back. It is my opinion that a Dollar General would have a negative impact on our downtown residential and commercial values. Our residential tax base is critically important to our town budget; lesser value means lesser taxes. A Dollar General will have an effect on existing local businesses, Super Foodtown and local convenience stores. Town zoning is key in protecting our town appearance, and ultimately our tax base. Please consider all of the exceptions they are looking for and ultimately the likeliness of negatively effecting our town image and do not let Dollar General come into New Hartford.

Sincerely,

Kerry Guilfoyle

251 Cedar Lane

## Michael Lucas

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**From:** Thomas Buzzi <tbuzzi@camputaroandson.com>  
**Sent:** Wednesday, February 24, 2021 11:48 AM  
**To:** THEODORE STOUTENBERG  
**Cc:** Michael Lucas  
**Subject:** Proposed Dollar General Store

Dear Mr. Stoutenberg and Planning and Zoning Commission Members,

We write in opposition to the proposed Dollar General store at 173A Main Street. It is our belief that the Dollar General is not needed in New Hartford, as there are two other branches of Dollar General located within approximately 10 miles of the proposed location. Nor does the chain store fit the "Home Town New England" setting we are trying to promote in New Hartford. Lastly, the philosophy of the Dollar General corporation runs contrary to the Republican values we hold dear. The Dollar General recently announced that it cancelled its partnership with and distribution of the MY PILLOW brand of home furnishings. This came in the recent wave of cancellations endured by the MY PILLOW brand as a result of MY PILLOW CEO Mike Lindell's association with President Trump. If for some reason the construction of the Dollar General is approved, we will not be shopping there.

Thank you for your time and consideration.

Sincerely,

Thomas and Robin Buzzi  
651 Niles Road

## Christine Hayward

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**From:** Shelley Lloyd <shelleyhl@aol.com>  
**Sent:** Tuesday, April 13, 2021 12:18 PM  
**To:** Christine Hayward  
**Subject:** Fwd: Proposed Dollar General/Planning and Zoning

Sent from my iPhone

Begin forwarded message:

**From:** SHELLEY LLOYD <SHELLEYHL@aol.com>  
**Date:** April 9, 2021 at 7:06:01 PM EDT  
**To:** town@newhartfordct.gov  
**Subject:** Proposed Dollar General/Planning and Zoning

I am writing this letter regarding the proposed Dollar General revised application that has been submitted to the Planning and Zoning Commission.

I have a few concerns regarding this application.

1. I do not believe a special exception for 25% reduction in parking spaces should be approved. Our regulations specify a certain number of parking spaces for this development. I feel our regulations are not onerous and should be adhered to.
2. At the last public hearing about this project, the applicant stated that Dollar General did not make deliveries during peak hours. I drove past the Dollar General in Barkhamsted at 2:15 on a Saturday afternoon and this following picture shows that deliveries actually are made during business hours, obstruct traffic and block parking spaces. I would urge the commission to review this parking lot submission for safety issues, and truck loading and unloading issues during business hours.



3. I am concerned about how Dollar General will handle the debris visible in the above picture as well as the one below that was taken in Torrington. As you can see in both the above picture and the one below, piles of boxes and other debris are clearly visible from the road. Our architectural review committee did recommend fencing with plantings. This needs to be sufficient to hide all trash and debris from the road. I do not see these plantings or the fencing on this set of revised plans. Since Dollar General sells food, I'm also concerned about disposal of food debris as food debris will attract wildlife and vermin to the site. How will this be handled?



4. Our architectural review committee recommended plantings and screenings for this site. This current revision does not appear to have those plantings.

Please consider these items during your review of this application.

Sincerely,

Shelley Lloyd  
29 Pioneer Drive  
New Hartford, CT 06057  
Sent from my iPad