

Planning & Zoning Commission
Town of Haddam
30 Field Park Road
Haddam, CT 06438

November 3, 2022

RE: Retail Chain Store at 968 Killingworth Road

Dear Members of the Planning & Zoning Commission:

It has come to my attention that the town is considering a proposal to build a 10,000 square foot store on the small lots adjacent to Dino's restaurant on Killingworth Road.

I think a huge national chain store does not belong in an area that is largely residential with just a few "mom & pop" type businesses, especially when some of those businesses are seasonal or have limited hours. I'm not against any new business at that location. This current proposal isn't the right fit. There are plenty of areas with larger populations that are better suited to large retail chains.

My major concern is safety. Killingworth Road is a two-lane road where the shoulders are measured in inches, not feet. Increased traffic puts people at risk. I live about a mile north of the proposed site, at the bottom of the hill. I already use a post office box because I don't feel safe crossing the road to get my mail.

The elementary school is less than a mile from the proposed site. There are many children who must cross the road to get on and off the school bus. Do we really need more traffic in the area?

Killingworth Road is an area with a lot of wildlife – and they like to cross the road, too. It's one thing for a passenger vehicle to make a quick stop, it's another story when a tractor trailer behind that vehicle has to jam on the brakes.

Will this chain store pay the town for increased law enforcement and other first responders? Shoplifters, medical emergencies and parking lot fender-benders are inevitable.

The Killingworth Road residents and businesses use wells and septic. What kind of impact will a huge store make on the environment?

My secondary concern is quality of life. Before I moved to Higganum, I lived in Farmington close to Westfarms Mall. My experience is that the store will have trucks delivering after business hours. We will have our nights disrupted by the noise of tractor trailer trucks speeding along the road and truck back up beeps and slamming metal doors. And while we just got back to sleep after a midnight delivery, let's bring in a commercial garbage truck ready to pick up and drop off large metal dumpsters at 3am. After a snowfall, the plows won't just make a pass and continue down the road, the residents in the immediate area will endure a few pre-dawn hours of added noise (more backup beeps) while the plows scrape the snow off the pavement in time for the store opening.

In addition to noise pollution, there is light pollution. Big stores have stadium type lighting and the glow extends way beyond the parking lot. Again, remember that this is a predominately residential area. The lights are on all night, every night, every day of the year. Another issue I experienced at Westfarms is driver error; because the parking lot is so well lit, drivers forget to turn on their lights. Can you imagine cars without lights pulling out of the parking lot onto Killingworth Road?

Now let's think about the garbage that this store will create. Lots and lots of cardboard boxes, paper and perhaps food waste. Garbage attracts wildlife, vermin and insects. Visit any large chain store and you will see trash in the parking lots and blowing around – watch the wind carry it to your property!

Haddam has a population of about 8,500. Do we need a store that is 10,000 square feet? Are their goods and services so unique that we will trade our quality of life? Or, can we just drive a few minutes more to find another store that sells the same things and enjoy the peace and quiet of our small town?

Sincerely,



Lynne Benedict
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Higganum, CT 06441