

Health & Safety Concerns for the Proposed Harbour Isle Shops - 12 /11/2018

Good evening, my name is Bobby Malatesta, my wife and I are residents and live at 37 Harbour Isle Dr.

I have a legitimate concern that this proposal is going to become a very dangerous Health and Safety issue.

Specifically because an entrance and egress are needed in close proximity of the Circle/Roundabout/Routing. So with this thought in mind, I watched the cars as they exited the the Circle. Almost without exception, each would accelerate as they would exit.

I said to myself, they're never going to have enough time to stop, if a car pulled in front of them to enter the development. I then used the 4 second rule I was taught some 60 years ago when I first started driving. They also use a 2 or 3 second rule. 4 seconds is to gauge a safe distance behind another car in front of you, if the ground is wet while driving.

It gives **you** more time **to** react and more time **to** stop.

You pick out a position marker (a utility pole, a tree a drive way, whatever) in the distance to simulate where a vehicle would be in front of you. You count to 4, seeing if you can stop safely if they were to stop abruptly in front of you. I then used what I gauged as the farthest proposed position marker, the proposed driveway on Seaway Drive. I counted, 1 thousand & 1, one thousand & 2, one thousand & 3, & 1 thousand 4. Most cars reached that point in 4 seconds, meaning a crash if another car stopped abruptly in front of them, or if a car turned abruptly to get into the driveway to the development. What happens then? Traffic will be stopped completely on Seaway Drive. Maybe even across the Causeway Bridge. The safest break-point using the 4 second rule: *Any interruption in traffic less than 210" presents a risk of serious accidents.*

And, any entrance to the proposed mall should be at least 210' from the Circle/Roundabout/Routing.

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Some time back I had the unfortunate occasion to have been Med-evacuated out of Harbour Isle by our Rescue Squad to the Hospital. They got to me in less than 5 minutes because there was no traffic tie-ups. If that happens when the area is congested with a crash, will they be able to get to Harbour Isle to assist someone in distress? I doubt it.

I'm not looking to stop the developers from building on that property, but I do think they can use a different concept that will make all of us better neighbors and still provide them with a great business opportunity.

- The aim for any development should be to result in a benefit to citizens and in environmental and surrounding areas.

Please indulge me for a moment more.

It is my belief that we as Residents, Planning Boards and Developers should start thinking "**OUT OF THE BOX**" when it comes to any proposed developments on an Island such as ours. Times are changing at a very fast pace. The **Brick-N-Mortar** stores of the past are going by the wayside. The Sears, the JC Penny's, the K-Mart's, the Bed-Bath & Beyond's, and the Toys-R-Us are struggling or are completely out of business. All, because of the Amazon model. This will be no exception. The developers know perfectly well, this project cannot be profitable without Cumberland Farms, which is another can of worms.

This parcel of land could serve a different useful and more profitable purpose than the one proposed. I know the developers put much effort and due diligence in their proposal, but my hope is this.

For the sake of discussion, I'll call their plan "**PLAN A**". This is "**Plan B**":

The number of residents at Harbour Isle who would like to buy or lease a garage could change this whole controversy.

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My guess, you could put up at least a hundred one story garages that look just like the ones we have on Harbour Isle, blending in perfectly, and costing a fraction of the proposed development.

Conservatively, you could get between \$30 and \$40 thousand dollars for each. Some have sold for an incredible \$55 thousand on our property. That's 3 to 4 million up front. You would retain the rights, and continue to get HOA fees every month. If the powers to be at Harbour Isle work with you, there would be no need for an entrance or egress on Seaway Dr, keeping the Fire and Rescue squads happy and the welfare of our residents paramount. The city would be elated with the ratables, and we could all be a good neighbors.

A "Win-Win" for the entire Island.

To the developers, please consider "**Plan B**", if you do, I will personally guarantee your first 50 customers for the garages. And, I would be most willing to help you with any input you may need for this proposal.

To the planning board, please think about the Health, Safety and Welfare of our residents. Hold off on your decision, until the developers have a chance to get back to their investors so they may consider if this "**Plan B**" is a safer and more viable investment for them, our community, and all of Hutchinson Island.

I thank all of you for your indulgence.