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To: Jenelle Berthoud

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Agenda Item : Discussion/Decision: Recommendation on Approval, Approval with Conditions, or Denial of Subdivision Application for Burnt Fork Estates

Comment:

To Planning and Zoning Board: The revised application of the proposed subdivision at the corner of Logan and Middle Burnt Fork contains a section headlined, "Review and Findings of Fact. On page 11 of that document under Effect on Local Services (Roads/Traffic), there is a final sentence which is puzzling to this taxpayer. That statement reads "Based on the summary and recommendations provided in the traffic study, it appears that the impacts, and subsequent improvements required to address the impacts, are unknown at this time." I have never read or heard of a scientific engineering study which used even in a summary the words "it appears that". Nor have I heard of such a study being watered down to the point that it is explained using the words "it appears that".

I became curious about the Traffic Study author, Abelin Traffic Services (ATS). I found a Dunn and Bradstreet report indicating the company had one employee. That cleared up a lot for me. I have worked as a consultant and have some idea of the time required to complete a study, interpret the data, and author an accurate report. I doubt seriously that a great deal of time was involved in the Traffic Study that the taxpayers are being asked to swallow, especially after seeing those very unscientific words "it appears that".

I would like to hear just how much effort went into the Traffic Study since the conclusions and the numbers in it defy logic and basic math. Will the taxpayers be left to pay for this "it appears that" mysterious cost or will the developer be required to set aside a significant amount for these "unknown" costs.

Thank you for any clarification that can be provided.

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