

Chestnut and Cape, Inc. has not surveyed the seniors in Northwood or anywhere closeby in NH to ask their needs. And that the only reason they are planning senior housing is to take advantage of the limited setback rules for senior structures.

Chestnut and Cape, Inc. has not conducted a traffic study to address the safety and well being of adding in forty-one 62+ senior drivers to the very busy Rt. 4 traffic flow. And yes, that intersection of Ye Olde Canterbury and School St. is indeed very dangerous with that crest in the road just north of that crossing. And from our town's website: "Situated on Route 4 the Town is on the main thoroughfare between Concord and Portsmouth and sees an average of 13,000 commuters every day." Also, the Northwood stretch of Rt. 4 doesn't have any passing zones and also very few center turning lanes. The night time street lighting is dim and we have a good amount of wildlife that like to cross our roads when it's dark. Northwood's Rt. 4 and other roads just aren't very friendly to those with poor eyesight, and therefore to seniors.

At the recent St. Joseph's yard sale event, I did query many of the seniors volunteering there about this proposed development. So what do Northwood seniors want?

1. Affordable rental apartment options in all sizes, mostly studios, some for one bedroom apartments. No requests for two bedroom apartments. And their comfort range for rental units would be rentals in the \$500 for a studio and \$750-900 for a one bedroom. Remember, these are people now on a fixed income and no longer working. And in the past, I remember having senior friends who were on waiting lists for senior rental housing in Bow.
2. All interviewed wanted rentals, none desired condominiums. There was no desire to purchase real estate of any sort. If they owned a house, they desired to sell and just coast on rental housing funded by the sale of their property.
3. Senior rentals were also desirable as gap housing for when they were trying to sell their home and transition to the next stage of their life. Again, none were interested in selling a single family house to buy a two-bedroom condo, especially not in this hot real estate market. They want to cash out of their real estate equity, and live off of that. Not put all of that money into a condo purchase.
4. Indoor access to common areas.
5. Laundry facilities.
6. One level living areas, no stairs.
7. Pet friendly.
8. They don't want to do a lot of driving anymore, and especially not have the stress of dealing with the traffic on Rt.4. They don't want to pay extra for deliveries. Will the development offer free shuttle van service to amenities?
9. Indoor parking so that their cars aren't covered with snow.
10. Free snow removals after storms, and treatment for icy walkways.
11. To be close to grocery stores, banks and restaurants. And avoiding busy traffic areas.
12. What use is a community building if there is no weather protected way to access it from their living quarters? After all, this is NH with our long, cold winters.

13. Having easy and quick access to needed healthcare services. The closest hospitals to Northwood average about 17 miles away and are a 20 minute journey. Other senior living communities in NH offer 24/7 on-site medical support.

Clearly, this proposed 21 condominium senior living project does not meet the needs of any senior in Northwood or the surrounding areas. And will not be competitively appealing compared to senior living communities in the area.

Again I ask, what is the target price of these units?? And since these proposed senior condos don't benefit any New Hampshire senior, how does this project benefit Northwood in any real way??? Especially with our discounted property tax structure for seniors in Northwood. And again I ask, why are these units only two-bedroom units with either a bonus room or basement? Why aren't there studio or one-bedroom condos offered?

In addition, because this project will be built on so much pasture acreage, why isn't the proposed architecture green and eco-friendly? Why no green roofs or water permeable pavers for the motor vehicles? And since seniors desire one level living, unless there are elevators, why aren't these units one level? With the bonus room or basement, these units will all have stairs. Will there be 24-hour emergency response staff on sight in case of slip and falls by these seniors? Being 62+ senior living, it's seven years past what is considered "active senior independent living" which the industry standard begins at 55 (being mature adult empty nesters").

And if these senior condominiums are a bust and turn into regular housing stock, what happens to these dwellings built with very little set-back from the property lines? In my opinion then, some of these units ought to be knocked down to adhere to the standard set-back rules for regular housing.

In closing, Johnson Field is our history, culture and a natural resource. And with climate change and global warming being our planet's new reality, collectively we all need to maintain our greenness and key our haying fields for our livestock. This year there are severe drought conditions in the Pacific Northwest, and farmers there have slaughtered their cattle because of a dire shortage in hay crops and knowing that they would be unable to feed their livestock this year. In South Dakota, they also have terrible drought conditions and a hay shortage. Their governor has implemented an executive order suspending normal mowing of the areas along roads. They will instead be haying the ditch areas and not letting the grass trimmings go to waste.

And if we can all agree that climate change and global warming is a reality, then we have to be very careful with Northwood's future developments. This project is not promoting sustainability and would put undue pressures on our well water supply, our wildlife because of its proximity to the wetlands. And this proposed development would put more stress on our already busy traffic flow on our main thoroughfare of Rt. 4 which currently lacks any traffic signals along this part of Northwood. I believe that the distance between the traffic lights in Epsom by Rt. 107 and the

set by Hannafords and the Shell station by Rt. 202 is about ten miles. Right now, the section of Rt. 4 running through Northwood Narrows is the safest stretch of Northwood's Rt. 4. To add 41 senior drivers to the area, plus whatever support network they will need will have a real negative impact to the thoroughfare.

Mission Statement

The Town of Northwood New Hampshire seeks sustainable growth that protects our natural and historic resources, while preserving our values, qualities, and culture.

To promote and improve our quality of living, enhance our sense of community, and preserve the integrity of our small-town heritage.

We are committed to providing excellence in service for all citizens, businesses, and visitors through constant improvement and determination. We strive to sustain the public trust through open and responsive government, and we encourage public participation from our citizens and businesses.

Respectfully and very sincerely,

Martine Canfield

102 School Street, Northwood Narrows, NH