



To the Manchester Zoning Board of Appeals,

After considering the impact of the 40B, as one of the town's largest abutters to the project, I do have several concerns.

First and foremost is traffic. While this project on its own may not warrant all the measures below, it's impact should be considered in context of the Manchester Athletic Club, its land and its future. The MAC is the last major piece of developable commercial land in Manchester. It has the potential to serve many needs of the Town, its future prospects need to be protected.

For instance, if a separate lane or widening of Southern Avenue is needed to accommodate traffic, land for that needs to be allocated from the 40B project not others. Likewise, if restricted turning so as not to cross the lane of traffic, or if traffic lights are needed, these costs or operational burdens should not and cannot be borne solely by the MAC. It would severely impact its business and any future development.

Secondly, the 40B originally proposed handling its own waste water treatment on site. I believe if any other solution is proposed or contemplated then it should consider and accommodate all of the abutters, their present and their potential future needs.

What makes this 40B project important to the town is that there are currently, if you include the 40B project, only two undeveloped parcels in the LCD in Manchester. While this project does have the potential to help a limited number of residents that need financial relief (approximately 30-35), it could affect and limit the last piece of developable Commercial land. The full development of my parcel has the potential to help the entire town, through provided services, or by significantly raising the tax base without putting significant burdens on the Town.

The last concern is about ancillary uses that may be allowed as part of the 40B project. I feel that since they have a specific use, namely residential, and they are benefitting from a State mandate, then no other uses, public or private, should be allowed at that site.

Thank-you for your consideration,

Anthony J Simboli