Bert Ouellette
5 Taryn Lane
New Milford, CT 06776

March 6, 2015

RE: General Assembly
Proposed Bill No. 203
LCO No. 1433

General Assembly:

I am a resident of the town of New Milford and reside at 5 Taryn Lane.
I would like to see changes in a law that was passed on allowing a community mental health facilities to be located in a residential zone with no regulatory over sight and a disregard to the local town zoning laws.

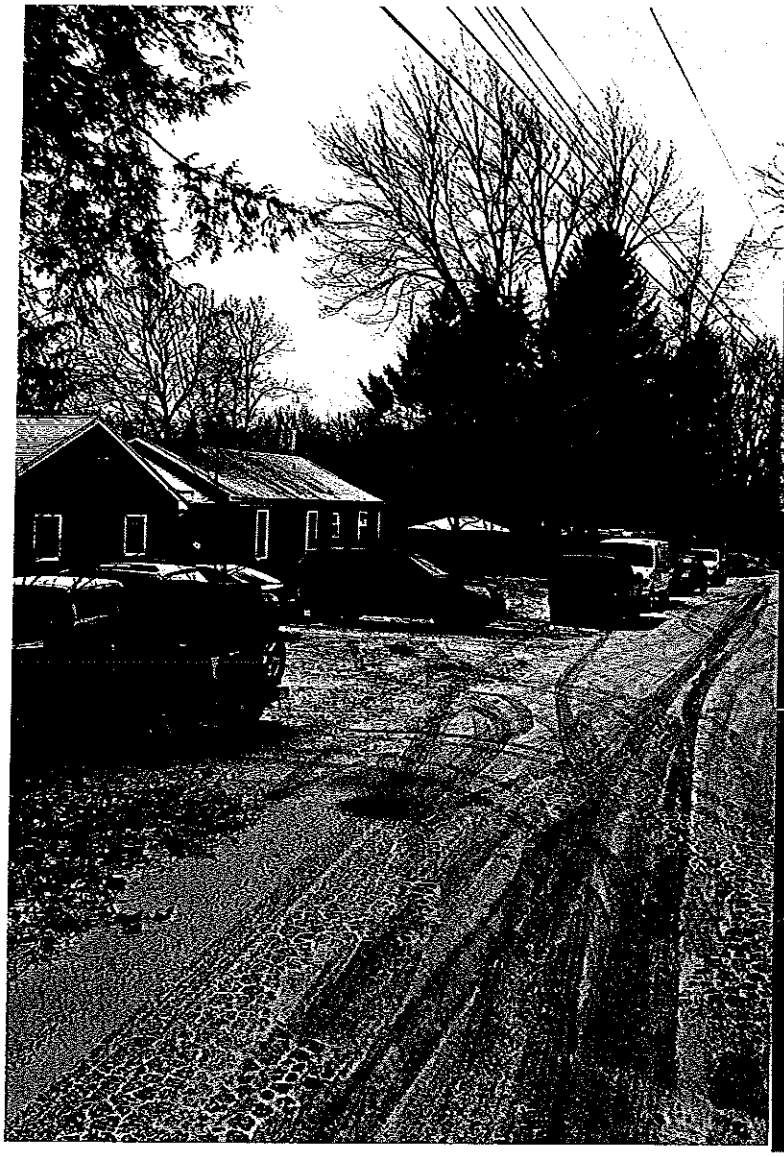
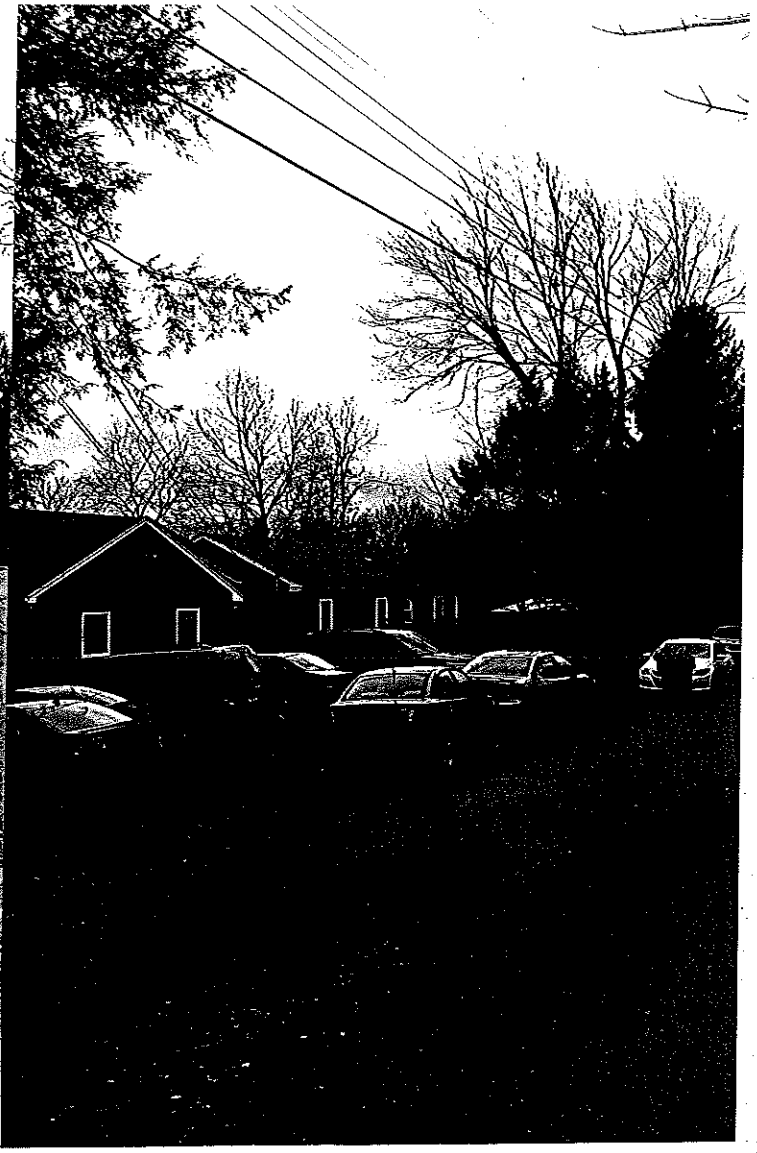
I am referring to a mental health facility that was opened on 1 Red Fox Road in the town of New Milford. The facility is located at the beginning of a narrow dead end private road and is approximately 20 feet from the road. It is also in front of a school bus stop and directly in front of the community mailboxes. The amount of cars that come to this facility on a daily basis is overwhelming in a small residential area. On average of 10 cars at one time are parked in two parking lots and on the road in front of the facility. This is clearly an overuse of a small residential home. Most days there are so many cars parked in front of the facility that the road becomes one lane. This makes it very unsafe for the nine homes on Taryn Lane and Red Fox Road that have to pass by the facility in order to enter and exit and for emergency vehicles to respond.

I do not understand how the State of Connecticut allows a mental health facility of this size to move into a small house located in a tight neighborhood on private roads. The house has an outdated septic system and also it's on a shared community well. There is no way that this can stand up to commercial use. If either one of the systems fails they cannot be replaced properly to meet building codes. The septic system is directly above another community well and a pond that feeds into Walker Brook. Waiting for a failure in either system is not acceptable with the amount of damage it can do to the wetlands and the community well.

There needs to be guidelines where facilities this like can be located safely and can meet all zoning and environmental laws that are in place to protect the town residents and their property. We live in a residential zone and it was always my understanding living in the Town of New Milford for 20 years that the zoning laws that were in place are to protect the property owners from violations like this.

We are very concerned for safety of the children and others that live in the neighborhood. This is very disturbing to our quality of life and is being forced upon us by a private company and the State of Connecticut.

I respectfully request a change in the law making facilities comply with town zoning laws. As residents and taxpayers our property rights and our quality of life have been compromised. This law has clearly damaged our property values dramatically by the actions of the State.

Sincerely,

Bert Ouellette