

**From:** Greg Bertoni [<mailto:bertoni.greg@gmail.com>]  
**Sent:** Wednesday, August 10, 2016 10:56 AM  
**To:** Appeals, Board of <[appeals@sudbury.ma.us](mailto:appeals@sudbury.ma.us)>  
**Subject:** Sudbury Station Traffic Concerns

To the Zoning Board of Appeals,

I am writing today to express my concerns about the proposed development, Sudbury Station, in the Historic Town Center. My concerns are as follows:

1. The development is too large for the area. It will greatly and negatively impact the historic character visually, which will impact the desirability of the neighborhood and negatively impact property values and tax collections.
2. The location has no potential to properly mitigate traffic impact due to the size and location of key roadways - Route 27, Old Sudbury, and Concord Road are near max capacity at peak times and can't be expanded without further negative impact to the neighborhood. This will present a dangerous situation for walkers, bicyclists, and motor vehicle traffic which will likely result in an increased rate of incidents causing injury or death.

Overall, I believe this is the wrong location for a development of this size and would like you to be aware of my concerns.

thank you.

-Gregory Bertoni  
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