

**From:** Kim Snow <blizzardx588@gmail.com>  
**Sent:** Sunday, June 7, 2026 1:05 PM  
**To:** Planning Board  
**Subject:** Highland Cliff Estates

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Good evening. My name is Kim Snow, and my husband Steve and I live at 205 Highland Cliff Road. Unfortunately, we are unable to attend in person due to a prior commitment. But wanting to chime in on the proposed Highland Cliff Estates development raising serious and unacceptable concerns for our neighborhood.

The scale of this project—and the developer's request to bypass both a traffic study and a conservation study—is deeply troubling. These studies are not optional. They are not inconveniences. They are the safeguards this town put in place to protect residents, water resources, wildlife, and the character of our community. The fact that the developer is asking to skip them is, frankly, alarming.

We expect the town to uphold its own rules. Granting exceptions here would set a dangerous precedent and would directly harm the people who already live in this neighborhood.

We have already seen the consequences of rapid development on Highland Cliff Road. The 14-home subdivision built a few years ago added an estimated 56 additional vehicle trips per day, with no secondary outlet. We live on a sharp corner just past 203 Highland Cliff, and we have had multiple accidents occur on or near our property—including cars ending up on our front lawn. I have brought this to the town twice and was told there was nothing that could be done. That answer is no longer acceptable.

Our neighbors near Alweber Road are now dealing with cars parking in front of their home as parents wait for school buses—vehicles turning around in their driveway, parking on their lawn, and forcing them to take measures just to protect their property. This is what happens when development outpaces planning.

We are not opposing development. We are opposing irresponsible development. We are opposing shortcuts. We are opposing any attempt to push a project forward without fully understanding its impact on water quality, conservation land, wildlife habitat, and public safety.

We expect the town to require the traffic study. We expect the town to require conservation study. And we expect the town to protect the residents who have lived here, cared for this land, and contributed to this community for decades.

Thank you.

Kim and Steve Snow