



To: Chair and Members of Rothesay Planning Advisory Committee
From: Darcy Hudson
Assistant Development Officer
Date: Thursday, December 28, 2023
Subject: Rezoning 45 Marr Road/6 Old Mill Lane – (PIDs 00245415 & 00118067)

Applicant:	Mike Maloney	Property Owner:	Patrick Maloney
Mailing Address:	34 Sprucewood Ave Rothesay, N.B. E2E 2H3	Mailing Address:	182 Elliot Road Quispamsis, N.B. E2G 2B8
Property Location:	45 Marr Road/6 Old Mill Lane	PID:	00245415 & 00118067
Plan Designation:	Mixed Residential	Zone:	Single Family Residential R1B
Application For:	Rezoning to allow for a 1 four story (46 Unit) Apartment Building & a 6 Unit Townhouse		
Input from Other Sources:	Operations, KVFD, KRPF, Polling		

ORIGIN

An application from Mr. Mike Maloney on behalf of Dr. Patrick Maloney, to consider rezoning land located off Marr Road and Old Mill Lane (PIDs 00245415 & 00118067) from Single Family Residential [R1B] to Multi-Unit Residential (R4) to allow for the development of a 46-unit apartment building and a 6 Unit townhouse subject to the terms of a Development Agreement.

BACKGROUND

The properties are 8,643.56 square meters (2.14 acres) and currently zoned Single Family - Residential Standard zone (R1B). The property is designated COMMERCIAL in the Future Land Use map. The proposed use as a residential apartment building is not listed as a permitted use within the R1B zone. However, the Municipal Plan By-law 1-20 does contain policy direction (see Policy HDR-4 follows) that would allow Council to consider the application.



Figure 1 – Site plan of Proposed Marr Road Apt. Building and Townhouses.

*The commercial areas in Rothesay are focal points for residents, whether they are shopping or socializing. Council recognizes this function of commercial space as potential opportunity sites where **higher density residential may be added** as a means of providing people with better access to the Town's services, to reduce sprawl, to permit a livelihood that allows for walkability and less car dependence, and to increase density in and around the Town's commercial areas.*

COUNCIL SHALL:

Policy HDR-4 High-density Residential:

Consider that High-density Residential (R6) development may be appropriate **throughout the Commercial Designation**, and may consider multi-unit dwellings through the re-zoning and development agreement process where such development demonstrates compliance with the following requirements:

- a) Subject lands are adjacent to or in close proximity to collector or arterial streets and transit routes;
- b) The maximum density does not exceed 100 square metres of land per apartment unit;
- c) Subject lands are adequate in size relative to the intensity and scale of the proposed land development;
- d) The subject lands do not exceed 1 acre in total area (or 40 apartment units);
- e) Underground parking is provided;
- f) Require the developer provide a technical wind and shadow study, to be completed by a certified professional, to ensure the proposed development does not generate excessive wind or cast a shadow on abutting properties or public road right-of-way that would detract from the quality, enjoyment, or use of the space.
- g) Require the developer to complete a traffic impact assessment for the proposed development on the surrounding area completed by a qualified transportation engineer or other technical specialist;
- h) Excellence in site design best practices addressing features such as Crime Prevention through Environmental Design (CPTED) principles, urban design, and high quality landscaping; and
- i) A building design of high quality that is consistent with community values and architectural best practices.



Figure 2 – Property at 45 Marr Road/6 Old Mill Lane

ANALYSIS:

Policy HDR-4 High-density Residential	Staff Comment
Subject lands are adjacent to or in close proximity to collector or arterial streets and transit routes;	The proposed building is located 140 meters from Marr Road. A traffic impact statement is being prepared to determine any additional traffic enhancement or requirements.
The maximum density does not exceed 100 square meters of land per apartment unit;	The property is 8,643.53 square meters in area and proposed density at 46 units does not exceed the 100 square meters of land per apartment unit.
Subject lands are adequate in size relative to the intensity and scale of the proposed land development;	The proposed 4-story building would be located in a mixed-use development area containing single-family residential, High Density Residential, Commercial and Light Industrial uses.
The subject lands do not exceed 1 acre in total area (or 40 apartment units);	The density of 46 units would exceed the 40-apartment unit limit on density. However, the applicant also intends to make use of POLICY R-1 and R-2 that permit Council to consider an increase in density by 2 percent for every apartment unit meeting affordability standards or constructed as an accessible unit. The applicant is proposing affordable and barrier free units and

Policy HDR-4 High-density Residential	Staff Comment
	therefore would be eligible for an increase in density (6 additional units).
Underground parking is provided;	The proposal includes underground parking for 45 vehicles and 18 surface parking spaces for 63 parking spaces. The total number of parking spaces complies with the zoning by-law calculated at 1.25 spaces per apartment unit.
Require the developer provide a technical wind and shadow study, to be completed by a certified professional, to ensure the proposed development does not generate excessive wind or cast a shadow on abutting properties or public road right-of-way that would detract from the quality, enjoyment, or use of the space.	A Shadow Study has been completed and indicates that the shadows will not cast shadows on abutting properties or public road right-of-way that will detract from the quality, enjoyment, or use of space.
Require the developer to complete a traffic impact assessment for the proposed development on the surrounding area completed by a qualified transportation engineer or other technical specialist;	The developer is preparing a traffic impact assessment. Staff intend to review the study by understanding how the apartment building development adheres to good planning principles to ensure safe and equal access to the transportation system by all users, including vehicles of residents and their guests, foot traffic of residents and their guests to and from the building to a public sidewalk or other destination (bank/restaurant), cyclists, and the loading and unloading commercial trucks (garbage, moving vans, delivery vehicles, etc.).
Excellence in site design best practices addressing features such as Crime Prevention through Environmental Design (CPTED) principles, urban design, and high quality landscaping; and	One of the key features of CPTED is the placement of physical features, activities and people in a way that maximizes visibility as a key concept directed toward keeping intruders easily observable, and therefore less likely to commit criminal acts. Features that maximize the visibility of people, parking areas and building entrances are unobstructed doors and windows, pedestrian-friendly sidewalks and streets, front porches and appropriate nighttime lighting.
A building design of high quality that is consistent with community values and architectural best practices.	Good design responds and contributes to the neighbourhood context. Staff review the building design based on the natural and built features of the local neighbourhood, and the relationship and the character they create when combined with the proposed building.

Policy HDR-4 High-density Residential	Staff Comment
	<p>The area has some challenges in that the NB Power infrastructure does not create an attractive view for residents; however, the proposed building will be an attractive enhancement for the area.</p> <p>Staff believe that the proposed building in this mixed-use neighbourhood achieves good design as the scale, bulk and height of the building is appropriate to the existing or desired future character of Marr Road and surrounding buildings.</p>

Polling Results

As standard procedure with all rezoning applications letters were sent to nearby residents to inform them of the application and soliciting their comment or feedback. As of Thursday, December 28, 2023 several emails were received by the Town in opposition to the application. One telephone call was received in support of the application.

RECOMMENDATION:

It is recommended THAT the Planning Advisory Committee:

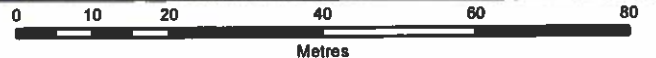
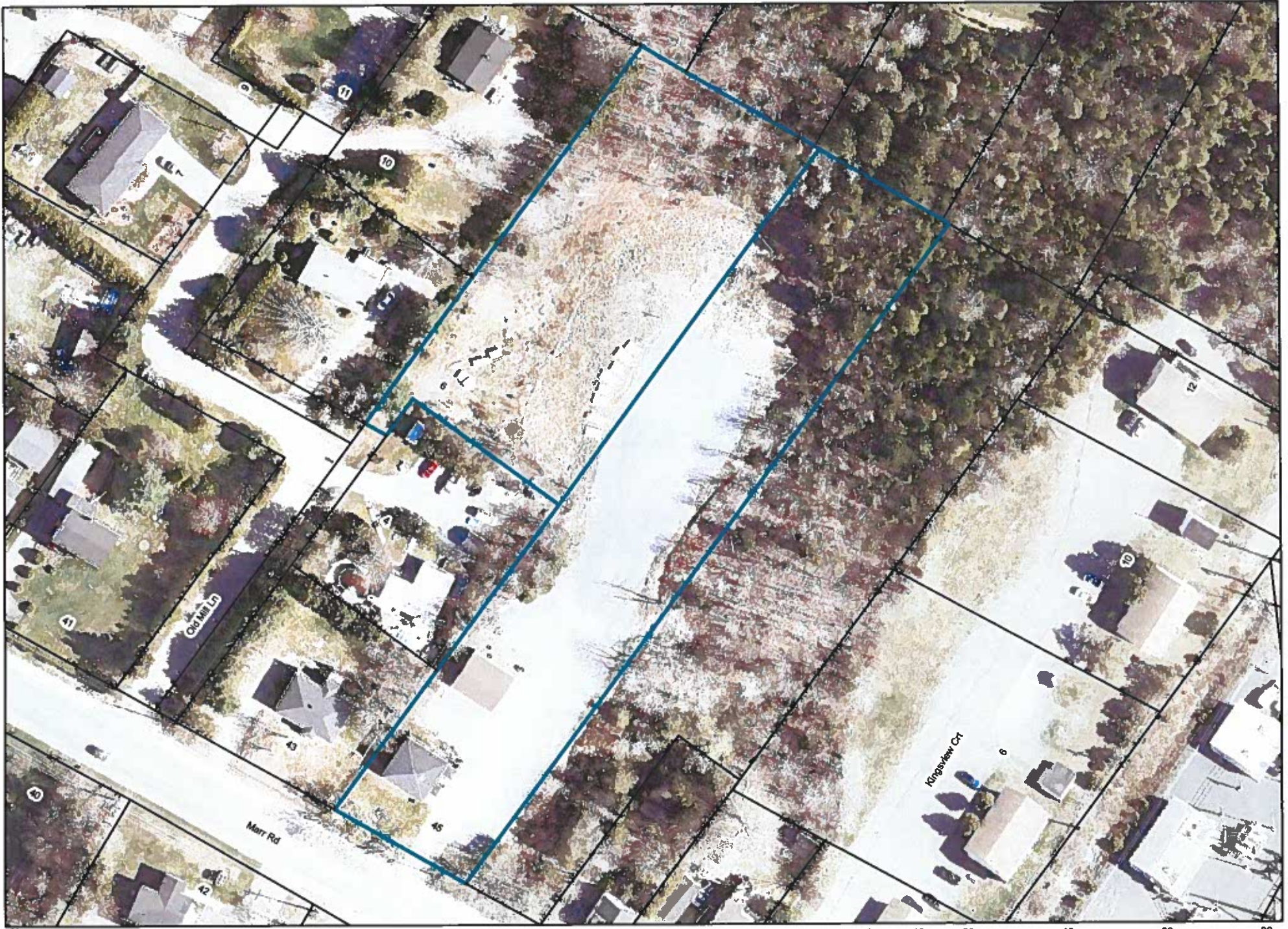
- A. Recommend that Rothesay Council schedule a **PUBLIC HEARING** to consider the rezoning of 45 Marr Road and 6 Old Mill Lane (PIDs# 00245415 & 00118067) from the Single Family Residential R1B zone to the Multi-Unit Residential Zone [R4].

ATTACHMENTS:

- Map 1 Aerial Photo Location Map
- Map 2 Land Use Designation
- Attachment 1 Stormwater Review
- Attachment 2 Trip Generation Statement
- Attachment 3 Polling Results

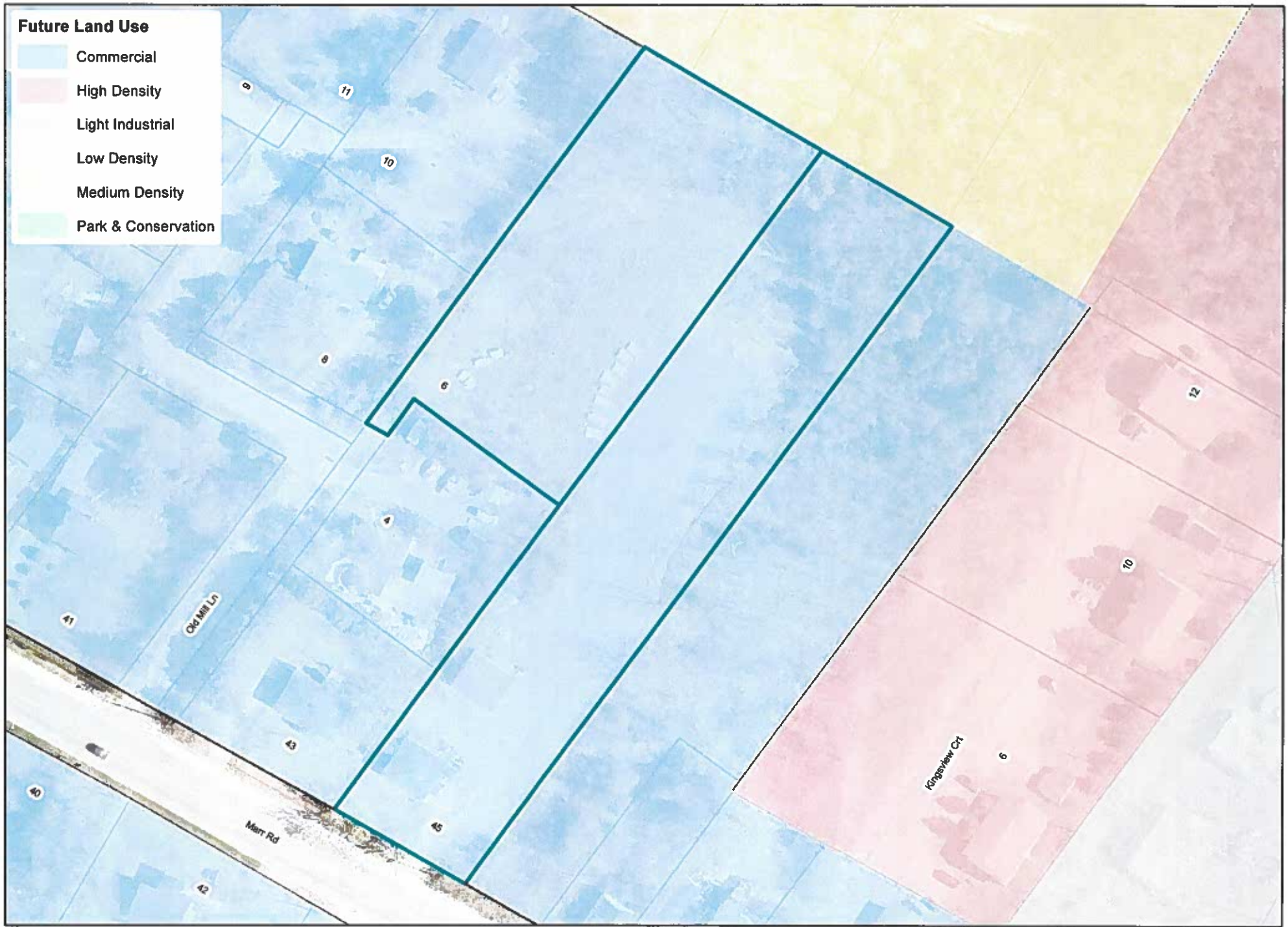


Report Prepared by: Darcy Hudson, Assistant Development Officer
Date: Thursday, December 28, 2023

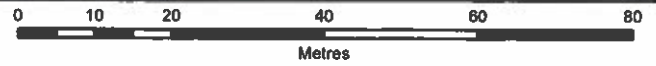


Future Land Use

- Commercial
- High Density
- Light Industrial
- Low Density
- Medium Density
- Park & Conservation



Future Land Use Map



Ref: 23387-StormwaterReview

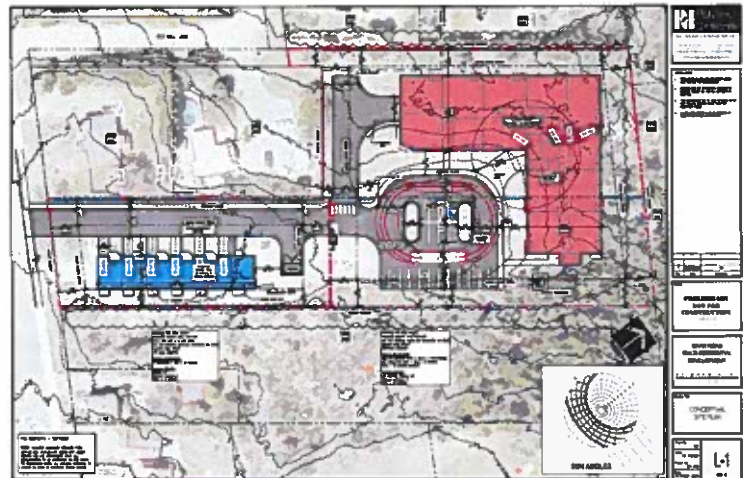
December 6, 2023

Mr. McLean,

Re: 45 Marr Road - Multi-Residential Development - Stormwater Review

Don-More Surveys & Engineering Ltd. (Don-More) has been engaged to perform a high level review of a proposed development at the above address relative to a stormwater management strategy.

We have been provided with a conceptual site plan prepared by Polyline Designs dated October, 2023 and this review is limited to details shown on this site plan.



Existing Site

The existing site is composed of two PIDs 00118067 and 00245415. The site is currently occupied by a single family home with a detached garage and a large laydown area towards the rear of the site.

The front portion of the site slopes away from Marr Road and to the west. This portion of the site sheet drains onto the adjacent property to the west.

The rear portion of the site sheet drains to the adjacent properties to the west and north

Stormwater Management Approach

The new site would be designed to perform stormwater management to limit peak flows to pre development levels. Water draining from the parking areas would be directed to a Stormscepter to provide treatment of water quality. Below are preliminary design ideas for how this will be achieved.

The proposed site plan shows townhouses located along the front portion of site. We would likely incorporate a swale along the rear of these to intercept flows from upstream, as well as

collecting the rear portion of the buildings. The street area could be collected in a storm sewer system.

Between the garbage enclosure area and the parking area for the larger building there is an area of undeveloped land. We would likely incorporate a storm pond in this area.

The parking lot would be designed as parking lot ponds by installing ICD's in the catch basins from this area so water ponds in the parking lot for a brief period of time.

The building has a flat roof. We would plan to detain water on the roof of the building using flow controllers on the roof drains. Typically we design this system to pond the equivalent of 100mm of water in a 100 year event.

Flow from the site would be discharged to the existing storm system on Old Mill Lane via the Local Government Services Easement through the adjacent property.

Following detailed design and once modelling of these approaches has been completed, if additional measures are required to reduce peak flows we would look at either additional traditional stormwater management ponds or underground storage under the parking areas.

Closing

We trust this is sufficient for your present needs. Please feel free to contact the undersigned at 506.636.2136 or at at@dmse.ca for any additional information or clarification.

Yours truly,

Don-More Surveys & Engineering Ltd.

Andrew Toole

Andrew Toole, NBLs, P.Eng.

December 21, 2023

Mike Maloney, BBA, BPR, CPF
Right Hook PR + Strategic Planning
34 Sprucewood Avenue
Rothesay, NB, E2E 2H3
Email: mike@righthookpr.com

Dear Mr. Maloney:

RE: Trip Generation Statement - 45 Marr Road, Rothesay

Project Understanding

We understand a trip generation statement is required by the town of Rothesay for the proposed residential development located at 45 Marr Road, Rothesay. The development is planned to include one, 46-unit apartment building and six townhouses, for a total of 52 residential units, as illustrated in **Figure 1**, and will be marketed towards seniors/retirees.

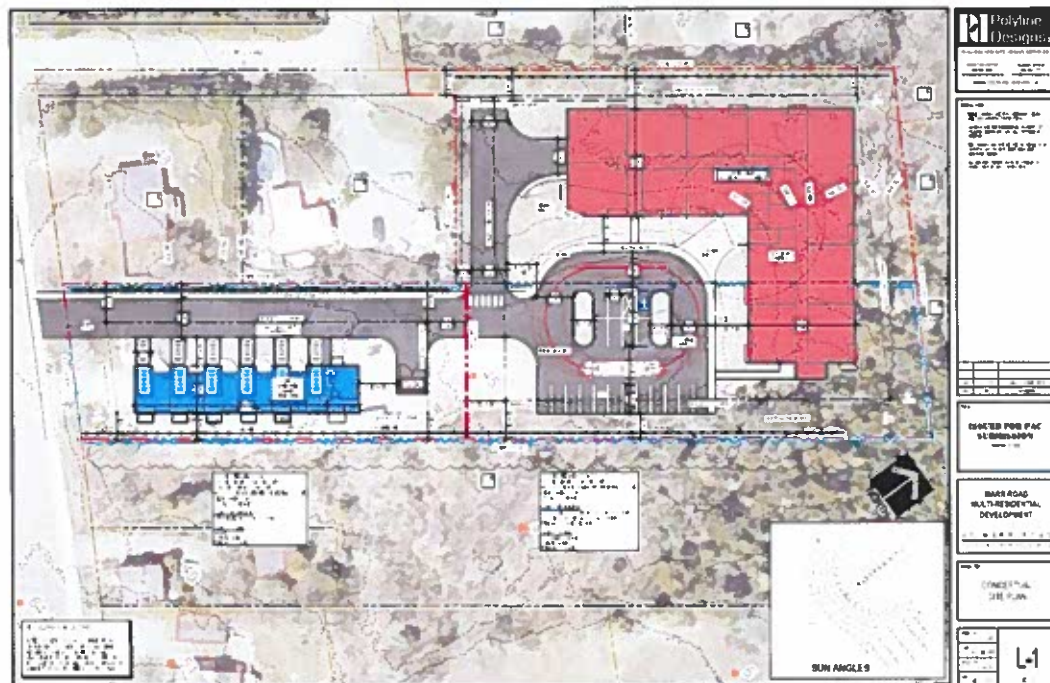


Figure 1: Proposed Site Plan

Trip Generation

To estimate the new morning (AM) and afternoon (PM) peak hour traffic generated by the proposed development, trip generation rates from the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*, were used. Rates published in this manual are widely accepted by the traffic engineering community, as they are based on empirical data.

Since the proposed development will include both apartment units and townhouses marketed towards an older demographic profile (i.e., seniors/retirees), the following land use codes were selected from ITE's Trip Generation Manual to best reflect the proposed land uses:

- ▶ ITE LU Code 252 for "Senior Adult Housing – Multifamily (Apartment)
- ▶ ITE LU Code 251 for "Senior Adult Housing – Single-Family (Townhouses)

The trip generation rates include all vehicular movements entering and exiting the site. Trip generation rates were reviewed for both the weekday AM and PM peak hours of the adjacent road, as this would represent the peak traffic loading on the adjacent street (i.e., Marr Road). The location setting for "General Urban/Suburban" was selected as it generally reflects the setting of the development site. The estimated numbers of new AM and PM peak hour trips based on the proposed number of dwelling units are summarized in **Table 1**, and a summary of new site trips is provided in **Table 2**.

Table 1: ITE Trip Generation Summary

ITE Land Use Code 252 (Senior Adult Housing – Multifamily)							
46	Dwelling Unit	Rate	Inbound	Outbound	Trips In	Trips Out	Total Trips
	AM Peak Hour of Adjacent Street Traffic	0.20	34%	66%	4	7	11
	PM Peak Hour of Adjacent Street Traffic	0.25	56%	44%	7	6	13
ITE Land Use Code 251 (Senior Adult Housing – Single-Family)							
6	Dwelling Unit	Rate	Inbound	Outbound	Trips In	Trips Out	Total Trips
	AM Peak Hour of Adjacent Street Traffic	0.24	33%	67%	1	1	2
	PM Peak Hour of Adjacent Street Traffic	0.30	61%	39%	2	1	3

Mike Maloney
December 21, 2023

Table 2: Summary of New Site Trips

Time Period	Trips In	Trips Out	Total Trips
AM Peak Hour	5	8	13
PM Peak Hour	9	7	16

Based on the trip generation for the proposed site, a total of 13 and 16 new trips are expected during the weekday AM and PM peak hours, respectively.

Closing

Thank you for the opportunity to complete this Trip Generation Statement for your proposed development at 45 Marr Road.

We trust this information satisfies your current requirements, but if you have any comments or questions that arise from the review, please reach out to us at your earliest convenience.

Yours very truly,

CBCL Limited



Prepared by:
Emily Atwell, EIT
Transportation EIT & Urban Planner
Direct: (506) 639-6559
E-Mail: eatwell@cbcl.ca



Reviewed by:
Brendan McPhee, M.Sc.E., P.Eng.
Transportation Engineer
Direct: (506) 633-6650
E-Mail: bmcphoe@cbcl.ca

CC: Brian Moreau, P.Eng.

Report No: 232936.00

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Darcy Hudson

From: [REDACTED]
Sent: December 25, 2023 8:49 PM
To: Darcy Hudson
Subject: Fwd: Rezoning Application - 45 Marr Rd / 6 Mill lane

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please disregard the first email sent in error.

Mr. Hudson,

My name is [REDACTED] and I live at [REDACTED] in Rothesay with my wife [REDACTED]. I would like to register my opposition to the proposed bylaw change for 45 Marr Rd and 6 Old Mill Lane.

In 1987 we bought this land and built our house in the summer of 1988. The area behind our home is fairly heavily forested with lots of humps and hollows that help control the flow of water which naturally moves downhill. This natural setting, along with landscape work completed in our backyard has worked well at keeping water moving around the house in severe rain events.

This land for the most part, belongs to the home owners on the west side Robinson Street so there's little chance of any changes there.

The issue for me is this land in question.

Several years ago, another development was proposed for this same site. The neighbours were given a satisfactory time frame to respond to this and I'm aware of some, including myself, who opposed. Eventually the application, as I understand it, was denied.

Unfortunately for me, some site work had been done and at some point, a large parking lot was created on this land. The winter plowing pushed all the snow to the back of the lot.

During winter rain storms, usually in February, March and April, the rain, along with added snow melt, flow too fast and in too much volume, for the natural forest land and my initial landscaping to handle. This was a very noticeable change resulting in a wet basement a few times.

In 2019 I removed my back deck and reshaped my backyard to assist with this added water during these very common events. My yard is no longer flat but has a swale running through it and around the house. So be it, if it worked, I would have been happy. Unfortunately, some of the storms still created problems with water running up against my foundation and into the basement through the windows. As a last ditched effort to keep water out of the house, I had the 2 basement windows bricked in, removing all natural light from the basement.

I'm also concerned about the added noise these units will bring to the area. You are talking about adding 52 residential spaces in my backyard. The noise of construction and then, everyday life for those living there will become what we hear in our backyard.

Another point is that there are at least 7 other large units either recently completed, under construction or already approved, within 2kms of this address. Once all are up and running the traffic in the area, which has already had a noticeable increase, will be even worse.

The last point I will make is the apparent strategic timing of all this. I received my letter, that was dated December 19th, on Friday December 22, 2023. The letter advised that submissions had to be received by end of day on Wednesday December 27th. Given the Christmas Holiday that has given people one working day, Wednesday the 27th, to ask any questions of staff or any other research they may want to undertake, and then make their submission. That doesn't even account for the folks who may be away for the holidays unaware of what is happening in their backyard. Interesting.

Respectfully submitted,

----- Forwarded message -----

From

Date: Mon, Dec 25, 2023 at 2:58 PM

Subject: Rezoning Application - 45 Marr Rd / 6 Mill lane

To: <darcyHUDSON@rothesay.ca>

Mr. Hudson,

My name is [redacted] I live at [redacted] in Rothesay with my wife [redacted] would like to register my opposition to the proposed bylaw for the A/N address.

In 1987 we bought this land and built our house in the summer of 1988. The area behind our home is fairly heavily forested with lots of humps and hollows that help control the flow of water which naturally moves down hill. This natural setting, along with landscape work completed in our backyard has worked well at keeping water moving around the house in severe rain events.

Darcy Hudson

From: -
Sent: December 27, 2023 3:55 PM
To: Darcy Hudson
Subject: 45 Marr road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi I live at 4 Old Mill Lane . I Am rejecting this proposal.

I do not want fenced in on 2 Sides of property.It zoned single family a 6 Old lane and we want that to stay that way or green space . As on the last proposal it was deemed they could put a garage or warehouse on 45 Marr road this project is far more than that .We take 10 to 15 minutes to get onto Marr now in morning. So how a minimum 50 cars going to get to the Marr Road on that blind hill . And there moving driveway closer to crest of hill . There all ready been Deaths an accident there because of it . And the 25 days a year you are totally blinded by the sun coming up that crest of hill . And if the next property add the New apartment buildings on the homestar property.It going to be worst again.

Get [Outlook for iO](#)

Darcy Hudson

From:
Sent: December 27, 2023 4:00 PM
To: Darcy Hudson
Cc:
Subject: RE: Rezoning of 45 Marr Rd and 6 Old Mill Lane

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Attn: Darcy Hudson
Assistant Development Officer

Darcy,

I am writing you at this time to state my objection regarding the proposed development of 45 Marr Rd and 6 Old Mill Lane Rothesay, NB.

Here are some of my concerns:

- We are close to apartments now, this will mean increased noise levels
- Water drainage concerns
- New Apartments and town houses on these parcels of land will definitely mean a significant increased level of traffic
- Marr Road is busy enough now and really can't handle any further traffic
- No Greenspace in this area now, this would eliminate the very little bit we currently have left
- Privacy
- Property values and appearances of property not pleasing to residential living
- Potential for increased Theft or crime activity

Where this rezoning application was requested at an already busy time of year for families and business, it feels like this process is being pushed through quickly and perhaps in a way to avoid the public's opportunity to express their concerns.

I understand a meeting is being held Tuesday January 2nd, 2024, at which time I understand the area residents should be given an opportunity to express their concerns.

Thank You,

8 Old Mill Lane
Rothesay NB
E2E 3K8

Darcy Hudson

From:
Sent: December 27, 2023 3:28 PM
To: Darcy Hudson
Subject: Rezoning on Old Mill -

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Darcy,

Firstly, thank you for bringing this rezoning application to my attention.

I will start by saying this process appears rushed, as your letter was written on December 19th and was delivered after the 21st. I had checked my mailbox after 5pm that day, and was surprised to find your letter with the timeline in my mail today, Dec 27th after the Christmas holiday.

Having received this letter during the holiday, and being left with very limited time to respond, I can't guarantee that my thoughts will be complete, as I am writing to you from my vehicle outside the mailbox at 3:01pm on December 27th.

My preliminary concerns are as follows:

1. Water - I have a shallow well. The construction of the building may (likely) contaminate the aquifer/reservoir from which we draw our water.

-how can this risk be mitigated or eliminated? I should not carry the financial cost of resolving this issue should it occur.

2. Flooding - Given the proximity of the building to my home, I think it is likely that run off from the roof and parking lot will drive water downhill and against the foundation of my home. The saturation of my yard, as well as my foundation is a concern to me, as I do not have significant issues with water ingress currently. As you know, pavement and steel/shingles do not absorb water. During the Winter and Spring, I have noticed the sewer system struggling to deal with the existing water runoff.

-how can this risk be eliminated or mitigated? So far, I have taken some steps to prevent water ingress to my home and have been successful. However, the construction of such a building will undoubtedly cause issues which may overwhelm my ability to deal with the water. I should not carry the financial burden for dealing with the water issues which may arise as a result of the buildings construction.

3. Privacy - a 5 story building will completely overshadow my home. The plans place the building extremely close to my yard such that it will dwarf the trees I rely on for privacy. As a result, my privacy will be significantly impacted, which will in turn reduce the value of my property.

-what precautions will be taken to preserve the integrity of my yard?

In short, my access to clean, drinkable water may be impacted, my home and yard may sustain damage (primarily from flooding or water flow running down from the apartment building), and my privacy and home security may be impacted as the building will not only be one of the tallest buildings in the town, but will also be a large housing complex.

Darcy Hudson

From:
Sent: December 27, 2023 4:01 PM
To: Darcy Hudson
Subject: Re: Rezoning on Old Mill - 10 Old Mill Lane

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Additionally, theft and vandalism are a concern. Theft and vandalism in the case of increased traffic and visibility.

As well, fire poses a risk in the case of fire from smoke damage or the spread of fire across the boundary of my lot. A medium sized apartment building which was under construction caught fire in Fredericton a few years ago, it was located in a residential area downtown and the heat and smoke damaged nearby homes.

On Wed, Dec 27, 2023 at 3:27 PM,

Hi Darcy,

Firstly, thank you for bringing this rezoning application to my attention.

I will start by saying this process appears rushed, as your letter was written on December 19th and was delivered after the 21st. I had checked my mailbox after 5pm that day, and was surprised to find your letter with the timeline in my mail today, Dec 27th after the Christmas holiday.

Having received this letter during the holiday, and being left with very limited time to respond, I can't guarantee that my thoughts will be complete, as I am writing to you from my vehicle outside the mailbox at 3:01pm on December 27th.

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-how can this risk be mitigated or eliminated? I should not carry the financial cost of resolving this issue should it occur.

2. Flooding - Given the proximity of the building to my home, I think it is likely that run off from the roof and parking lot will drive water downhill and against the foundation of my home. The saturation of my yard, as well as my foundation is a concern to me, as I do not have significant issues with water ingress currently. As you know, pavement and steel/shingles do not absorb water. During the Winter and Spring, I have noticed the sewer system struggling to deal with the existing water runoff.

-how can this risk be eliminated or mitigated? So far, I have taken some steps to prevent water ingress to my home and have been successful. However, the construction of such a building will undoubtedly cause issues which may overwhelm my ability to deal with the water. I should not carry the

Darcy Hudson

From:
Sent: December 27, 2023 11:51 AM
To: Darcy Hudson
Subject: Rezoning Application-45 Marr Road/6 Old Mill Lane

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Hi Darcy,

I am the owner of the residence on 11 Old Mill Lane which is on a downward slope from the proposed building construction.

My intention is not to oppose new construction or the rights of a landowner but I do have some concerns with this proposed building.

The water run-off and potential for flooding on lower grade properties is of concern to me as is the possible contamination and

functionality of my well. I would like assurance that the existing infrastructure is capable of handling a building project of this scale.

A berm or a raised area of green space in a vertical way may be necessary for proper drainage.

Thank You

Darcy Hudson

From:
Sent: December 27, 2023 2:36 PM
To: Darcy Hudson
Subject: Rezoning...45 Marr, 6 Old Mill.

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Hi Darcy, I have several concerns about this rezoning application and the subsequent construction activity.

1. Surface water drainage. As the land above my property at 22 Robinson has been developed steadily over the years since I moved in, there has been a significant increase in surface water flooding on my property. This has necessitated landscaping and earth berms to be applied to my property to keep water away from the house. This further conversion of woodland to hard standing will only add to my problems unless serious attention is paid to surface water handling at this new development.

2. Noise. Over the past few years, the noise from the ongoing construction between Robinson and Marr, as well as the apartments on Chapel has been a nuisance which has become more evident since I retired. I can no longer enjoy a peaceful afternoon on my deck due to the construction equipment and activity continuously in progress. This development is closer than any others and needs to be controlled for noise.

3. Population growth. I'm no expert on urban development, but I see an extremely rapid increase in local population and population density in the last few years. I can think of at least 6 major high density projects already completed or in progress, and I am concerned that we do not have the infrastructure in place to deal with this rapid growth. Our police, fire and ambulance services are already very busy, along with all the other social and domestic needs of the community. Thanks for the opportunity to comment. I trust my time has been well spent.

Regards

22 Robinson St.

Sent from my iPad

Darcy Hudson

From: -----
Sent: December 26, 2023 10:25 PM
To: Darcy Hudson
Cc:
Subject: REZONING APPLICATION - 45 MARR ROAD/6OLD MILL LANE

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Hudson

My wife and I just received your letter dated on Dec 19, 2023 regarding the rezoning application at 45 Marr Rd & 6 Old Mill Lane.

This email is a response to that letter since I am strongly opposed to this rezoning.

First of all, we live at 26 Robinson St and this rezoning would be directly in my back yard. Since we moved in, approximately 7 years ago, each spring we have experienced a lot of water run off in our back yard because the area in which you are talking about is at a higher elevation than our property. The winter snow and heavy rain falls build up in that area (and the area above it) and because we are slightly below that grade (level), all of that water runs downhill and into my backyard. This is not a slow trickle of water, but it runs quite rapidly for months because there is sooooo much water/snow melting. My home has come close to having my basement flooded a few times because the water could not drain fast enough. Because of this water buildup, I was forced to build up a portion of my backyard in order for the water to run AWAY from my home. My, and my neighbor's, backyard is usually saturated with water for the entire spring and into early summer. It us usually June or July (and sometimes August) before the water has dried up enough to go onto the lawn in my backyard. This water is the result of all of the water which is accumulating in the woods and along that stretch of Marr Rd.

I had to build similar to a "French drain" in order to keep the water from building up between my neighbor and I and to prevent basement flooding.

Now, if you are to build a 46 unit apartment building and a 6 unit Garden home area, I know EXACTLY where all of that snow (and water) will be plowed.....directly into the woods in my backyard. Now I will have even more snow and run off water in my backyard forcing me to do something more in order to keep my basement from flooding.

Secondly, if you are to allow this rezoning and a 46 unit apartment complex to be built, you are forcing an even more dangerous traffic pattern on Marr Rd. The extra traffic that will hit Marr Rd at peak times of the day will be even more dangerous on Marr Rd. May I remind you of where this area is.....it's at the top of a blind hill where oncoming traffic (in both directions) will have trouble seeing the traffic trying to enter Marr Rd.

May I also remind you that the town of Rothesay allowed an apartment complex to be built at the west end of Chapel Rd, which is still under construction but almost completed. When the developer asked for this permit, traffic pattern issues were brought up at that time as well. The developer said that they would install a traffic light at the corner of Marr Rd and Chapel Rd. THIS HAS NOT HAPPENED. I am not looking forward to the extra traffic jams and "close calls" that will occur when the extra traffic from the new unit on Chapel Rd hits this corner. Now, the town of Rothesay is inviting an even more serious safety concern (the extra traffic at 45 Marr Rd). What is the solution, another traffic light, that doesn't exist?

I certainly can understand that the town of Rothesay and all surrounding areas are in a struggle to find housing for MANY individuals and I am certainly onboard with the cause. However, to build a 46 unit complex on one of the busiest streets in Rothesay is NOT the solution. Building the units on another street which is less busy, more room to build, and not causing more flooding to existing properties makes much more sense. The developers are taking advantage of this

area because they can retrieve MAXIMUM rent since it is on a "high traffic area". This makes PERFECT BUSINESS SENSE but NOT AT THE COST OF FLOODING OTHER PROPERTIES AND CREATING A TRAFFIC SAFETY CONCERN.

In my opinion, the town of Rothesay does not have the infrastructure to handle the extra water run off (as my backyard shows) AND you are introducing another serious traffic safety concern by allowing this rezoning to happen.

I look forward to seeing you and others at your town hall meeting on Tuesday January 2, 2024. I promise you, I will be there.

thanks

Darcy Hudson

From:
Sent: December 27, 2023 11:33 PM
To: Darcy Hudson
Cc:
Subject: Rezoning Application - 45 Marr Road / 6 Old Mill Lane

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Mr. Hudson,
I'm writing in response to the letter that I received this evening for the rezoning application for 45 Marr Road / 6 Old Mill Lane.

I see from the correspondence that concerns were supposed to be submitted to you by 4:00 today (Wednesday, December 27). I know I missed the deadline but I'm reaching out to share my concerns over this rezoning application anyway.

I live at 43 Marr Road. My husband and I purchased our house four years ago and find this residential, single family home area to be relatively quiet, even with the traffic on Marr Road. We purchased this property because of the proximity to all of our favourite things in Rothesay, but also because of the privacy and green spaces our lot gives us.

This proposal is going to add more volume of noise to this area, as well as take away a lot of the green space(s) we currently enjoy. While the zoning proposal you mailed to us doesn't include the plans from the developer, we are aware that the rendering shows a new driveway placed at 45 Marr Road, immediately adjacent to our property line. Old Mill Lane will presumably need to be widened to handle increased traffic as well, impacting the other side of our property.

We are concerned with what this change will do to our property line, on both sides of our property, not to mention the loss of the two beautiful maple trees that are currently at 45 Marr Road. The landscape will be changed dramatically if this proposal is approved.

The proposed garden homes and apartment complex are going to have these structures towering over top of us, which will greatly impact our privacy. Based on the rendering we have, I assume 46 apartments will require four stories; and the garden homes including lower level garage space will be two or three stories. (Is a four story building in an existing residential area even allowed?)

I would be remiss if I didn't mention the concerns over drainage, water and sewage lines.

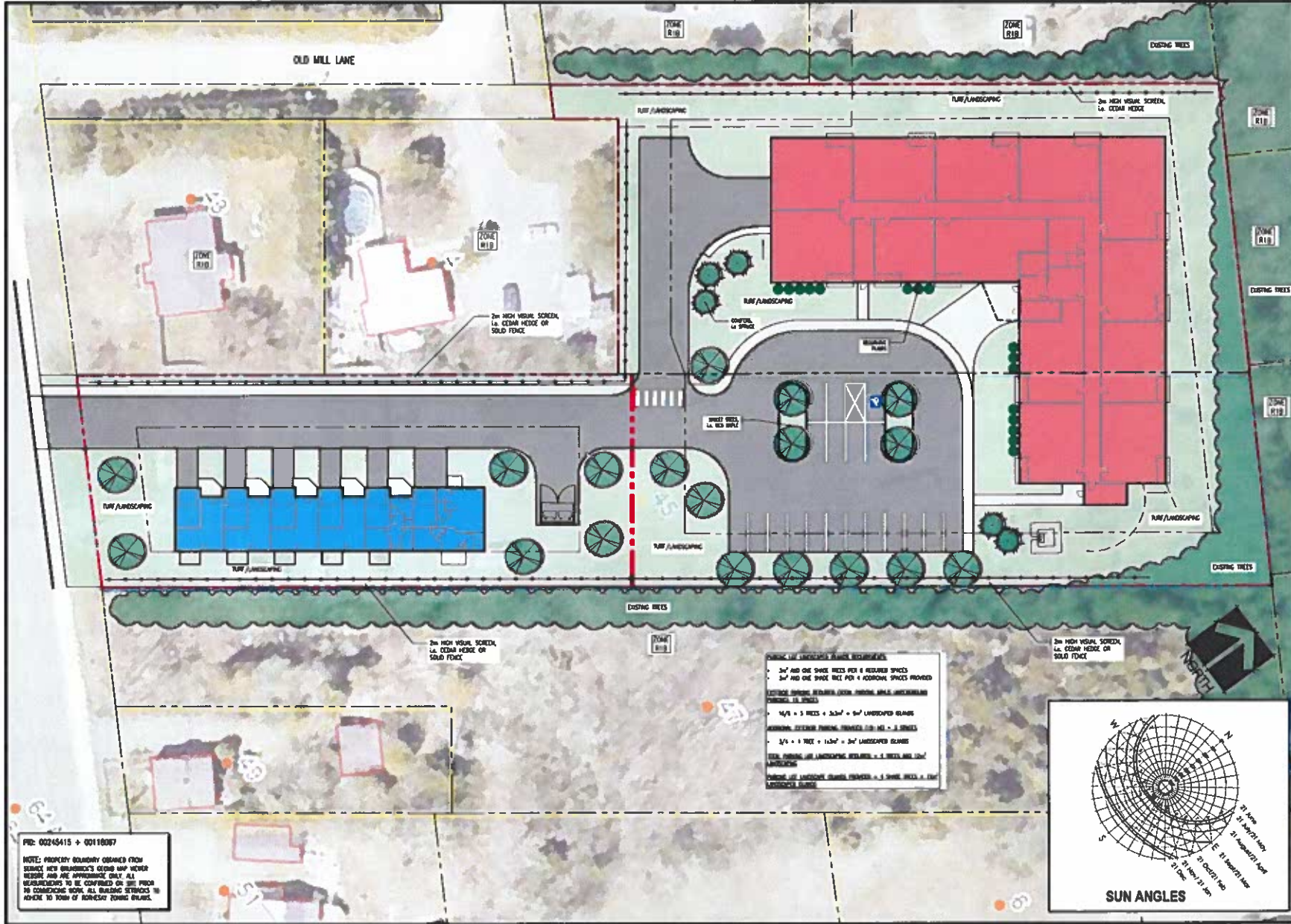
What is their plan for snow removal? Where are the piles of snow going to be on their property? With the garden homes right beside our lot and apartment complex behind - we have concerns about the runoff (water, salt & sand) in the spring.

What will happen to the natural stream that is between 45 and 47 Marr Road? If that stream is interfered with, we may see groundwater moving our way.

How will this impact our property taxes?

And on top of all of that of course, is increased truck traffic, noise and dust & debris associated with a project of this scale.

Thank you for forwarding our concerns to the Rothesay Planning Advisory Committee.



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A	12/12/2023	PAC SUBMISSION

ISSUED FOR PAC SUBMISSION
 December 12, 2023

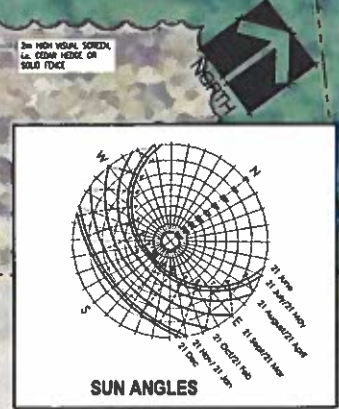
MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT
 45 MARR ROAD
 ROTHSAY, NEW SAUBURICK

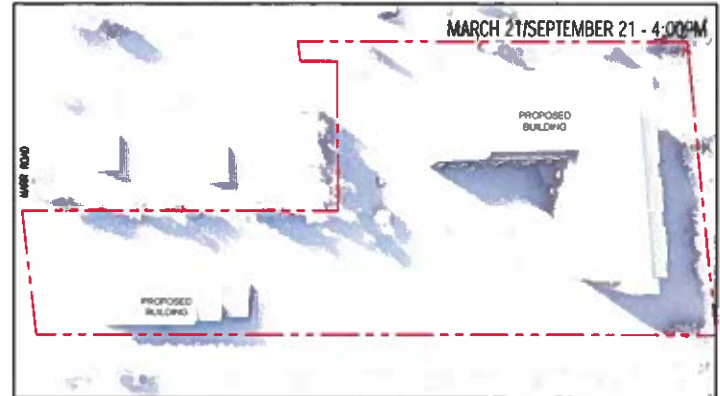
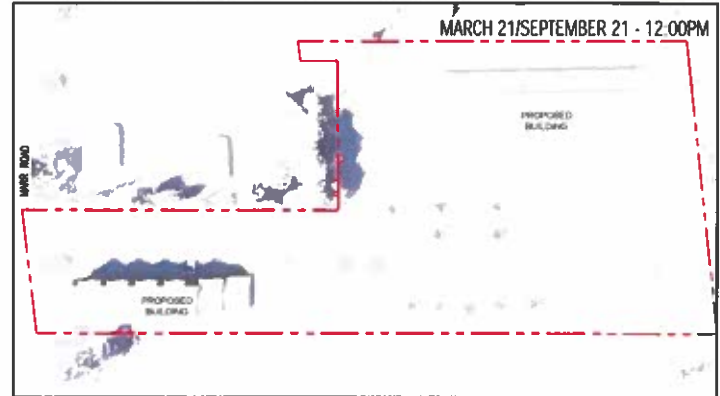
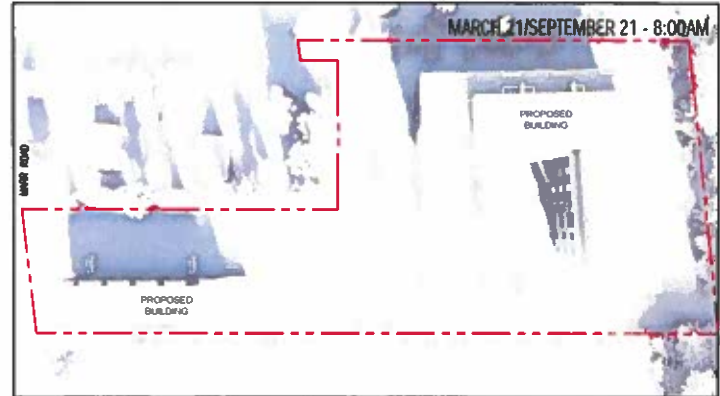
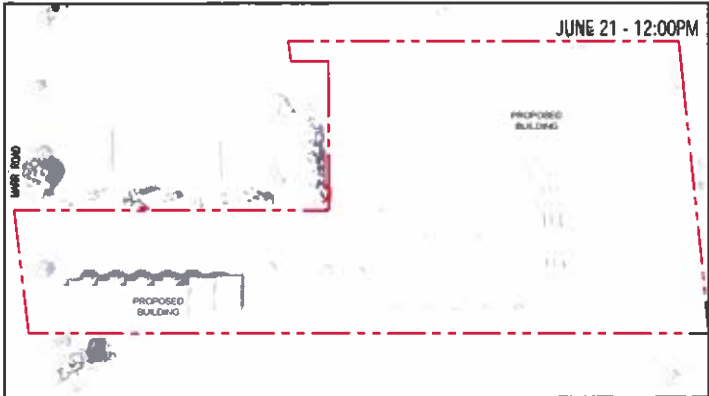
CONCEPTUAL LANDSCAPE PLAN

Drawn By:	MD
Scale:	AS SHOWN
Project No.:	23-162
Date:	DEC. 2023
REV #	L-2

PID: 00245415 + 00118087
 NOTE: PROPERTY BOUNDARY OBTAINED FROM SERVICE NEW BRANDEGEE'S GROUND MAP VIEWER RECORD AND ARE APPROXIMATE. ONLY ALL MEASUREMENTS TO BE CONFIRMED ON THE GROUND BY CONSTRUCTION WORK. ALL BUILDING STRUCTURES TO ADHERE TO TOWN OF ROTHSAY ZONING ORDINANCES.

- LANDSCAPE PLANT SPECIFICATIONS**
- 3m² AND ONE SHADE TREE PER 4 RESIDUAL SPACES PROVIDED
 - 3m² AND ONE SHADE TREE PER 4 RESIDUAL SPACES PROVIDED
 - 1.5m² = 3 TREES = 3.0m² = 6m² UNDEVELOPED ISLAND
 - 1.5m² = 3 TREES = 3.0m² = 6m² UNDEVELOPED ISLAND
 - 2.5m² = 1 TREE = 1.5m² = 2m² UNDEVELOPED ISLAND
 - 2.5m² = 1 TREE = 1.5m² = 2m² UNDEVELOPED ISLAND
 - 2.5m² = 1 TREE = 1.5m² = 2m² UNDEVELOPED ISLAND





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 December 12, 2023

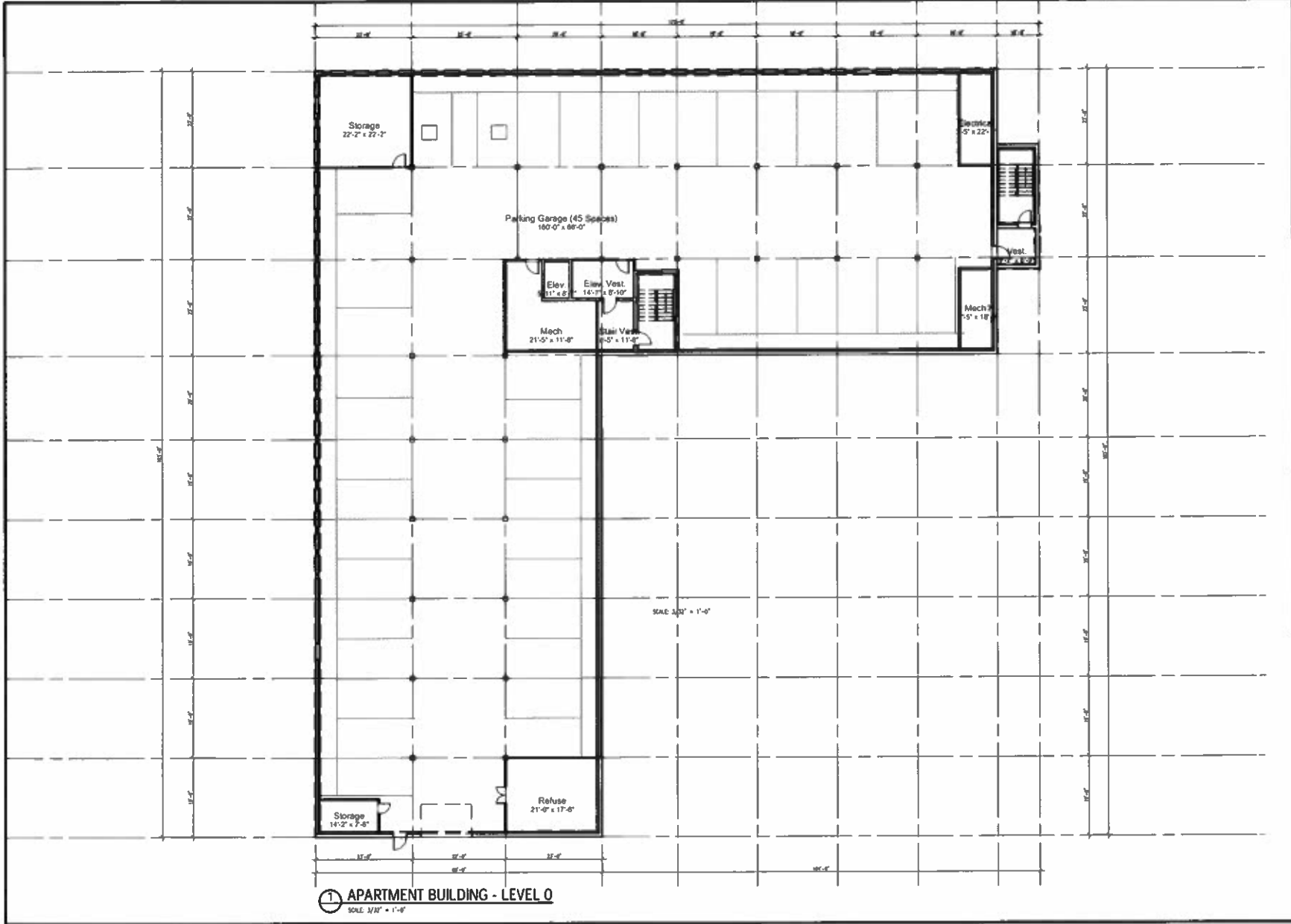
MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT
 45 MARR ROAD
 ROTHSAY, NEW BRUNSWICK

Drawing Title:
SHADOW STUDY

Drawn by: MD
 Scale: AS SHOWN
 Project No.: 23-182
 Date: DEC. 2023

L-3

REV 0



1 APARTMENT BUILDING - LEVEL 0
SCALE 3/32" = 1'-0"

Polyline Designs
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REGISTRATION OFFICE: 585 585 3438
POLYLINE DESIGNS LTD.: 585 585 1117
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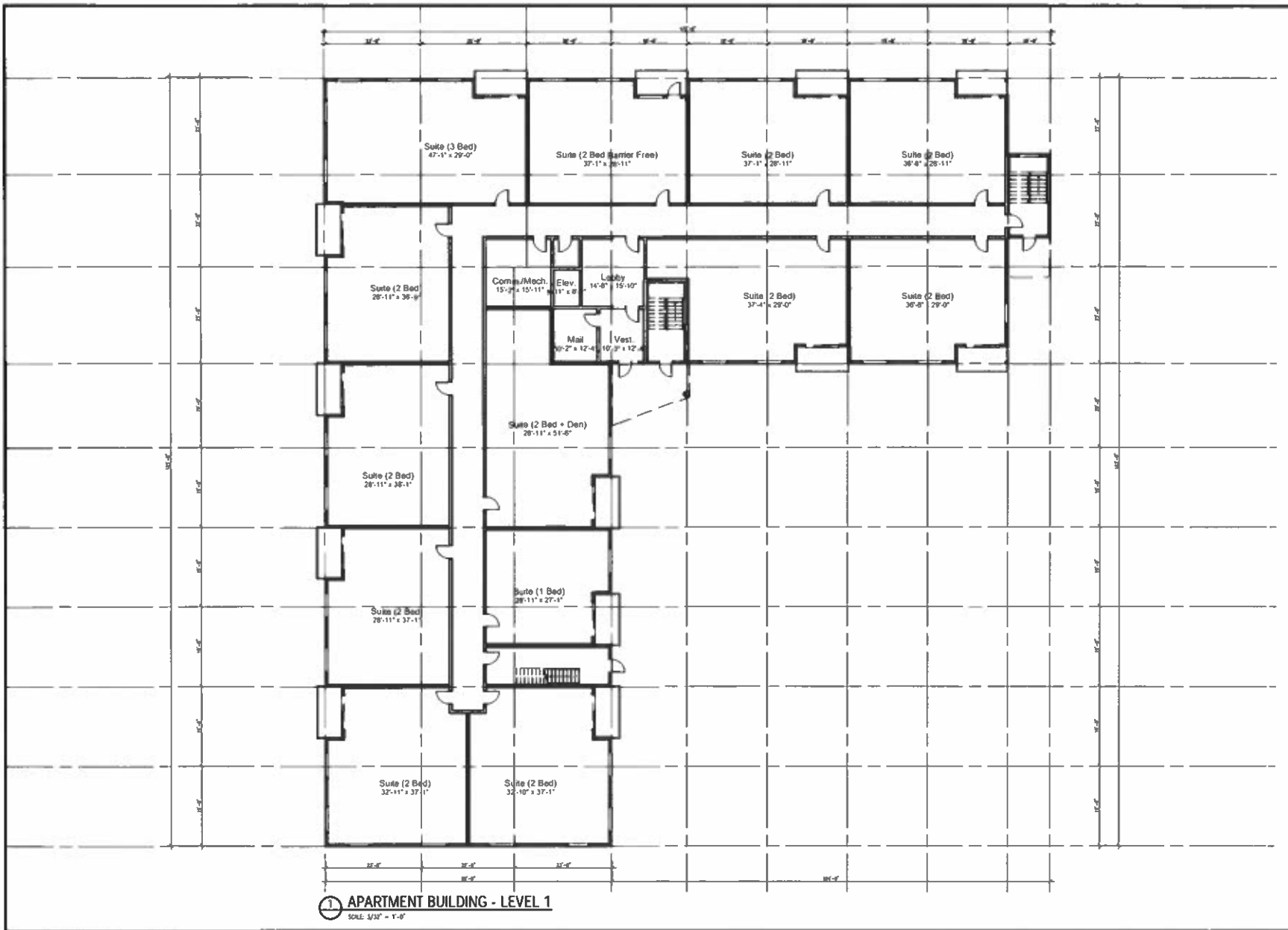
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December 12 2023

MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT
45 MARR ROAD
ROTHESAY, NEW BRUNSWICK

Project No: 4 STOREY 46 UNIT APARTMENT BUILDING

Drawn By:	MD	A-1
Scale:	AS SHOWN	
Project No:	23-182	
Date:	DEC. 2023	

REV 0



① APARTMENT BUILDING - LEVEL 1
SCALE: 1/32" = 1'-0"

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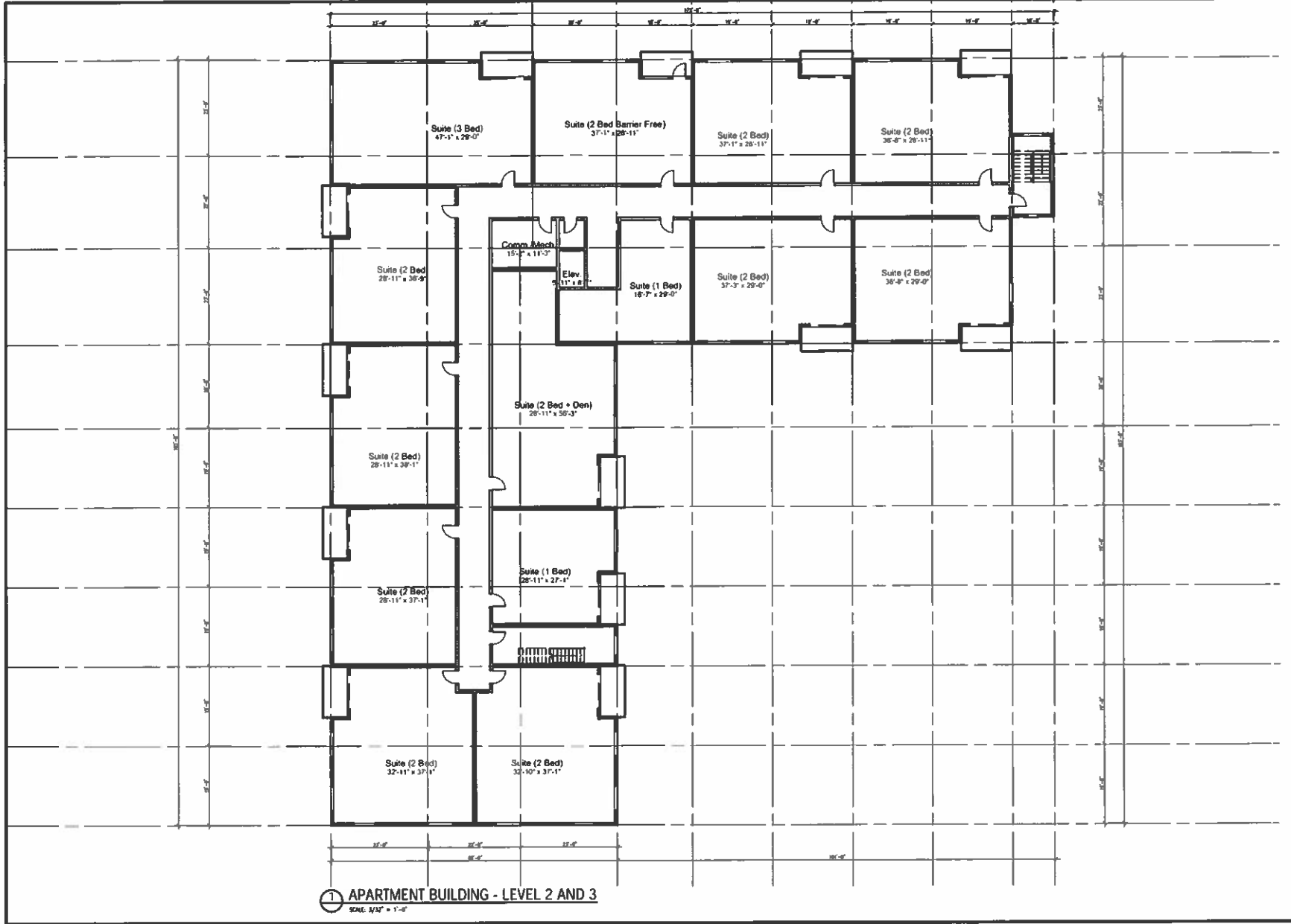
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December 12, 2023

MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT
45 MARR ROAD
ROTHESAY NEW BRUNSWICK

4 STOREY
46 UNIT APARTMENT BUILDING

Sheet No: MD
Scale: AS SHOWN
Project No: 23-102
Date: DEC. 2023

A-2
REV 0



APARTMENT BUILDING - LEVEL 2 AND 3
 SCALE: 1/8" = 1'-0"

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MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT
 45 MARR ROAD
 ROTHESAY, NEW BRUNSWICK

4 STOREY
 46 UNIT APARTMENT BUILDING

Drawn By:	MD
Scale:	AS SHOWN
Project No.:	23-162
Date:	DEC. 2023

A-3

REV 0



② APARTMENT BUILDING - NORTH ELEVATION
SCALE: 1/32" = 1'-0"



① APARTMENT BUILDING - SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

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**MARR ROAD
MULTI-RESIDENTIAL
DEVELOPMENT**
45 MARR ROAD
ROSELAND, NEW BRUNSWICK

Drawing Title:
**4 STOREY
46 UNIT APARTMENT
BUILDING**

Drawn By:	MD	A-5
Scale:	AS SHOWN	
Project No.:	33-162	
Date:	DEC. 2023	
		REV 0



② APARTMENT BUILDING - EAST ELEVATION
SCALE: 1/8" = 1'-0"



① APARTMENT BUILDING - WEST ELEVATION
SCALE: 1/8" = 1'-0"

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**MARR ROAD
MULTI-RESIDENTIAL
DEVELOPMENT**

45 MARR ROAD
ROTHESAY, NEW BRUNSWICK

4 STOREY
46 UNIT APARTMENT
BUILDING

Drawn by: MD

Scale: AS SHOWN

Project No.: 23-182

Date: DEC. 2023

A-6

REV 0



APARTMENT BUILDING - 3D VISIALS

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MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT
 45 MARR ROAD
 BETHESDA, NEW BRUNSWICK

Drawing Title:
4 STOREY 46 UNIT APARTMENT BUILDING

Drawn By: MD
 Scale: AS SHOWN
 Project No.: 23-162
 Date: DEC. 2023

A-7

REV #



APARTMENT BUILDING - 3D VISUALS

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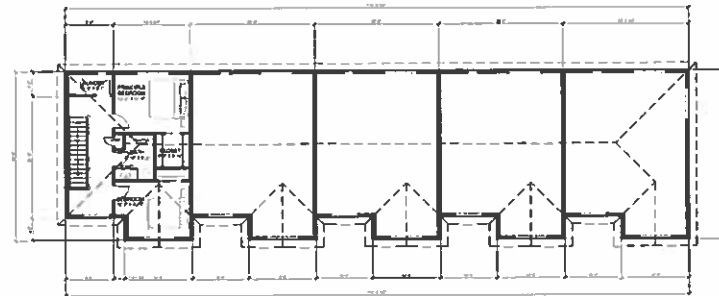
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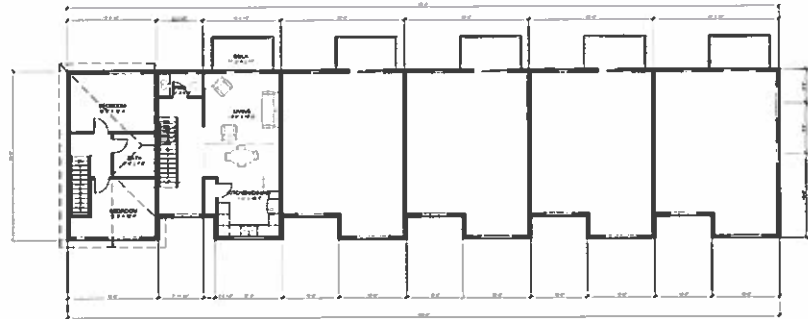
MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT
 45 MARR ROAD
 BOSTON, MA 02116

Building Size:
**4 STOREY
 46 UNIT APARTMENT BUILDING**

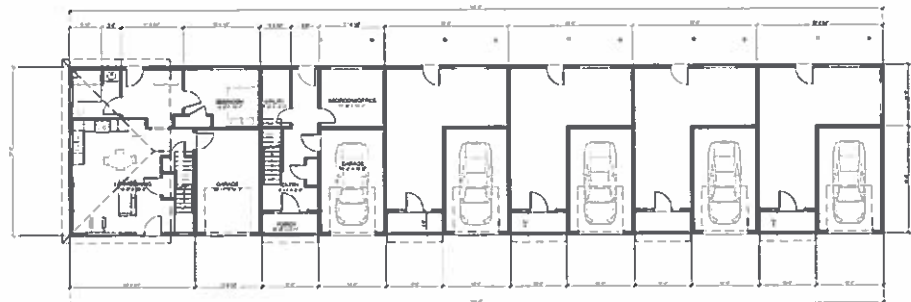
Drawn By:	MD
Scale:	AS SHOWN
Project No:	23-182
Date:	DEC. 2023
	A-8
	REV 0



③ TOWNHOUSE - PRELIMINARY THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



② TOWNHOUSE - PRELIMINARY SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



① TOWNHOUSE - PRELIMINARY MAIN FLOOR PLAN
SCALE: 3/32" = 1'-0"

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MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT
45 MARR ROAD
ROCHESTER, NEW BRUNSWICK

Drawing Title:
6 UNIT TOWNHOUSE FLOOR PLANS/ RENDERINGS

Drawn By:	MD
Scale:	AS SHOWN
Project No.:	23-182
Date:	DEC. 2023
A-9	
REV 0	



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MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT
 45 MARR ROAD
 MIDDLETOWN, NEW BRUNSWICK

Drawn By:
 6 UNIT TOWNHOUSE ELEVATIONS

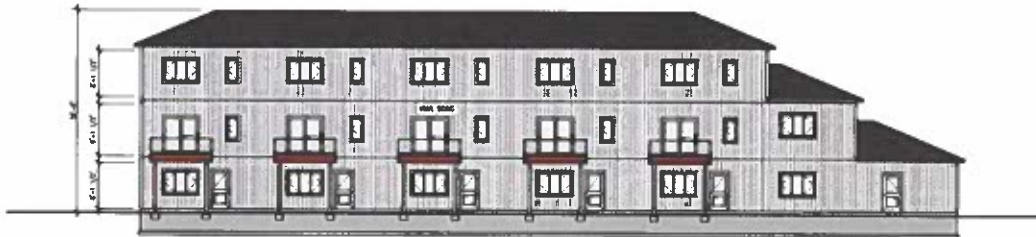
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Project No.:	23-162
Date:	DEC. 2023

A-10

REV 0



4 TOWNHOUSE - NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



2 TOWNHOUSE - EAST ELEVATION
 SCALE: 3/32" = 1'-0"



3 TOWNHOUSE - SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



1 TOWNHOUSE - WEST ELEVATION
 SCALE: 3/32" = 1'-0"