

Dear Members of the Town Council,

I am writing as a concerned lifelong resident regarding the proposed residential development (Westlyn) by Pulte Homes, which would add over 470 homes across approximately 230 acres in our community. While I understand that some growth is inevitable, I respectfully urge the Town Council to **delay or reconsider approval of this project** until comprehensive environmental, infrastructure, and community impact assessments are completed and made fully accessible to the public.

Environmental Concerns

The proposed development site includes wetlands and natural habitats critical to local wildlife and the region's ecological balance. Clearing such a large area presents serious risks—habitat loss, erosion, and long-term drainage issues among them. A **thorough, independent environmental impact study** is essential, especially regarding water runoff, deforestation, and soil disruption. No further action should be taken until these evaluations are completed and made public.

Infrastructure Limitations

Our infrastructure is already strained. Roads are increasingly congested, public schools and daycares are nearing capacity, and emergency services are stretched thin. Adding over 470 homes would only exacerbate these issues. **Infrastructure improvements must come before** any development of this scale proceeds.

Community Character and Zoning

The scale and density of this proposal are **incompatible with the character** of surrounding neighborhoods. Our community values open space, manageable growth, and a suburban-to-rural atmosphere.

A dense cluster of quickly built homes risks **degrading property values, visual appeal, and overall livability**. The Town Council should ensure this project complies strictly with existing zoning regulations and aligns with our long-term community vision.

Lack of Transparency and Public Engagement

Many residents feel this process has moved forward with **inadequate notice and public input**. Transparency is essential to build and maintain public trust. I strongly encourage the Council to host additional public hearings and release detailed, accessible information about the project's scope, timeline, and long-term implications.

Concerns About Pulte Homes

The developer's track record also raises concern. **Pulte Homes consistently receives poor consumer ratings**, averaging just 1.4 out of 5 stars across major platforms. Common complaints include:

- Subpar construction quality and materials
- Warranty issues and poor follow-up
- Unresponsive post-sale service
- Use of unreliable subcontractors
- Misleading marketing during sales

These recurring issues call into question the **long-term safety, durability, and quality of life** for future residents—and by extension, the surrounding community.

Volume vs. Quality

Pulte's high-volume approach prioritizes speed and scale over craftsmanship. By contrast, **local custom home builders emphasize quality, accountability, and transparent inspections**. They are rooted in our community, care deeply about their work, and contribute directly to our local economy.

Support Local Builders & Preserve Community Integrity

Approving this project would not only threaten our natural resources and infrastructure—it would also **undermine the livelihood of local, family-owned builders** who have served Plainfield for generations. These builders are part of our community. They live here. They work here. They care about the town's future.

Choosing a national, profit-driven corporation over trusted local builders is a decision that impacts more than just housing—it affects the very fabric of our town.

In Conclusion

This is not an opposition to all growth—but a call for **responsible, transparent, and community-centered development**. The current Pulte proposal falls short on every front.

I respectfully ask the Town Council to **pause or deny approval** of this development until:

- Comprehensive, independent assessments are completed
- Infrastructure and environmental concerns are addressed

- Public engagement is prioritized
- Local builders receive fair consideration

I also encourage each of you to take a moment to walk through the Town building where these meetings take place. The artwork lining its walls celebrates the beauty of the landscapes we now risk destroying. Let it serve as a reminder of what's at stake—if we choose growth at the expense of integrity, character, and the voices of those who call this place home.

Sincerely,

Cole Smith

A lifelong and deeply concerned Plainfield resident