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Are you a resident of the Town of Plainfield?	Yes
Street Address	7965 Timberwood Ct
City	Plainfield
State	Indiana
Zip Code	46168
Public Hearing Topic	Altura aka Daum Farms Development
Public Hearing Date	7/7/2026
Questions or Comments for the Town of Plainfield	<p>Andrew Gerdom states that this project follows “sound planning principles” and protects adjacent residential character. If this development is intended to serve as a “transition” between our neighborhood and surrounding homes, then why are they proposing approximately 11.7 units per acre when our surrounding wooded communities average approximately one home per 0.8 acre lots?</p> <p>My questions that deserve your time and thoughts:</p> <p>How does 11.7 units per acre, (94% multifamily housing) protect our residential character?</p> <p>How is the developer “preserving visual openness” with 3 story apartment buildings and landscaping shrubs?</p> <p>Where are the true principles and protection for us residents and for this land? Where are the plans that are a true reflection of the “Quality Over Quantity” the Town is striving for?</p> <p>Where are the plans that highlight our community’s strengths</p>

and take this opportunity to create something truly special?

Why are multiple Town of Plainfield public hearing signs on SR 267 for this project, suggesting traffic will impact that area, when those intersections are not even included in the traffic report, while the neighborhoods directly affected by this proposed project have only one sign that is largely obscured by overgrown vegetation?

Why are we accepting a Traffic Analysis Report done in January of this year, using only 15 min observation durations, for such a large scale project?

Why were Black Rock Rd/Quaker Blvd & County Road 750 South not included in the Traffic Analysis Report?

Residents are already experiencing drainage and grading issues within multiple existing easements. Who will be responsible for addressing those deficiencies and maintaining the proposed bio retention ponds before, during, and after construction. What assurances do residents have that these systems will continue functioning properly forevermore?

It may be a challenge, but it's our responsibility to be curious of the true impacts of this development and to ensure growth is being pursued thoughtfully, and responsibly. It's our responsibility to ensure we are continuing to be "a place of places by focusing on investment versus creating visual clutter in the community". Because we truly deserve a better plan for this property or, at least, clear answers to these questions and greater consideration for a different plan.

Let's take this opportunity to do it right the first time and do what's best for our neighbors, residents and future generations.

Thank you for your time.

Tamara Conforti

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