Hi my name is Kasey Abedi and I live on Narragansett Ave W. I have lived in this neighborhood for 31 years. My parents bought their house on Macarthur blvd in 1992 and my husband and I bought our house on Narragansett Ave W almost 13 years ago. I want to start by saying I am not here to object to the Matunuck market getting a liquor license. I am just speaking out to make sure our neighborhood is protected and ask that Matunuck Market be required to have the barrier put back that was removed on March 17th 2023.

I have watched my neighborhood grow and change throughout the years. And unfortunately some of it has not been for the better. Since the bike path was built we’ve seen an increase in traffic. People now know you can bypass the Dale Carla intersection and cut up Macarthur and Narragansett Ave W. The stop sign in front of my house is more often than not ignored by cars cutting through. People have already started using the opening to cut through from Tower Hill Rd. It is not just the bike path that has changed our neighborhood. The patio at chop house grill is often noisy with patrons being loud in the middle of the night. They are supposed to close the patio at 11pm but they don't. Parking at Kabuki has overflowed into the bank parking lot and on some nights up the street. My car has been broken into twice.

The reason I am speaking tonight is because on March 17th Matunuck Market removed the fence separating their Commercial highway lot to our residential neighborhood. That fence has been there since before my family moved to the neighborhood in 1992. In the plan Matunuck market has submitted there are no plans for the barrier to be put back in place. In the Zoning ordinance section 402.2 Commercial zoning districts abutting residential zoning districts require a barrier.

Lots in any commercial zoning district which abut any residential zoning district shall provide a side yard and a rear yard at least equal to the side or rear yard requirement of the adjoining residential district; except that corner side yard requirements for such lots may be provided as required in the commercial district. Where more than one (1) residential district abuts, the district imposing the higher standard shall apply. Side and rear yards in the commercial district shall be buffered in any of the following ways: Fifty-foot wooded buffer; or Twenty-foot partial landscape screen; or Ten-foot full landscape screen.

With the removal of the fence it not only puts our children and animals at risk it also puts residents who access the bike path at risk by increasing the traffic. Allowing there to not be a barrier gose against our town's comprehensive plan Article 9 Section 907-2c(i)
That the granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan of the Town. In so doing, the Board shall consider, whether or not satisfactory provisions and arrangements have been or will be made concerning, but not limited to the following matters, where applicable: (i) Ingress and egress to the lot and to existing or proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire, emergency or catastrophe;.
The traffic study done by Matunuck Market concluded on May 5th estimated 115 cars during peak weekday hours. That study did not cover weekend traffic where more people go out to eat for lunch and dinner. The study was done in May and it isn't taking into account what the traffic will be like during peak summer hours. A previous traffic study done last year by the dispensary while not focused on Narragansett Ave West stated during peak weekday hours 11 cars (17 during the weekend) traveled from Macarthur Blvd up Narragansett Ave W. That's a 946% increase in traffic on our street. To claim that this increase would not alter the characteristics of the neighborhood is just ridiculous. Our children will no longer be able to enjoy the quiet street they live on. They will no longer be able to ride their bikes with their friends on our street. My daughters will no longer be able to walk to their friends' houses in the neighborhood or take our dogs for a walk for fear that they or our dogs could get hit by a car. There are no sidewalks in the neighborhood and the risk of getting run over will be too high. This is not only a safety risk it will also decrease our property values.

Matunuck Markets restaurant plans have a total of 147 seats. With a 3rd of those spots needed for employees the parking is going to overflow into our residential neighborhood. There is no way 64 spots can accommodate 147 seats and its employees. It would be incredibly dangerous and irresponsible to allow direct access to a residential neighborhood from a restaurant where patrons can consume alcohol. There are no parking signs along Narragansett Ave W already but as we all know those signs are often ignored. You can go any night to the Ocean Mist and see that for yourself.

Perry Raso was kind enough to reach out to the residents of Narragansett Ave W and invited us to see his plans over the weekend and ask questions and voice our concerns. We spoke about the fence being removed. He stated that he needed back access for deliveries. One solution that I think would work for all is to have a rolling fence that could be opened for deliveries and then closed afterward. It would keep car traffic out of the neighborhood. I'd like to point out that Feet First and Zero Wampum received deliveries there without access to Narragansett Ave W without issue for decades. While More convenient it is not a necessity to operate.

If you look at the back parking lot it only has room for cars to travel in one direction. There is not enough space with the current parking layout for two car lanes. At the very least I ask that the board require all incoming and departing traffic be directed to/from Tower Hill Rd. and that signage be posted in the rear lot stating that this is not an exit and that there is no thru traffic. I can't imagine the damage that will happen to the neighborhood if traffic is allowed on Narragansett Ave W. You can clearly see all the damage that has been done on Tower Hill Rd after the completion of the state road project. The planters in the middle lane and on the side of the road have been repeatedly run over and damaged. That will soon be the fate of Narragansett Ave W. It will only be a matter of time before someone's property is damaged or in the worst case scenario one of our children gets hit by a car. The convenience of a business should never supersede the safety of a residential neighborhood and the families that live there.
parking spots in yellow to show only one lane of travel possible.