

25 March 2021

TO: The Middle Haddam Historic District Commission

RE: Oppose Planning and Zoning Application PZC-20-026 for Commercial Zoning in Middle Haddam

Dear Commissioners,

I am re-submitting the attached letter to be included in the record for tonight's historic district commission meeting as it is relevant to Agenda Item 4(a).

To date we have **310** signatories to a petition opposing the zone change at 53 Long Hill Road – most of whom are residents of Middle Haddam. The petition can be found online at <https://www.ipetitions.com/petition/save-the-middle-haddam-historic-district-say?fbclid=IwAR2LeHoytmul3ShqHEXlgDKt3vtfbxbK4pDgCePI3xLlaGyzYAod5ZDdqMk> and in paper form at the Middle Haddam Post Office. It will be submitted to the Planning and Zoning Commission for their April 7th hearing on the subject.

Please stand together as our representatives at this upcoming hearing to oppose commercial incursion into historic Middle Haddam.

Thank you –

Yours sincerely,

Margaret M. Faber

Dr. Margaret M. Faber

25 March 2021

TO: The Middle Haddam Historic District Commission

RE: Oppose Planning and Zoning Application PZC-20-026 for Commercial Zoning in Middle Haddam

I am writing to encourage the Middle Haddam Historic District Commission to stand together in opposition to Planning and Zoning Application PZC-20-026: Long Hill Estates, LLC., Long Hill Estate Subdivision, for a Zone Change R-2 to C. Map 06/Block 12/Lot 8-1.

Pursuant to **CGS Sec. 7-147c** (j)(6) the MHHDC has a statutory right to speak to this issue in an advisory capacity and, arguably, an obligation to do so. Please make your collective voice heard by requesting to be put on the agenda for the April 7th, 2021, regular meeting of the Planning and Zoning Commission, during which Application PZC-20-026 will be considered.

The Middle Haddam Historic District was proposed in 1973 and established in 1977 to preserve and protect the historic and architectural integrity of the village, by preventing commercial intrusion and ensuring that its character was not compromised. Per the Study Report: "The village is relatively free of commercial ventures today, even the public buildings are under a very special kind of ownership and proprietorship." Further, the District's character is classified as "rural village" and "small residential area" by the State of Connecticut.¹

The proposed zone change from residential to commercial is located at a highly sensitive area, at one of the main arteries into the historic area (the former Hebron-Middle Haddam Turnpike), now Long Hill Road. Currently the parcel's nearly 18 acres of woodland serves to buffer the District from the busyness of the Route 66 corridor and commercial intrusion.

If this speculative zoning proposal is approved, it will inevitably result in "commercial creep" within the historic district. It will set a precedent that will make denying future applications to re-zone commercial difficult, if not impossible. Also, once the parcel is zoned commercial its use cannot be controlled.

Application PZC-20-026 is inconsistent with East Hampton's Plan of Conservation and Development, which identifies the preservation of the town's rural character by protecting historic and scenic resources a priority. It is also inconsistent with the study committee's objectives for the Middle Haddam Historic District, which is the basis upon which the District was founded:

"The historical significance of the village must be protected, the sheer beauty of this village must be guaranteed to future generations. In a time when historically significant properties are being demolished in the name of progress, the village must be protected by the implementation of some type of control mechanism. An historic district is such a mechanism. By establishing an historic district in Middle Haddam the architectural and historic heritage can be saved for future generations."

As the Middle Haddam Historic District Commission you are the appointed stewards of our collective heritage. We therefore call upon you to exercise your statutory right and duty to publicly **oppose** application PZC-20-026 at the public hearing of the Planning and Zoning Commission to be held on April 7th, 2021, and uphold your mandate to preserve and protect our vulnerable historic village.

Yours sincerely,

Margaret M. Faber

Dr. Margaret McCutcheon Faber

(Please enter this correspondence into the permanent record during your regularly scheduled meeting on March 25th, 2021.)

¹ <http://lhdct.org/district/middle-haddam-historic-district>