

Castonguay, Christine

From: Kevin Lawton <kev1424@comcast.net>
Sent: Tuesday, April 06, 2021 3:51 PM
To: Castonguay, Christine; DeCarli, Jeremy
Subject: PZC-21-007 / 157 Main Street zone change

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Remember to hover over any links and if you suspect the email is not legitimate or a phishing email, please contact Tom McMahon at x3363.

Good Afternoon,

I'm writing to urge the members of the Planning & Zoning Commission to pass the zone change for 157 Main Street. The buildings involved in the zone change have not reflected historic importance for several years.

It seems as though the planned improvements/renovations/rebuild of the gas station situated at the intersection of Main Street and Route 16 would have a lot of positive impact with little to no negative impact.

Positives

The improved property would probably increase the Town's Real Estate Property taxes for the combined properties by \$15,000 annually.

The existing gas station already has an entrance/exit onto Main Street and the new entrance/exit onto Main Street would probably be further away from Route 16 improving the safety of the Main Street entrance/exit.

Rezoning the subject properties helps diversify the town's real estate tax base such that no children could be enrolled in the school system from these properties. Therefore, 70% (presumed education drag on the town's budget) of the new total real estate property taxes derived from the improved property would go toward education.

The enlarged gas station would likely add a number of new employees compared to the current number of staff at the existing gas station.

Negatives

None

It's interesting there is opposition to this gas station, on the outskirts of a presumed historic area, while a new gas station opened up in the heart of the same presumed historic area.

Sincerely,

Kevin Lawton, resident

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5). A copy of this message and any reply will be retained by the Town of East Hampton and will be accessible to the public unless exempted by law.