

RECEIVED
8.1.2023
East Hampton
Land Use Dept.

Daniel S. Miller
30 Young Street
P.O. Box 132
East Hampton, CT 06424
miller_daniel_s@sbcglobal.net

August 1, 2023

P&Z Commission
Town of East Hampton
1 Community Drive
East Hampton, CT 06424

RE: HOD Subdivision Application #PZC-23-012
37 South Main Street

Dear Commission Members:

I own and live on property that abuts 37 South Main Street all along its western border. It was quite a relief to see Mr. Bakaj's proposal when I watched the Zoom recording of the February 22, 2023 IWWA meeting (brought to my attention by a front page article in the *Rivereast*). Could the 127 unit Belltown Place ticking timebomb we've been living with for 14 years really be ratcheted down to 27 units with 11 acres of open space? I had to pinch myself to make sure I wasn't asleep. Considering the uniqueness of the situation, I don't understand why the Commission seemingly steered the applicant into keeping the HOD zone, increasing the number of units to 33 (a 22% increase), and reducing the open space to 3 acres (a 73% decrease). Even still, the current proposal is a far cry from Belltown Place and much easier to live with.

I am not happy about the loss of forest land and wildlife habitat that will result from this development. My biggest concern is to protect my property and privacy. Most of the other abutters have already spoken to you with the same concern. I do not want people I don't know (and maybe some people I do know) trespassing on my property for any reason. No hiking. No bow hunting. No target practice. No building tree stands. No hunting with rifles. No dog walking. No camping. No riding dirt bikes or quads. No dumping yard debris. No cutting trees (including Norway spruce for Christmas trees). No dumping Christmas trees. No cutting my wildflowers, cattails, berry bushes or princess pines for home decoration. This is not my imagination at work. These are all things I've witnessed people doing on my property without permission.

The Commission has asked the developer to put in a walking trail for active recreation. Great idea! But please keep it away from the property boundaries. Otherwise, you are inviting people to cross onto abutters' properties (and jump onto our trails).

So, I ask the Commission for help protecting my property. Please make sure the boundary lines are well defined. There is currently no permanent marker identifying the northwest corner of Hampton Village. The IWWA wants conservation signage posted before clearing to protect wetlands. Please require that boundary line signage be posted prior to clearing to similarly protect the abutters' properties. And make provisions for these to be maintained over the years. I support the requests of other abutters to require

fences or vegetation buffers along boundary lines, especially where there will be public activity (like walking trails) near boundary lines. Personally, I am not a big fan of fences, but if you're going to encourage people to venture that close to our properties, I think there needs to be something more than just a boundary sign to indicate they are not permitted to cross onto our properties.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "David S. Malkin". The signature is written in a cursive style with a large initial "D" and "M".

30 Young Street
East Hampton, CT 06424