

From: pbz-counter
To: kwarzecha@preston-ct.org
Subject: PZC App. 33 High Point
Date: Friday, October 13, 2023 7:43:00 AM
Attachments: [Updated 2023 PZC APP.pdf](#)

Good Morning,

Our Town Manager asked me to email PZC application. Additionally, here is the link to the Commission as well: <https://www.easthamptonct.gov/planning-zoning-commission>

Thank you and have a great day.

Cheryl Guiliano
Office Technician/Building & Land Use
1 Community Drive
East Hampton, CT 06424
Tel: 860-267-9601
Hours: Mon, Wed, Thurs 8:00 am – 4:00 pm
Tues 8:00 am -6:30 pm
Friday 8:00 am – 12:30 pm

From: [Cox, David](#)
To: [pbz-counter](#)
Subject: 33 High Point
Date: Thursday, October 12, 2023 5:28:47 PM

Cheryl,

I met with these folks tonight. They will be applying to the PZC for permission to leave the stairs and the small shed and then, assuming approval, IWWA for the work in the upland review area. I know Kathy is already working with an IWWA application. Would you please send her either a proper PZC form with deadline information or a link to the same information? She can be reached at kwarzecha@preston-ct.org

Thank you,

Dave

David E. Cox

Town Manager

Town of East Hampton

1 Community Drive

East Hampton, CT 06424

860-267-4468

www.easthamptonct.gov

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pbz-counter

From: Jeremy DeCarli <decarlijeremy@gmail.com>
Sent: Tuesday, September 26, 2023 9:02 AM
To: Cox, David; pbz-counter
Subject: 33 High Point

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 Morning,

This email is about a week and a half delayed, but better late than never, I suppose.

On Thursday September 14, I met with David Baribault, owner of 33 High Point Rd and his sister, Kath Warzecha, who happens to be the Planner for the Town of Preston. I was able to walk the entire area of disturbance and see exactly what was done on the property. As noted previously, a shed, stairs, and gravel road (approximately 10' wide) were installed within the upland review area and in the conservation easement. In addition, there was fairly extensive clearing of trees in the area. Excavation was minimal and directly related to locating the shed. The gravel road was placed in an area that had very clearly been graded for a road or path some time in the past. There was no evidence of new vegetation disturbance or soil disturbance related to the gravel installation.

Mr. Baribault is willing to do whatever needs to be done to restore the area, but would prefer to leave the shed and stairs in place, while allowing the hillside to re-grow. I explained that within the conservation easement document, the only entity that has the authority to approve anything within the easement area is the PZC. I then explained that if, and only if (and it's a big if) the PZC allows the shed and the stairs to remain, he'd then have to go to the IWWA for approval of the work within the Upland Review Area (150 feet from the river). If both of those groups approve, then a zoning permit can be issued for the shed and the stairs. Mr. Baribault understood that the vegetation should be allowed to regrow either way, and that he should consult with a landscaper in order to ensure that invasive species do not overtake the area.

I suggested that before making an application to the PZC, he should speak with the Town Manager since the Town is the holder of the Easement. I also informed him that if the PZC says no to the shed and stairs within the easement, they would need to be removed. He was OK with that.

For what it's worth, it was a friendly visit, Mr. Baribault was not adversarial, and is willing to work with the Town. Kathy Warzecha is still likely the best contact as she has a better understanding of the regulatory requirements. Her contact is in IPS.

Please don't hesitate to reach out if you have any questions.

Jeremy

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