

I am writing to oppose Application PZC-21-009 that will be considered under "New Business" at the 7 April 2021 regular meeting of the Planning and Zoning Commission and register my concern that the PZC is acting prematurely by accepting this application. I am also requesting that due to significant community concern the following take place prior to the application's public hearing, in recognition that East Hampton's Plan of Conservation and Development (POCD) prioritizes the protection of natural and historic resources.

- 1) That the project be fully approved by the Inland Wetlands and Watercourse Agency, recognizing that an active spring-fed stream runs through the property and spills onto Long Hill Road, where it is carried downhill via a drainage ditch and culverts that flood during rainstorms, the spring thaw and other wet times of year (photographs attached).
- 2) That per the open space disposition factors outlined in East Hampton's subdivision guidelines 5% (or more) of the parcel is designated as open space by the Conservation-Lake Commission, along with a right of way at least 25 feet wide, and that this easement is clearly defined on the site plan map.
- 3) That the applicant solidify his intentions to transfer land as a buffer to residents on Charles Mary Drive and that these lot line adjustments be made on the site plan to reflect the actual subdivision under consideration.
- 4) That the full subdivision plan, plus actual plans for each building proposed (architectural drawings, elevations, specifications, a materials list, etc.) be furnished to the Middle Haddam Historic District Commission for a Certificate of Appropriateness prior to being considered by the Planning and Zoning Commission, in recognition of the fact that the development may have a negative impact on the historic integrity of the Middle Haddam Historic District and that land-use boards should work together in good faith to achieve the objectives of East Hampton's POCD and mitigate harmful effects.
- 5) That the Commissioners evaluate the likelihood of the applicant installing a parking lot upon "lot 1" of the subdivision, recognizing the presence of a brook and wetlands, and that the PZC seek the input of Inland Wetlands and the Conservation-Lake Commission, as well as the Middle Haddam Historic District Commission prior to hearing the application so that it is not engaging in a speculative re-zoning exercise.
- 6) That an impact study be performed on traffic resulting from the site. Long Hill Road is a narrow rural country road that cannot support the increased load of traffic from seven additional households, plus a potential parking lot. Access onto Route 66 for the additional traffic without the installation of traffic lights would be ill advised and logistically problematic.
- 7) That an impact study be performed to understand the impact of surface water drainage down seven paved driveways onto Long Hill Road.
- 8) That an impact study be performed on the water supply as 51 Long Hill Road has suffered deleterious effects on its well since the development at Charles Mary was installed. The negative impact of an additional seven households on area wells deserves investigation before seven additional wells are approved.
- 9) That an impact study on the environmental effects of installing seven distinct septic systems on the site be performed and approval granted by the Water Pollution Control Authority.

Thank you for considering my concerns –

Sincerely,

Dr. Margaret McCutcheon Faber

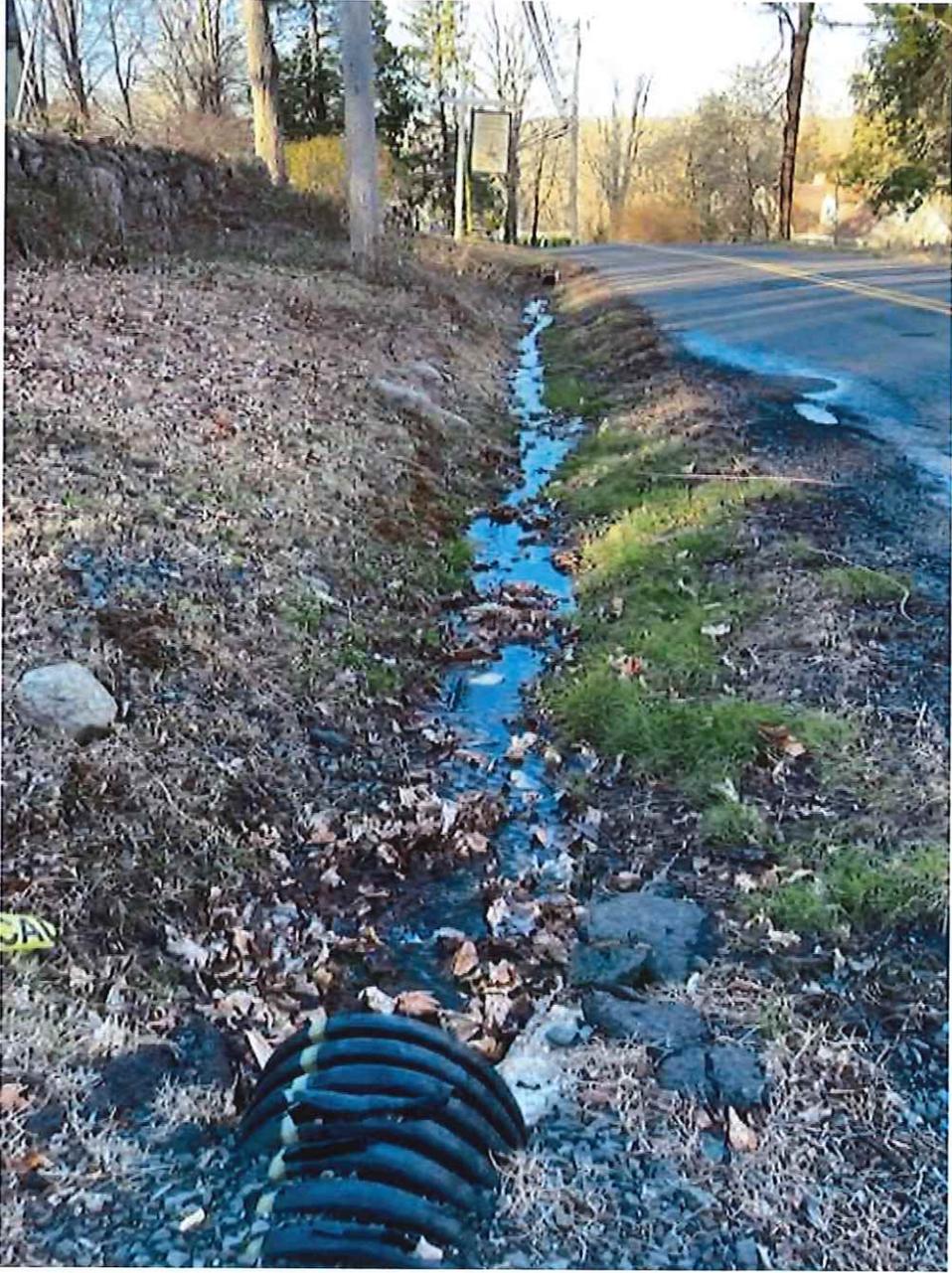
Middle Haddam

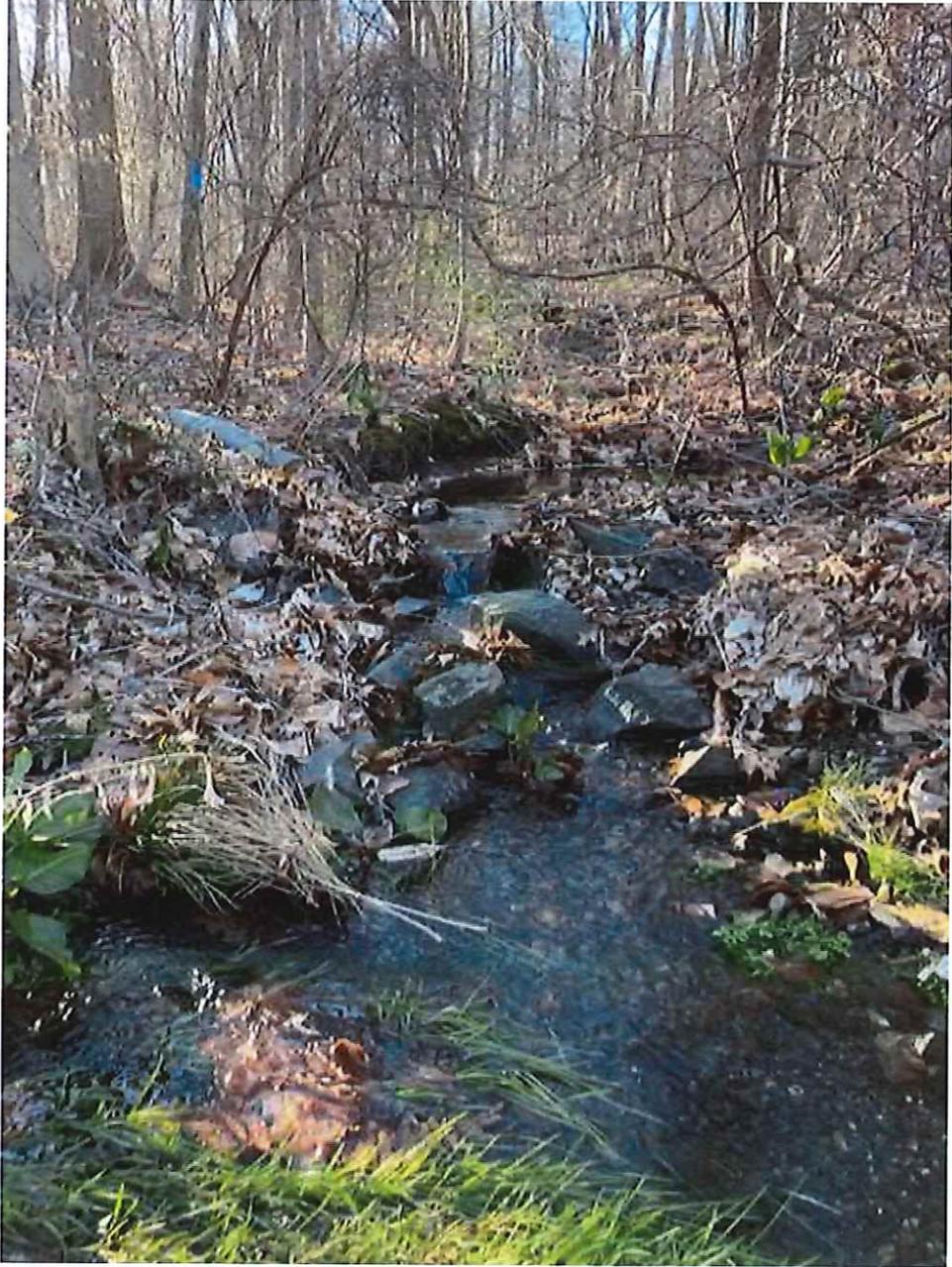
(While I currently serve on Connecticut's Historic Preservation Council I am submitting this correspondence as a concerned resident of Middle Haddam).

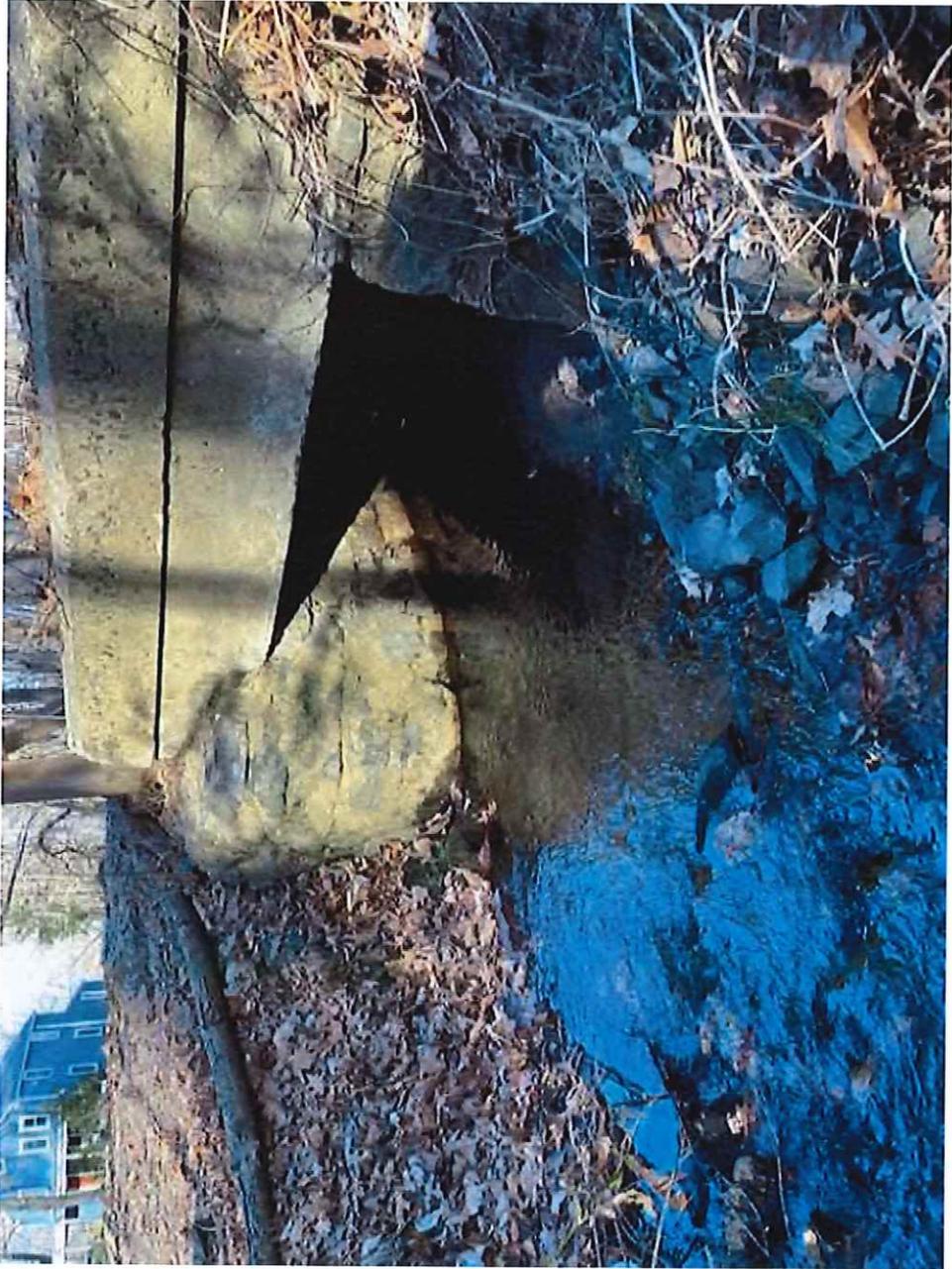
Attached: Six photographs of watercourse and wetlands originating at 53 Long Hill Road.

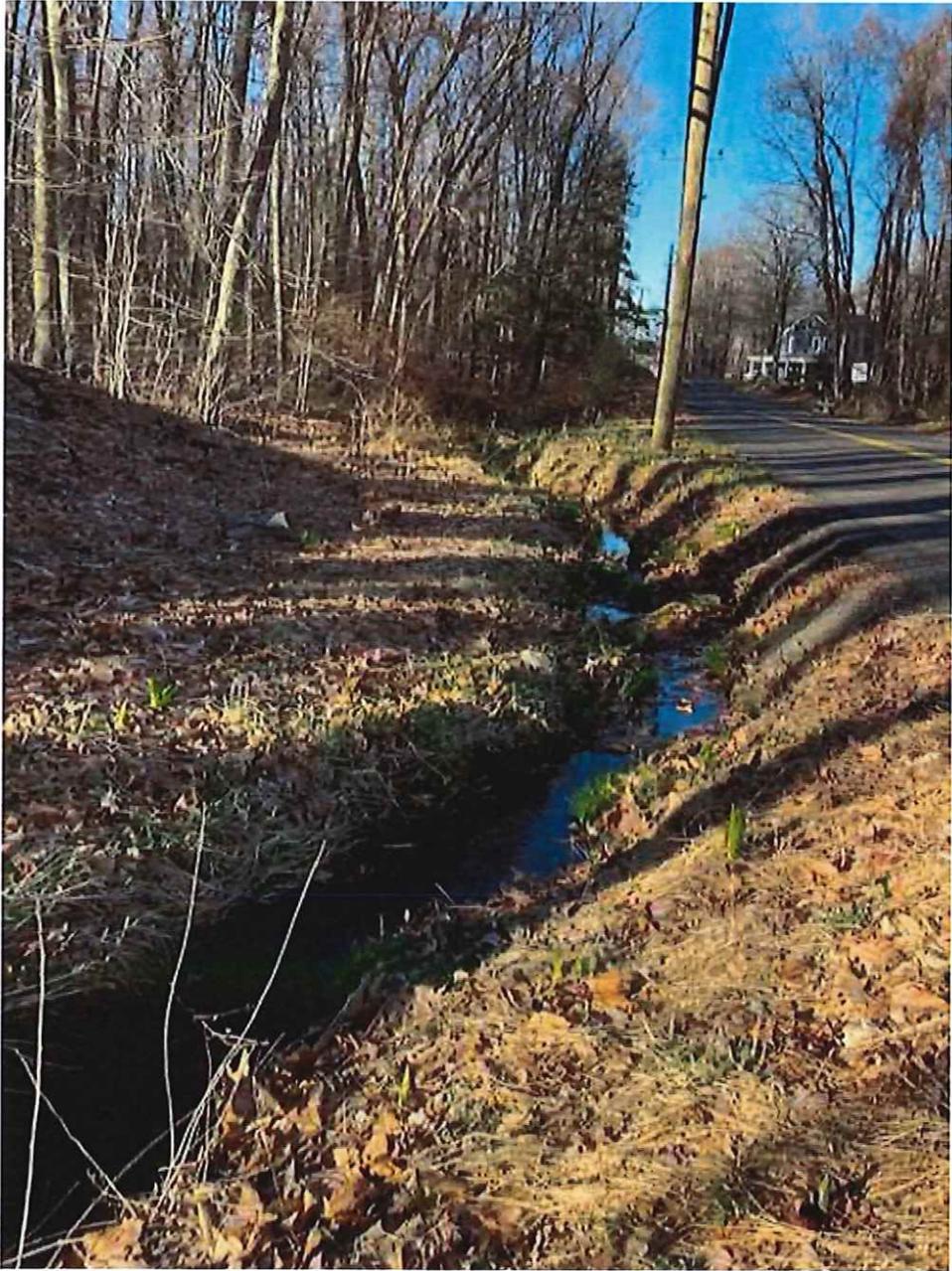
This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5). A copy of this message and any reply will be retained by the Town of East Hampton and will be accessible to the public unless exempted by law.

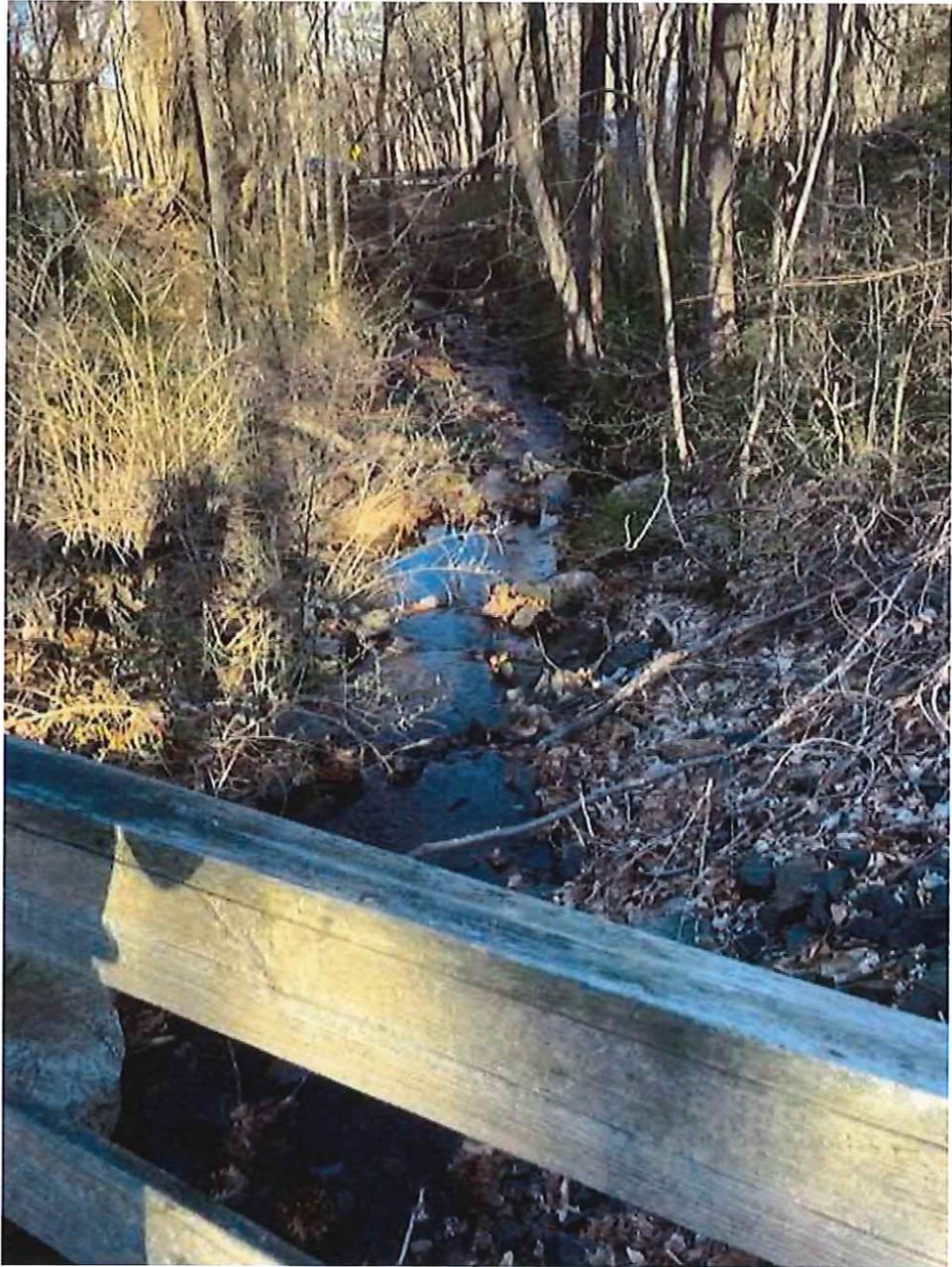
This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5). A copy of this message and any reply will be retained by the Town of East Hampton and will be accessible to the public unless exempted by law.

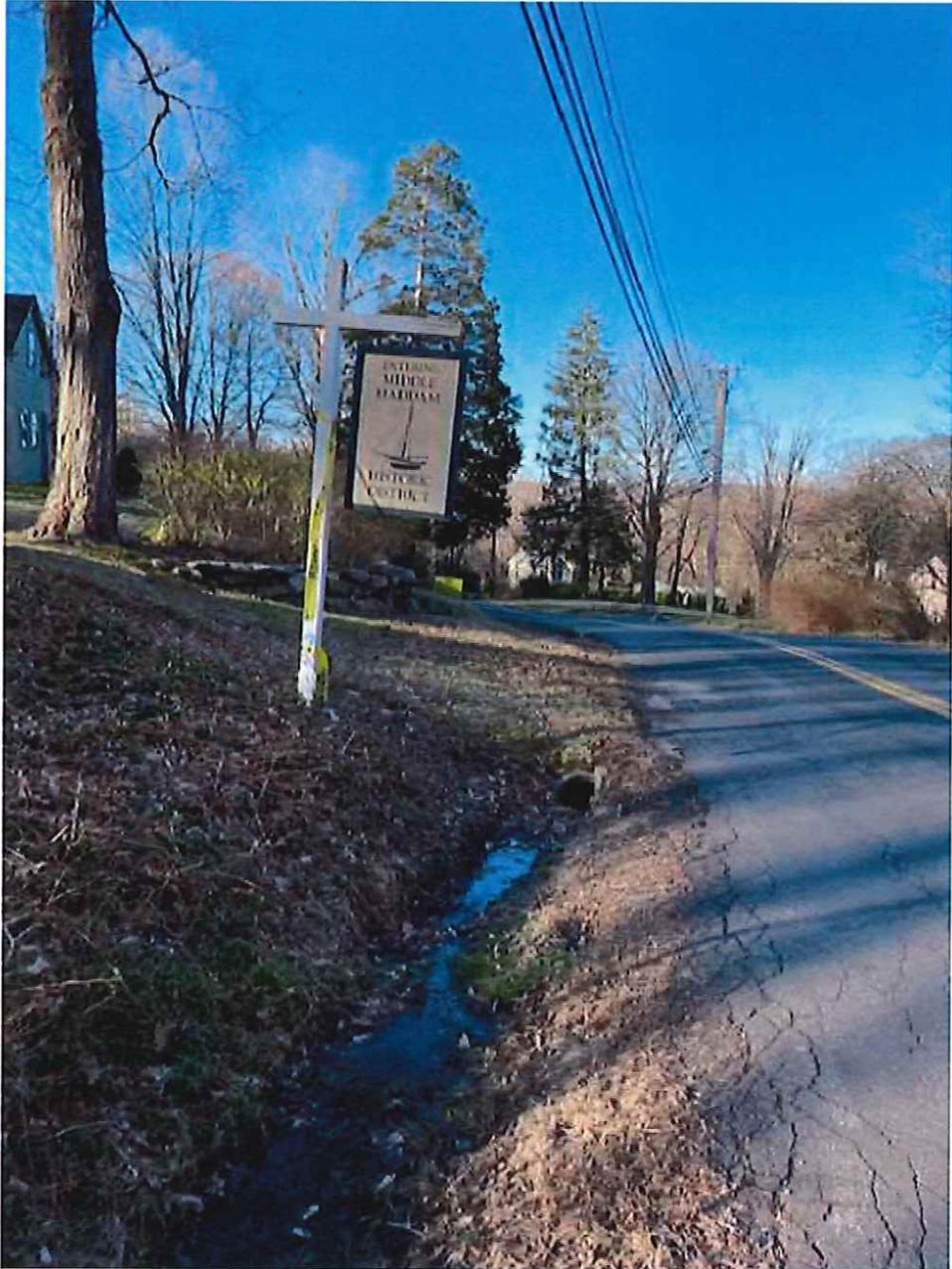












Castonguay, Christine

From: DeCarli, Jeremy
Sent: Wednesday, April 07, 2021 10:23 AM
To: Castonguay, Christine
Subject: FW: Application PZC – 21 –009

Jeremy

Jeremy DeCarli, AICP, CZEO
Planning & Zoning Official
Town of East Hampton
1 Community Drive
East Hampton, CT 06424
T: 860-267-7450
E: jdecarli@easthamptonct.gov
www.easthamptonct.gov



-----Original Message-----

From: Rita C Gibbons <ritacgibbons@gmail.com>
Sent: Wednesday, April 7, 2021 9:01 AM
To: DeCarli, Jeremy <jdecarli@easthamptonct.gov>
Subject: Application PZC – 21 –009

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.

I am writing as a former Middle Haddam resident, now living in East Hampton, to share my concern for the proposed Long Hill Estates coming before you Wednesday, April 7th.

My concerns include:

Disturbances to:

- *The open land proposed for building
- * Wetlands impact, possible water runoff onto neighboring property and Long Hill
- * Wildlife impact by disturbing woods

Traffic:

- *The wear and tear of additional vehicles on Long Hill Rd.
- * Traffic on the road as well as difficulties accessing the road especially from Rte 66 but also including exiting onto Rte 151
- * Driveways posing risks as cars pull in and out, especially from the little Long Hill Rd
- * Concern for those walking on the road

Style of new homes:

- * The cookie cutter look of the proposed homes Future Issues:

* Continued concern for a zone change proposal in the future allowing the integrity of the Historic District to deteriorate in Middle Haddam

Rita Coughlin Gibbons

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.

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.

Castonguay, Christine

From: DeCarli, Jeremy
Sent: Tuesday, May 04, 2021 10:48 AM
To: Castonguay, Christine
Subject: FW: For public comment on Long Hill subdivision application

Jeremy

Jeremy DeCarli, AICP, CZEO
Planning & Zoning Official
Town of East Hampton
1 Community Drive
East Hampton, CT 06424
T: 860-267-7450
E: jdecarli@easthamptonct.gov
www.easthamptonct.gov

From: Peter Pach <peterbpach@gmail.com>
Sent: Tuesday, May 4, 2021 10:47 AM
To: DeCarli, Jeremy <jdecarli@easthamptonct.gov>
Subject: For public comment on Long Hill subdivision application

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.

Dear Mr. DeCarli,

I am submitting this letter for the attention of the Planning and Zoning Commission at its scheduled hearing on April 5 at 7 p.m. on the subdivision application for Long Hill Road.

Thank you.

Peter B. Pach

I am writing to oppose the "Application PZC-21-009: Long Hill Estates, LLC., for an eight (8) lot subdivision on Long Hill Road Map 06/Block 12/Lot 8" as presented.

The location of this proposed subdivision within the Middle Haddam Historic District adds an extra layer of consideration and responsibility to Planning and Zoning Commission's deliberations. The town established the district decades ago in recognition of the village's special historic importance and the need to protect it from careless decisions that would diminish its integrity and value as an asset to East Hampton. Officially delineated

as a place of historic and scenic importance, Middle Haddam is mentioned in East Hampton's plan of Conservation and Development as one of the town's villages worthy of special care.

As the plan of development notes, "Traditional zones have long been recognized as an imperfect tool for controlling the aesthetics of development ..." The existence of the Middle Haddam Historic District creates a layer of protection for visible structural changes within its boundaries and a complementary obligation for the town's other boards and commissions to weigh how their decisions and activities could negatively affect this asset. This means adhering to the Zoning Regulations, which call for "Protecting the character and the historic, social and economic stability of all parts of the Town and ensuring that development is orderly and beneficial." In this case, the powers of the Planning and Zoning Commission can help protect the town's unique historic village.

The boundaries of the district were not casually drawn and were meant to establish a permanent setting for the village's historic buildings, waterways and other physical features. This is not an effort to stop time but, instead, a way to ensure changes within the village embrace its storied past. The plan for building eight houses along the upper end of Long Hill Road appears to have been drawn with no consideration that they will be within the historic district. This is even more important as they would become the first impression for those entering the district on one of its major roadways. Except for a lot bisected by a stream, the homes are laid out on a grid in two rows. There is no sense of a studied placement of the houses into the landscape and no variation in lot or building size, which would reflect the organic placement of the historic houses that are their neighbors. In fact, the applicant spoke at the Historic District's last meeting and said, "We're devoted to, at the moment, to throw seven houses up there and get 'em sold this year." Certainly, East Hampton would object to any development in town being "thrown up." These proposed houses are part of a larger setting and any approval of this project must include the context into which it is being placed so that it doesn't diminish the appeal and value of other properties. Planning and Zoning decisions made as if a property exists in isolation erode piece by piece a broader vision that would serve the town's interest in maintaining its rural characteristics and property values. These 18 acres of land could be developed with well-placed lots of varying sizes that take advantage of the parcel's natural contours, give each house a feeling of privacy, offer prospective buyers a more appealing home and let the developer realize a good return on his investment. The optimum use of the land in terms of sound zoning and the historic district could well be reached by placing fewer homes of different sizes.

As more and more of East Hampton is being carved up for homes and businesses, preserving the town we know and shaping the town it is becoming requires more effort and resolve. This means enforcing standards and making decisions that protect its unique characteristics and serve all its citizens. The temptation to let things slide or fall short of the town's long-term best interests can be strong. The Planning and Zoning Commission must remain the town's vigilant watchdog adhering to the purpose stated in the zoning regulations: "Protecting and conserving the value of land and buildings appropriate to the various zones established by these Regulations and throughout the Town."

This case requires a principled decision, which is to reject the subdivision as presented, without prejudice, and offering the applicant the opportunity to return with plans suited to the location and its surroundings. To seek anything less would leave a scar on this historic landscape for generations.

Yours,

Peter B. Pach
59 Middle Haddam Road,
Middle Haddam, 06456

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.

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5). A

3 May 2021

TO: The East Hampton Planning & Zoning Commission

RE: **Opposition** to application PZC 21-009 to be included for the record of the May 5th, 2021 Planning & Zoning Commission meeting and all subsequent meetings concerning this application.

Tonight we have presented 304 signatures to a petition, along with comments, opposing application PZC-21-009 for an 8-lot subdivision with 7 driveways within the Middle Haddam Historic District, parts of which are listed on the National Register of Historic Places. Most signatories are current or former tax payers to the Town of East Hampton. Multiple letters of opposition have also been received, including several from property abutters, demonstrating that the application should be denied by your commission.

I concur that the application should be rejected for myriad reasons, but primarily it is inconsistent with East Hampton's Plan of Conservation and Development (POCD), which prioritizes the preservation of the town's rural small-town character by "**protecting historic and scenic resources.**"

Approving an 8-lot subdivision of cheaply-designed virtually identical vinyl houses with 7 driveways at the gateway to the local historic district, would significantly detract from its integrity and "rural district" character, as classified by the State of Connecticut.¹ People enter the district expecting it to look historic and the density and style of this development will negatively impact its integrity, charm and cohesiveness.

In addition, it is inconsistent with the intentions of the Middle Haddam Historic District Commission Study Committee that created the district to "preserve and protect the historic and architectural integrity of the village, by implementing a control mechanism to prevent commercial intrusion and ensure that its character is not compromised." Setting the boundaries of the district were controversial and discussions spanned several years (1974-1977), culminating in a lawsuit that resulted in the 53 Long Hill Road parcel being included within the local historic district boundaries in order to prevent the very scenario that you are considering this evening.

Further, after living on the neighboring property for over 30 years I would argue that the soil scientist's determination of environmental disturbance has been vastly understated to the Inland Wetlands and Watercourses Agency. My written concerns, request for a site inspection, petition and time-stamped photographs of water cascading off the property and filling the cistern that was an historic public water source, were not relayed to the IWWA by the town authorities prior to the commission's last meeting at which the subdivision plans were approved based on arguably inadequate data with no site inspection and no public input.

¹ "District Character: Rural Village" (<http://lhdct.org/district/middle-haddam-historic-district>).

Currently the parcel's nearly 18 acres of woodland serves to buffer the District from the busy commercial and industrial Route 66 corridor, consistent with the POCD's priority of retaining open space, natural resources and scenic beauty.

As land-use officials charged with the implementation of East Hampton's Plan of Conservation and Development, you are stewards of our collective heritage, responsible for protecting our town's community character. The picturesque village of Middle Haddam, with its antique buildings, stone walls, watercourses, fields, woodland and archaeological remains, some of which date from over 300 years ago, is worthy of protection. Please vote NO to application PZC 21-009 and help us to preserve our vulnerable historic, scenic and natural assets for future generations.

Thank you for considering my concerns –

Sincerely,

Dr. Margaret McCutcheon Faber

Middle Haddam

(While I currently serve on Connecticut's Historic Preservation Council this letter is mine alone and does not necessarily reflect the opinion of the Council or the State of Connecticut.)

4 May 2021

TO: Planning and Zoning Commission Members

RE: Opposition to Application PZC-21-009

We have lived at 51 Long Hill Road since the early 1960's as direct abutters to the parcel under consideration at 53 Long Hill Road. We have significant experience with the parcel under consideration and are concerned about the process this application has followed, as well as its suitability to the site it is proposed for.

First of all, we were NOT adequately informed of the public hearing you are holding this evening. Your Subdivision Regulations section IV "GENERAL REQUIREMENTS FOR THE SUBDIVISION OF LAND #10 state: "The applicant must notify all abutting property owners by certified mail on a form provided by the Commission at least fifteen (15) days prior to the public hearing." We were not notified until April 29th, 2021 – just five days prior to tonight's public hearing- and the mail was not certified.

Second, the density of the development is problematic. Even if the developer meets the minimum requirement for land lot size, the impact of 8 generic synthetic houses with 7 driveways, all of the same vintage, within the boundaries of the Middle Haddam Historic District will have a negative impact upon its character. A reasonable person could deduce that, while legal, the proposed development is inconsistent with the intentions of the Plan of Conservation and Development. Most would concur that new construction in the Middle Haddam Historic District should be low in density, high in quality and custom-built.

Also, we are concerned that the boards and commissions considering and acting upon this proposal are not adequately informed. At the last PZC meeting concerned residents requested that you require several impact studies to be conducted by impartial third parties prior to your consideration of the application, which to our knowledge have not been undertaken. These include:

- 1) A traffic study to determine the impact of additional traffic on Long Hill Road, a narrow rural country road that was the Hebron-Middle Haddam Turnpike, established in 1803, as well as access on to Route 66, which is already overburdened.
- 2) A study that will determine the impact of surface water drainage down seven paved driveways onto Long Hill Road. It is our experience that the water runoff creates a hazardous condition across our driveway and the roadway. There is almost a constant flow of water and we historically would fill our swimming pool with it.
- 3) A study of the water supply to determine the impact of an additional eight households on area wells. Our well was severely impacted by the Charles Mary development and additional draw on the water supply is worrisome.
- 4) A study of the environmental effects of installing eight distinct septic systems on the site, at least one of which appears to be elevated above our well at 51 Long Hill Road.

5) A review of the parcel by a soil scientist not affiliated with the developer, correction of any incorrect or inadequate findings presented to Inland Wetlands, and a site-walk inspection by IWWA, as well as the Conservation Lake Commission.

Without data from these studies and research, how can you perform your due diligence and make a decision on the application before you?

It is our hope that you will be guided by the Plan of Conservation and Development this evening and will vote against application PZC-21-009, as presented.

Sincerely,

Ronald and Lois McCutcheon
51 Long Hill Road
Middle Haddam