

April 23, 2021

TO: East Hampton Planning and Zoning Commission  
20 East High Street  
East Hampton, CT 06424  
Attn: Mr. Jeremy DeCarli  
[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)

From: Jordan Werme  
32 Oak Knoll Road  
East Hampton, CT 06424  
[Jordan.werme@gmail.com](mailto:Jordan.werme@gmail.com)  
860-268-5501

Mr. DeCarli:

I am writing to add my voice to the opposition of the proposed zone change at the corner of Rt. 16 and Main Street in the historic section of East Hampton. There are numerous factors contributing to my opposition of the proposed zone change from residential to commercial, including short- and long-term considerations.

As with many of my friends and neighbors in East Hampton, I am very concerned about how the introduction of commercial zoning in the midst of a residential neighborhood will not only negatively impact the historic and aesthetic look and feel of Main Street, but also the negative impact such a re-zoning and building will have on the property values of the homeowners within the immediate vicinity of a large gas station.

As the property to be razed along Main Street (The Strong House) is listed on the National Historic Registry as an example of a rapidly disappearing "Italianate" style of architecture, destroying this building in favor of a commercial property can reduce the historical iconography so important in the initial settlement and immigration history of East Hampton. This planned demolition and construction also conflicts with the town's stated Plan of Conservation and Development for the Belltown Historic District.

Additionally, as East Hampton already has environmental issues regarding pollution and the water table for existing downtown businesses and homes, introducing proven environmental hazard such as fossil fuel spills and air quality detractors can only serve to further increase the difficulty of mitigating the existing issues within the area. Re-zoning this area to commercial use – regardless of the type of business proposed initially – leaves the town open to increasingly suspect use of the property later on.

To this point I feel it necessary to also address the extremely temporary nature of the mega gas station under consideration. As you may be aware, the United States federal government has rejoined the Paris Climate Agreement and has begun the process of cutting the country's greenhouse gas emissions by 50% before 2030 – barely 8 years from the expected completion of the proposed construction project. As residents of East Hampton may notice while driving through our town, there is a steadily increasing presence of gasoline hybrid, plug-in hybrid, and fully electric vehicles in driveways and on the streets. As more transportation moves away from fossil fuel – a huge part of the move toward that 50% emission reduction – the need for another gas station will decrease sharply within the next 3-5 years. To

underscore this point, major auto manufacturers have recently announced drastic changes to their planned vehicle construction in the coming years. General Motors (including the Chevrolet and Cadillac brands) have announced a fully electric line of vehicles by 2025. Toyota has declared that gasoline use will be entirely obsolete by 2050. Is a mega gas-station really in the long-term best interests of East Hampton's infrastructure? No, it clearly is not.

I have heard the argument raised by the Zoning Committee during the April meeting that tax revenue created by re-zoning the property would be of great value to the town. I understand this may be true, to a very limited extent and for a very short time. The immediate impacts of the proposed re-zoning will offset any potential tax revenue that may be generated initially. The commercial property planned by the applicant includes expanded gasoline and diesel pumps, a drive through food service lane, and an expanded convenience store. Every service offered at this location already exists within East Hampton – including a property already owned by the applicant. However, this proposed expansion aims to compete with locally owned, locally invested, and historical-preservation minded businesses.

Locations such as Eco Coffee House, Dexter's, Main Street Pizza, Stop & Shop, the new Main Street Gulf station, and numerous others will be directly impacted by this proposition. If these businesses, particularly the smaller businesses in the recently revitalized Historic Center of town are forced to compete with any mega location, they will almost certainly be forced to close due to an inability to compete with large-scale buying power. The argument being made by the applicant that derelict properties are an eyesore in town may be true at face value, but when the heart of Downtown is full of vacant storefronts again, all that will have been accomplished is to drive out the business owners who dedicated themselves to the revitalization effort – Eco Coffee, Po's Rice & Spice, Black Walnut Bread, Airline Cycles, Little Fish, Dexter's, and others have done wonders to bring life to an area of town that was vacant – and derelict – prior to their vision and commitment to East Hampton. Should one or two of these location be forced to close because of the re-zoned property, the foot traffic and quaint nature of the district that draw East Hampton residents to visit the area – and other to drive from all across the state – will disappear, leading to further closures and a long-term loss for the town.

When my wife and I decided to on East Hampton as the town to raise our children, one of the factors that drew us here was the general lack of gigantic commercial properties. The localized commercial strip along Route 66 was convenient but non-intrusive. By allowing a re-zoning of the properties in question, the character of East Hampton is directly threatened. This property is the gateway to additional development and predatory property speculation. Allowing a re-zoning of any property along Main Street will certainly lead to additional applications for commercial properties throughout the corridor. Members of the Zoning Committee expressed a desire to not have to revisit land use at this property again if this application falls through, but as I have demonstrated this proposed space will likely become a revolving door of development when an already dwindling business eventually closes and redevelopment is required.

East Hampton is already fully served for gasoline, food, and drive-thru convenience. What we lack is appropriate housing. East Hampton Real Estate is lacking for inventory – people want to come live here, current residents want to be able to upgrade to larger homes. But without the adequate inventory of homes, growth is stagnant. I would beseech the Committee to reject any application to re-zone residential property to commercial use, and instead encourage housing development to meet the demand.

I firmly believe that we should be investing in long-term vitality for East Hampton – families over obsolete enterprise. By rejecting the application from Atlantis Marketing to re-zone the property at Route 16 & Main Street, the Planning & Zoning Commission and the people of East Hampton have a chance to preserve the history and ensure the future of our much-loved home.

Thank you for taking into account the opinions of East Hampton residents and business owners.

Regards,

A handwritten signature in black ink, consisting of a stylized initial 'J' followed by a series of connected loops and a horizontal tail.

Jordan Werme

## Castonguay, Christine

---

**From:** DeCarli, Jeremy  
**Sent:** Monday, May 03, 2021 8:01 AM  
**To:** Castonguay, Christine  
**Subject:** FW: Opposed to the zone change on Main Street

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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)

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

**From:** Sara Adams <[saraeadams@me.com](mailto:saraeadams@me.com)>  
**Sent:** Friday, April 30, 2021 6:36 PM  
**To:** DeCarli, Jeremy <[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)>  
**Subject:** Opposed to the zone change on Main Street

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Hello Jeremy,

We are the homeowners at 152 Main Street, and we are adamantly against the proposed zone change on the intersection of Main Street and route 16. We purchased our home here two years ago with the set regulations stating that this is a residential neighborhood. If this area had been dually zoned, we never would have moved here for the fear that this exact scenario would threaten our investment and privacy. Our home would be diagonally across the street from the eyesore that Atlantis Marketing Group is attempting to get clearance to build, and it is clear that they are trying to manipulate the opinions of surrounding home owners by letting the current buildings in question be overrun with decay. We are frankly disgusted by their shrewd tactics.

We did not invest our money and time in a property that would absolutely plummet in value if such a zone change was permitted. Proximity to large, loud, and ugly commercial buildings matter in the determination of individual home value. We do not support this zone change, and we are upset that this proposal has not been immediately squashed following the lack of due process and calculations on part of Atlantis Marketing Group.

Please take the voices of the surrounding property owners in to consideration, as many of us have far more of our futures invested in our homes than Atlantis Marketing Group has in this one chess move.

Sincerely,

Sara Adams & Timothy Benicak  
152 Main Street

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## Castonguay, Christine

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**From:** DeCarli, Jeremy  
**Sent:** Wednesday, April 28, 2021 8:11 AM  
**To:** Castonguay, Christine  
**Subject:** FW: Zoning Change, Main Street

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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)

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**From:** Perreault, Robert R PW <[robert.perreault@prattwhitney.com](mailto:robert.perreault@prattwhitney.com)>  
**Sent:** Tuesday, April 27, 2021 8:42 PM  
**To:** DeCarli, Jeremy <[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)>  
**Subject:** FW: Zoning Change, Main Street

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Dear Mr. DeCarli,

I am in opposition to the zoning change requested for the Main Street and Route 16 intersection. A behemoth of a convenience store and fuel station is NOT in the best interests of our historical and charming Main Street. We already have several gas stations to choose from in our small town and many shopping choices. This proposed new business is unnecessary and will open other properties in the area to commercial development. To which I am opposed

And please let Atlantis Management know that the neglect of the Strong House, that they own and allowed to fall into terrible disrepair, is not fooling the residents of East Hampton. It can be restored and again become necessary housing.

Please note my objection at the meeting of May 5<sup>th</sup>, 2021.

Thank you for your attention to this matter.

Robert Perreault

## Castonguay, Christine

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**From:** DeCarli, Jeremy  
**Sent:** Monday, May 03, 2021 8:00 AM  
**To:** Castonguay, Christine  
**Subject:** FW: 157 Main St Zone Change

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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)

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**From:** MARION KEOGH <[marionkeogh@sbcglobal.net](mailto:marionkeogh@sbcglobal.net)>  
**Sent:** Friday, April 30, 2021 1:37 PM  
**To:** DeCarli, Jeremy <[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)>  
**Subject:** 157 Main St Zone Change

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I am writing this letter in response to the Planning and zoning commissions site walk on Thursday evening April 29, 2021. During this visit the historic strong house was opened for the commission and public to view. Additionally the proposed building, entrance and exit were staked out by the developer.

While walking a site is not an inappropriate thing to do, inspection of a building proposed for demolition and looking at the layout of a plan the developer acknowledges will change, should not be used for determination of a zone change. The decision facing the board is the same whether there is a home on the property or not. Zoning decisions are to be based on a town plan and vision. Zone changes should never be used as a vehicle for eliminating a building that needs rehabilitation.

I sincerely hope that the commission will see through the developers tactic of using the condition of the Strong house as a reason for a zone change. Especially when they are the reason for the homes current condition.

Marion Keogh

148 Main St

East Hampton CT 06424

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## Castonguay, Christine

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**From:** DeCarli, Jeremy  
**Sent:** Monday, May 03, 2021 11:06 AM  
**To:** Castonguay, Christine  
**Subject:** FW: Regarding Zoning Changes for 1 Colchester Ave - Citgo Gas Station

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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)

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**From:** Jim MacDonald <[jmacdonald077@gmail.com](mailto:jmacdonald077@gmail.com)>  
**Sent:** Monday, May 3, 2021 9:58 AM  
**To:** DeCarli, Jeremy <[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)>  
**Subject:** Regarding Zoning Changes for 1 Colchester Ave - Citgo Gas Station

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Dear Planning and Zoning Committee,

Please consider this opposition to the zoning changes requested at 1 Colchester Ave - Citgo Gas Station. My main opposition is that there is no justifiable need for this change. With the recently renovated Gulf gas station (100 Main St), there are now 18 pumps in a 1 mile radius.

In the absence of recurring lines for gas pumps, I can't see a need for the expansion of 1 Colchester Ave.

Thank you for the consideration

Jim MacDonald  
18 Hayes Rd  
E. Hampton

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## Castonguay, Christine

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**From:** Lisa Brown <kltmbrown\_2000@yahoo.com>  
**Sent:** Sunday, May 02, 2021 12:09 PM  
**To:** Castonguay, Christine; DeCarli, Jeremy  
**Subject:** Application PZC-21-009 Atlantis Marketing Marketing, 157 Main St, 1 Colchester Ave for zone change

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P&Z Commissioners  
Christine Castonguay  
Jeremy DeCarli  
East Hampton, CT

Lisa & Ken Brown  
2 Edgerton Street  
East Hampton, CT

Dear P&Z Commissioners

We are writing to you against considering the Zoning change application from residential to commercial by Atlantis Marketing, for a zone change in the rural historical area of Routes 16 and residential Main Street to build a mega gas station and convenience store.

First who benefits from such a zoning change, only the greed of this owner of Atlantic marketing company and the developer.

We moved to this neighborhood almost 24 years ago with our two sons who have grown up with a country yard and a great school system in rural East Hampton. Our home is the first on Edgerton from Main Street on the left side, we sometimes experience the noise of traffic being heard from our back yard with the current gas station. If this zone change is allowed, we would experience all the additional noise, pollution, as well as sure to be many accidents to happen at that intersection.

Route 16 and Main street are country residential with some businesses along the way nicely tucked into the rural setting of East Hampton. Smart renovations downtown main street including the new Gulf gas station with small convenience store, we have found very convenient and easy to get in and out without traffic sight problems.

We urge you to say NO to this zoning law change as well any future marketing developer company from ever seeking to change our small-town zoning laws. We are the residents who pay taxes and live in this community and we do not want this zoning change.

Thank you

Ken & Lisa Brown

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## Castonguay, Christine

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**From:** DeCarli, Jeremy  
**Sent:** Tuesday, May 04, 2021 8:40 AM  
**To:** Castonguay, Christine  
**Subject:** FW: No zone change

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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)

---

**From:** stpatrick47@sbcglobal.net <stpatrick47@sbcglobal.net>  
**Sent:** Tuesday, May 4, 2021 8:40 AM  
**To:** DeCarli, Jeremy <jdecarli@easthamptonct.gov>  
**Subject:** No zone change

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Please no zone change for Main Street, E. Hampton, CT. We do NOT want the Food Bag to expand, or any other large business on the corner of Rt. 16 and Main!

In His Service,

Lori M. Lechowicz  
*Administrative Assistant*  
St. Patrick Church  
47 West High Street  
East Hampton, CT 06424  
Phone 860-267-6644  
[Stpatrick47@sbcglobal.net](mailto:Stpatrick47@sbcglobal.net)

*"But seek first his kingdom and his righteousness, and all these things shall be yours as well." Matthew 6:22*

## Castonguay, Christine

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**From:** DeCarli, Jeremy  
**Sent:** Tuesday, April 27, 2021 7:21 AM  
**To:** Castonguay, Christine  
**Subject:** FW: Zoning Change, Main Street

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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)

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**From:** Cathleen Horan <[4catz@att.net](mailto:4catz@att.net)>  
**Sent:** Monday, April 26, 2021 4:47 PM  
**To:** DeCarli, Jeremy <[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)>  
**Subject:** Zoning Change, Main Street

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Dear Mr. DeCarli,

I am in opposition to the zoning change requested for the Main Street and Route 16 intersection. A behemoth of a convenience store and fuel station is NOT in the best interests of our historical and charming Main Street. We already have several gas stations to choose from in our small town and many shopping choices. This proposed new business is unnecessary and will open other properties in the area to commercial development. To which I am opposed

And please let Atlantis Management know that the neglect of the Strong House, that they own and allowed to fall into terrible disrepair, is not fooling the residents of East Hampton. It can be restored and again become necessary housing.

Please note my objection at the meeting of May 5<sup>th</sup>, 2021.

Thank you for your attention to this matter.

Cathie Kossler Horan

May 1, 2021

**Correspondence for the May 5<sup>th</sup> regular meeting of the East Hampton Planning and Zoning Commission**

RE: Opposition to Application PZC-21-007 Atlantis Marketing 157 Main Street

Dear Members of the Zoning Board,

As the owner of the property located at 141 Main Street, East Hampton, which is located within 500 feet of the application of Atlantis Marketing, I object to the re-zoning of 157 Main Street to Commercial. In 1990, the board zoned 157 Main Street as residential for good reason, and this decision should be upheld. This historic residential area needs to be protected from spot zoning. Rezoning 157 Main Street would negatively impact the surrounding residents due to loss of character, increased traffic, littering, noise and pollution to air and water. It will also take business away from the business owners of our wonderfully unique Village Center, many of whom are East Hampton residents. Please vote against this zone change application.

Thank you for considering my concerns.

Sincerely,

Heidi Bothamley

Owner: 141 Main Street, East Hampton, Connecticut 06424

## Castonguay, Christine

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**From:** DeCarli, Jeremy  
**Sent:** Monday, May 03, 2021 8:01 AM  
**To:** Castonguay, Christine  
**Subject:** FW: Opposition Letter May 5th Atlantis Marketing

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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)

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**From:** CHARLES GOODRICH <[bonniegood@comcast.net](mailto:bonniegood@comcast.net)>  
**Sent:** Friday, April 30, 2021 2:23 PM  
**To:** DeCarli, Jeremy <[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)>  
**Subject:** Opposition Letter May 5th Atlantis Marketing

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Bonnie and Charles Goodrich  
137 Main ST.  
East Hampton, CT

Dear Members of the Zoning Board,

We are strongly opposed to the Zoning Change for Atlantis Marketing at the corner of Main St and Route 16. We saw the footprint at the site meeting last night.

We have lived at the top of Miller Hill for over 36 years. Raised our children here and love the old houses and our neighborhood just the way it is! We would really hate to see the demographics of Main Street Change.

We purchased this older home because we liked the neighborhood and the small town charm and that not every home looked alike.

Please save Historical Main St for us and future generations to enjoy.

Respectfully,

Charles and Bonnie Goodrich

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## Castonguay, Christine

---

**From:** DeCarli, Jeremy  
**Sent:** Tuesday, April 27, 2021 11:31 AM  
**To:** Castonguay, Christine  
**Subject:** FW: Zone change proposal (Main & Colchester Ave.)

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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)

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**From:** Finn, Daniel T. <[Dan@FinnFinancialSolutions.com](mailto:Dan@FinnFinancialSolutions.com)>  
**Sent:** Tuesday, April 27, 2021 11:28 AM  
**To:** DeCarli, Jeremy <[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)>  
**Subject:** Zone change proposal (Main & Colchester Ave.)

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Hi Jeremy,

I am writing to add my voice to the near unanimous chorus of opposition to the Zone change proposed in East Hampton at the corner of Main Street and Colchester Avenue. The developer has proposed a change to multiple properties into a commercial zone located in the heart of a residential neighborhood along with a proposal that would destroy two homes (including one of historical significance) and create a mega gas station in place of the current small country filling station. This gas station is touted as expanding economic opportunity but would in fact reduce economic activity for the businesses in the historic village center and create significant pollution both in the potential impact on the water table, litter along historic Main Street, and light pollution for the surrounding residences. The developer argued that it would result in increased tax revenue for the town but according to the town manager the tax revenue would not increase over the tax revenue on the current properties.

The developer has engaged in deceptive marketing by circulating a petition supposedly "in favor" of the zone change when in reality it only asked if respondents would support a "renovation" of the current station. All 500 ft and 2000 ft abutters who have responded to the proposed zone change are opposed and without any compelling reason to make the change, the planning and zoning commission should vote NO.

Sincerely,

Daniel Finn

April 26, 2021

Jeremy DeCarli  
Planning and Zoning Official  
1 Community Drive  
East Hampton, CT 06424

Re: Zone Change 157 Main St  
Application PZC 21-007

Dear Mr. DeCarli

I am writing this letter to correct statements made by Attorney Scott Jezek during the Planning and Zoning meeting of March 7, 2021. During this meeting Mr. Jezek stated that the proposed zone change at 157 Main St is supported by the towns POCD for the following reason. He stated that the POCD defines three levels of Roadways in East Hampton, (Arterial, Collector and Local) and that the purpose of doing this was to encourage economic revitalization at the intersection of arterial roadways.

As a registered Professional Engineer in the State of Connecticut with 35 years of experience doing transportation projects throughout New England, I can state that the roadway classifications in the POCD were not defined for the purpose Mr. Jezek states.

Roadway classifications, as stated in the POCD, were assigned by the Connecticut Department of Transportation and the Connecticut River Council of Governments. These classifications are developed purely for transportation needs and not developed for economic revitalization. The POCD correctly discusses these classifications under the section "Address Vehicular Transportation Needs".

I hope the Board will be made aware of and recognize incorrect and misleading statements made by the developer's representative and deny the application for a zone change.

Sincerely



Kenneth G Dodson, P.E.  
148 Main St.  
East Hampton CT, 06424

## Castonguay, Christine

---

**From:** DeCarli, Jeremy  
**Sent:** Tuesday, May 04, 2021 9:32 AM  
**To:** Castonguay, Christine  
**Subject:** FW: Zoning change for gas station expansion

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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)

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

**From:** Tod Browning <[todbrowning@sbcglobal.net](mailto:todbrowning@sbcglobal.net)>  
**Sent:** Tuesday, May 4, 2021 9:00 AM  
**To:** DeCarli, Jeremy <[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)>  
**Subject:** Zoning change for gas station expansion

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I oppose the zoning change. I have experienced many times near misses in my car from people leaving the gas pumps to enter south main st. I believe more pumps with increased traffic will bring more traffic accidents. I have never had to wait more than a few minutes for a pump even in the most popular times. Let's preserve the historic feel of the neighborhood.

Tod Browning  
11 Hayes Rd  
East Hampton CT

Sent from my iPhone

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May/3/2021

**Correspondence for the May 5th regular meeting of the East Hampton Planning and Zoning Commission**

RE: Opposition to Application PZC-21-007 Atlantis Marketing 157 Main Street

Dear Jeremy,

I would like to respond to Attorney Jezek's misinterpretation of our town's POCD. In the April 7th Planning and Zoning meeting, He stated that the proposed expanded gas station will "encourage economic revitalization" and then he stated "the use of the word revitalization is to add life". I could not disagree more with this statement. Gas station convenience stores contribute to the sweeping food desert. Most food that will be sold is not fresh produce, often low in nutrition and usually high in calories. In addition, smoking and vaporizing products are promoted here and they threaten the health of our community and children. Also, scratch ticket gambling is a daily routine along with littering, judging by the trash we pick up every day. Furthermore, a larger gas station is not needed because gas sales are not a growth industry. GM has stated that in 2035, they will end manufacturing emission emitting cars, and Volvo will do the same in 2030. No one is lining up for gas as it is. Nothing about an oversized gas station supports the wellbeing of our community. The bottom line is that this is a residential neighborhood and the zone should not be changed to expand a business that is not needed, wanted and will negatively impact the well being and lives of our community.

The most non-compliant structure currently on Main Street is the Food Bag gas station. This commercial business is operating in an R-2 Residential Zone and is to blame for the degraded situation of the adjacent multi family buildings. The condition of the structures surrounding the Food Bag do not justify a Zone change from R-2 Residential to Commercial. Allowing a commercial zone to expand down Main Street will push the loss of property value down Main Street. Food Bag should stay within their existing footprint. I would like to argue that the Food Bag should be more compliant with the residential zone beginning with cleaning up their property, planting some evergreen shrubs and becoming responsible for their trash that ends up all over Main Street.

Our residential gateway to Main Street dovetails with a wonderful commercial Village Center. Healthy food options are available here from small businesses who's owners live in and care about our town. This proposed Food Bag zone change will disrupt, devalue and destroy the rural character of residential Main Street and our small businesses we rely on. This goes against our POCD by not supporting the rural and historical character of our town. Changing the zone is the thin edge of the wedge for commercial creep. Once it is changed, there is no going back. A commercial zone does not fit in the gateway to the heart of our town.

Sincerely,  
Ryan Bothamley  
141 Main Street, East Hampton, CT 06424

## Castonguay, Christine

---

**From:** DeCarli, Jeremy  
**Sent:** Monday, May 03, 2021 12:11 PM  
**To:** Castonguay, Christine  
**Subject:** FW: "Save Historic Main St"

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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)

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**From:** Lorry Belanger <[danlorbel@gmail.com](mailto:danlorbel@gmail.com)>  
**Sent:** Monday, May 3, 2021 12:10 PM  
**To:** DeCarli, Jeremy <[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)>  
**Subject:** "Save Historic Main St"

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I oppose the zone change at the intersection of Rt 16 and Main St.  
Please enter this letter into the record and read at the May 15th meeting.

Lorry Belanger  
82B Viola Dr  
East Hampton, Ct

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## Castonguay, Christine

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**From:** DeCarli, Jeremy  
**Sent:** Tuesday, May 04, 2021 7:27 AM  
**To:** Castonguay, Christine  
**Subject:** FW: In opposition of the proposed zone change  
**Attachments:** Blank 2000 x 2000.png

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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)

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**From:** Kate Avery <kateaverydesign@yahoo.com>  
**Sent:** Monday, May 3, 2021 7:08 PM  
**To:** DeCarli, Jeremy <jdecarli@easthamptonct.gov>; Cox, David <dcox@easthamptonct.gov>  
**Cc:** Rachel Piscitelli <rpiscitelli@fox61.com>  
**Subject:** In opposition of the proposed zone change

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To My Town-

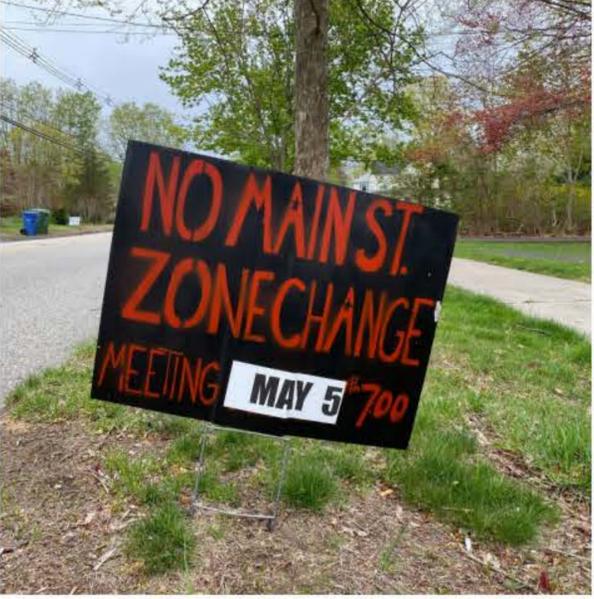
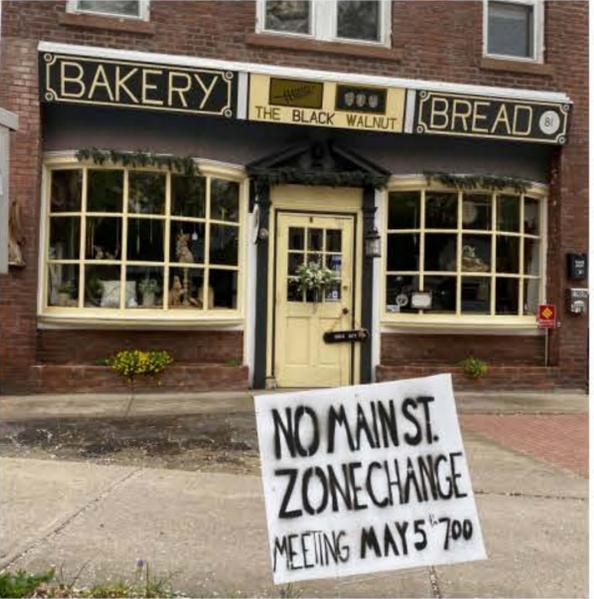
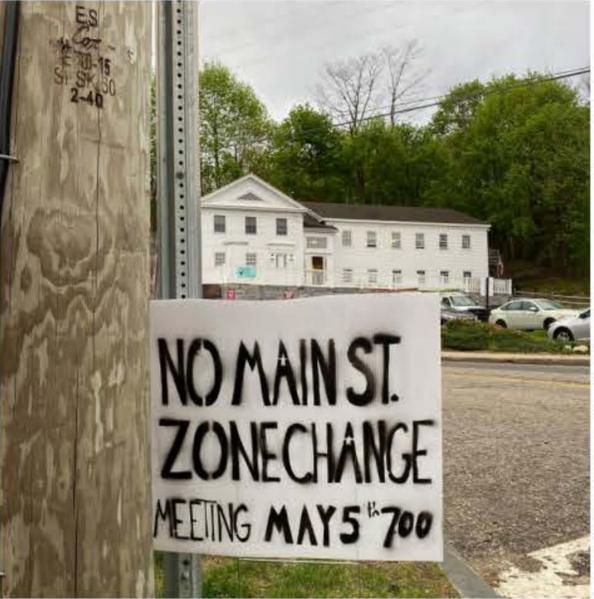
(I ask that this be read into the minutes at the May 5th 2021 Planning and Zoning Commission meeting.)  
We are your historic downtown. We are your Main Street. We are a persons from which you collect property taxes but also profit in untold thousands in tourist revenue.

We give. We give with our beautifully painted homes. We give with the gardens we weed, the window boxes we plant to spill over with blooms. We give with the roofs we peel up and replace. Every bleeding knuckle and every battered shin WE GIVE to the history of our homes and the history of THIS town. For the love of East Hampton, and the love of the irreplaceable history, for the hope and trust that our town can continue in the beauty we've known it, we maintain our historic homes and protect our community.

You profit from our sacrifice and our love. A scenic Main Street is cash cow for any small town. WE ARE PAYING YOU for you to have that privilege. Come replace a rotting door jam, or a leaking front porch. Please take the time to learn the sacrifice we have all made to East Hampton, to its history, before you sell the soul of our homes and our heritage so cheaply.

Two hundred years we've protected this street. It is almost untouched. It can continue as such.  
We can remain as we are. All the commission needs to do is vote 'no' to this absurd proposed zone change,

Respectfully,  
Kate Avery  
14 Edgerton St



**From:** [Brian Avery](#)  
**To:** [DeCarli, Jeremy](#)  
**Subject:** May 5th opposition letter  
**Date:** Tuesday, May 4, 2021 1:05:38 PM

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Hi Jeremy,

I remain concerned about the proposed zone change at the corner of 16 and Main Street.

Attending the "site walk" last Thursday further cemented my concerns about constructing a 4,500 ft, 1.93 acre, 23 parking spot, wrap around drive through, mega gas station in a residentially zoned neighborhood.

The scale and magnitude of this proposed gas station is absurd and would absolutely ruin the small town charm of the south entrance to our historic Main Street.

We need to think of the future of East Hampton. In the POCD it clearly states that maintaining small town charm, rural character and walkability to our downtown are paramount going forward.

This zone change and mega gas station proposal would disrupt all of these extremely important East Hampton qualities.

Another huge concern of mine is the shared aquifer surrounding homes all share with the current small Food Bag and convenient store

The water table is already low in this area and I, along many of my neighbors, run out of water in the dry summer months. Are we all supposed to just drill new wells to accommodate this unwanted, eyesore? Who will pay for that when it inevitably happens? It isn't fair to expect so many people to have spend many thousands of dollars because a gas station conglomerate wants to expand.

The food bag itself is zoned residentially. Atlantis Management Group bought surrounding properties knowing they were zoned residentially.

AMG should not be allowed to use these properties as bargaining chips to get a zone change for a mega gas station. They are not keeping their properties up to the standard that every other homeowner in East Hampton is expected to.

We will continue to fight this zone change with the utmost tenacity and hope the Planning & Zoning commission will carry out the will of the people of East Hampton. It is their job to represent us and it is crystal clear where the citizens of East Hampton stand on this issue.

Thank you,

Brian Avery  
14 Edgerton street,  
East Hampton

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**From:** [kaitlin.j.finn@gmail.com](mailto:kaitlin.j.finn@gmail.com)  
**To:** [DeCarli, Jeremy](#)  
**Subject:** Opposition to zone change  
**Date:** Thursday, April 22, 2021 9:49:19 PM

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I'm writing in opposition to the zone change for the expansion of the gas station, regarding the meeting to be held on May 5 2021. It is a waste of money and not needed for any reason. The historic home should also be preserved.

Growing up in close proximity to the citgo food bag, I have only ever seen the four pumps backed up during the two week power outage in august following Irene in 2011. There is no need for more pumps or a huge gas station and convenience store. It will cause further loss of jobs from the rest of the town, including small businesses, and in all probability become an obsolete eye sore as more energy efficient transportation becomes available.

In addition, the idea of large corporations invading our small town is troubling.

No one wants a mega mart in town. This will damage not only the direct vicinity (historic Main Streer, Colchester Avenue, the culs de sac of Diziok Drive, and Edgerton Street) but also impact the very nature of the town. We are small and rural and already have several gas stations, and coffee is conveniently right down our beautiful historic Main Street.

I moved back to town to raise my family because it has stayed relevant and beautiful while providing a strong sense of history and community. Please do not allow outside corporations and individuals who have no local or personal interest in preserving our history to destroy our community.

Sincerely,

Kaitlin Finn (formerly of [19 colchester Ave](#), currently of Abbey Road)

Sent from my iPhone

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**From:** [Maureen](#)  
**To:** [DeCarli, Jeremy](#)  
**Subject:** Save our Historic Main Street  
**Date:** Tuesday, May 4, 2021 11:46:09 AM

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We are writing to express our opposition to the zoning change that would allow the expansion of the current Food Bag. We totally support the “Save Historic Main Street” initiative.

My husband and I moved to East Hampton 20 years ago from a large city because of it’s quaint, small town nature and historical qualities, especially historic Main Street. We love it here and do not want it to become excessively commercialized at the risk of losing its charming ambiance & the historical buildings that make East Hampton the town so many of us appreciate.

While we understand that new business brings needed tax revenue, it must not come at the risk of losing what residents want and expect in our town where we all pay significant taxes.

Rebuild/remodel the current Food Bag but do not do it by removing historic buildings that make East Hampton the town people love & want to live in. If those buildings are demolished for a supersized gas station, convenience store & Dunkin Donuts, which seem to be available every 5 miles or so, the buildings & their history will be gone forever. Save our historic Main Street!

Sincerely,

Maureen & Jim Friedman  
[66 Viola Drive](#)  
[East Hampton, CT 06424](#)

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May 4, 2021  
East Hampton, CT

Dear Jeremy DeCarli and Members of the East Hampton Planning and Zoning Commission,

I am hoping that the third time will be a charm writing to voice my opposition to the proposed zone change application at 157 Main Street / 1 Colchester Ave., and would like this opposition to be officially documented at the upcoming Planning and Zoning Commission Meeting on Wed. May 5<sup>th</sup>.

I urge the P&Z Commissioners to deny the Zone change application from residential to commercial. It does not matter what condition the buildings are in, it does not matter what the plans show for potential, future orientation of the expanded gas station. It does not matter that the Rental buildings are non-conforming, they are still residential. What matters is that a zone change from commercial to residential is not in support of the Plan of Conservation and Development, which designates the area for residential and professional office use. The reasons for this designation have been mentioned in my previous letters and by many others also opposed to this zone change.

Please deny the application, and support the residents of this neighborhood that have made East Hampton their home.

Sincerely,  
Irene Kuck  
11 South Main Street  
East Hampton, CT 06424  
860-267-7266

**From:** [Carli Villa](#)  
**To:** [DeCarli, Jeremy](#)  
**Subject:** Oppose zone change  
**Date:** Tuesday, May 4, 2021 11:29:30 AM

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Good Evening

My name is Carli Villa,

I'm a resident at 3 stonegate and have lived here my entire life.

I oppose the Main Street rezoning application from residential to commercial . From the Last meeting, I AGREE WITH Jennifer Mikulski that Atlantis is trying to deceive the public with vague statements, and that one historic buildings state doesn't warrant a zone change. And with Adam kanouse about the amount of trash it would produce. I also agree with chris Briggs about how it would deter people from entering the downtown business area. East Hampton has always been surrounded by nature, history, and community. We have strict residential zoning regulations for precisely this reason, to keep our town so unique. This past year a new gulf station opened right down the street from this proposed complex, that makes gas station number 3 for East Hampton. Atlantis Does not build their complexes in a design style that would be cohesive to the historic, small town atmosphere of our town, it would be an eyesore. The current citgo at least blends in with the architectural aesthetic of the town. It's imperative that this zone remains residential in order to preserve the character and safety of our town, and to prevent spot zoning for commercial profit. I'd like our town to keep its integrity, and hope the zoning board would agree with the citizens.

Thank you,

Carli Villa

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**From:** [Laura Belleni](#)  
**To:** [DeCarli, Jeremy](#)  
**Subject:** Proposed zoning change, Main St.  
**Date:** Tuesday, May 4, 2021 3:30:41 PM

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I join with many others in opposing the zoning change being proposed for the corner of Main St and Rt. 16. A mega gas station there will change the whole character of the neighborhood. And not for the better. It will cause property values to go down.  
Thank you very much for considering my letter.  
Sincerely,  
Laura Belleni

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4 May 2021

**RE: Opposition to application PZ-21-007 for a Zone Change from Residential to Commercial.**

To Commissioners:

I oppose the application before you for myriad reasons.

First and foremost, based on the site plan created by the developer (attached) the zone change will result in the demolition of the Charles A. Strong house at 157 Main Street, which is listed on the National Register of Historic Places as a contributing resource to the Belltown National Register Historic District, established in 1985. The district represents the industrial development of our town and 157 Main Street is indicative of its significance.

The home was built in 1858 and was one of the first brick Italianate style structures in the district, belonging to Charles A. Strong an illustrious resident who served as a member of the State Legislature and as a Town Selectman. Its cruciform plan, high stone foundation, overhanging eaves, stone sills and narrow Italianate-style windows are unique architectural features. The building has been subject to willful neglect since being purchased by the Atlantis Marketing, LLC, but does not appear structurally compromised and could be rehabilitated and adaptively re-used.

It is anathema to our town's plan of conservation and development to allow the destruction of our historic resources – especially those listed on the National Register. The resource is also protected under Connecticut's Environmental Protection Act (Conn. Gen. Stat. §§ 22a-15 to 22a-19b). As such, concerned parties may request the assistance of the Attorney General in preventing its "unreasonable destruction." To date there are over 700 signatories to a petition asking for this assistance, should it be required.

Further, allowing commercial zoning to infiltrate a residential zone also contradicts our plan of conservation and development and prior decisions by East Hampton's Planning and Zoning Commission to limit such incursions.

I therefore wholeheartedly urge the Planning and Zoning Commission to deny application PZ-21-007 on the basis of the plan of conservation and development that it is meant to uphold, as well as historic precedent.

Thank you for your consideration of my concerns –

Sincerely,

Dr. Margaret McCutcheon Faber  
Middle Haddam

*N.B.: While I currently serve on Connecticut's Historic Preservation Council I am writing this letter as an individual, not as a representative of the Council or State of Connecticut.*

**TO: Members of the East Hampton Planning & Zoning Commission**

**RE: Opposition to Application PZC-21-007**

May 4<sup>th</sup>, 2021

Dear Jeremy,

I am an absentee abutter and owner of 153 Main Street, East Hampton, which is a few doors down from Food Bag and Atlantis Marketing's proposed expansion project. I oppose this application for several reasons.

1. It will substantially increase traffic in an already busy section of town.
2. There will be additional light pollution, which will impact the peace and quiet of this historic residential neighborhood.
3. The upper section of Main Street is remarkably well preserved and contains a number of mid-19<sup>th</sup>, and early 20<sup>th</sup> century period houses reflecting East Hampton's industrial heritage, several of which are contributing resources to the Belltown National Register Historic District – including 157 Main Street, which is slated to be demolished for the project! Destroying a mid-19<sup>th</sup> century house to be replaced by a parking lot or gas pumps is incorrigible. On the opposite corner is a fully restored 19<sup>th</sup> century Italianate house that should serve as an example and inspiration for preservation.
4. From a residential point of view, the scale of this expansion plan will negatively impact the small town historic feel of the neighborhood and is a bold example of “commercial creep.”
5. A petition with over 700 taxpayer signatures opposing the project is convincing, and impressive. The people have spoken and I urge the Planning and Zoning Commission to listen!
6. It is always possible that this grand-scale commercial facility could fail. A case in point is the filling station at Cobalt four-corners which draws more traffic than Route 16, but has been vacant and derelict for years.

In conclusion I would hope that our neighbors (and fellow tax payers) who are passionate about their quiet neighborhood and historic architecture will prevail. It is a well-known fact that Historic Preservation is indeed profitable and historic resources can be adaptively re-used to benefit all concerned. The nationally syndicated magazine *Preservation News*, is full of success stories. It is my hope that the Charles A. Strong House will be rehabilitated and that the proposed development will be scaled way back to better suit the residential neighborhood in which it sits.

Sincerely,

Ronald W. McCutcheon  
Middle Haddam

**From:** [Susan Trudeau](#)  
**To:** [DeCarli, Jeremy](#); [Susan Trudeau](#)  
**Subject:** Atlantis/Citgo Main St. Expansion  
**Date:** Tuesday, May 4, 2021 3:34:37 PM

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Dear Mr. DeCarli;

We own and reside in the home at 7 South Main St. in East Hampton. As concerns the proposed zoning changes to the Citgo station at the corner of Main St. and Route 16, we reside within 500 feet of said premises. We would like to take this opportunity to express our strong opposition to the expansion of the Citgo/Food Bag:

1. We purchased our home in East Hampton 20 years ago because we enjoy the benefits of living in a smaller, rural town. Citgo/Food Bag was there at the time, but it was small, convenient and not too heavily trafficked to become a nuisance. The proposed expansion of the subject business would drastically change all of these factors.
2. At the time we purchased our property, the Volunteer Ambulance building on Route 16 (just west of Main Street) had not been constructed. Notwithstanding the necessity of these services, the noise generated has had a detrimental effect on the peace of small town living as well as a decrease in value of the surrounding properties. Having another noisy, busy and trafficked business in the immediate vicinity further compromises the aesthetics of our neighborhood.
3. The expansion will, of course, greatly increase traffic flow issues, given the fact that the intersecting roads are only 2 lanes. (Also, as daily walkers down Main Street, more vehicles increases the danger due to the sidewalks not having the benefit of a median.) As mentioned, the ambulance facility is close to that intersection, so their urgent services will also be affected by the increased traffic.
4. More than doubling the size of the Citgo/Food Bag premises proportionately increases the risk of pollutants entering the groundwater upon which this area depends. Our wells - and health - would be permanently affected by gasoline leaks and spills.

Thank you for taking the time and attention to hear our concerns.

Sincerely,

Larry and Susan Trudeau  
7 South Main St.  
East Hampton, CT  
860.267.6200  
[sueszoo59@yahoo.com](mailto:sueszoo59@yahoo.com)

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**From:** [Jackie](#)  
**To:** [DeCarli, Jeremy](#)  
**Subject:** Main St. zone change  
**Date:** Tuesday, May 4, 2021 6:08:02 PM

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To Mr. DeCarli and the Planning and Zoning Commission:

I am writing in opposition to a proposal by Atlantis Marketing for a spot zone change at the corner of Main St. and Rt. 16. I believe the term "spot zoning change" is a bit deceptive considering the scope of the proposed project. Its construction would irrevocably alter the character of the residential area and would result in noise and light pollution, as well as possible damage to local roadways by tractor trailers and other large vehicles. What the company is proposing is not an update to an appropriately-sized business; it is an encroachment upon our historic areas. If the Town allowed such a massive alteration to a residential neighborhood, neighboring properties would be vulnerable to the same consideration, and the character of the area would be further destroyed. The Town has no need of a huge gas station at this location. It is away from our main business corridor on a minor highway that serves traffic from the sparsely-populated western New London County. Thus, I believe there is no need to approve Atlantis Marketing's destructive proposal and I strongly object to its approval by Planning and Zoning.

Sincerely,  
Jacquelyn Reardon  
55 South Main St.

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## Castonguay, Christine

---

**From:** DeCarli, Jeremy  
**Sent:** Wednesday, May 05, 2021 8:23 AM  
**To:** Castonguay, Christine  
**Subject:** FW: Zone change

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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)



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

From: John Barker <[jdbarker2@gmail.com](mailto:jdbarker2@gmail.com)>  
Sent: Wednesday, May 5, 2021 7:31 AM  
To: DeCarli, Jeremy <[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)>  
Subject: Zone change

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My name is John barker at 78 Haddam neck rd. East Hampton. I'm writing to oppose the zoning change. It will ruin the New England small town feel of our town.

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**From:** [Browning, Carol](#)  
**To:** [DeCarli, Jeremy](#)  
**Subject:** Opposition to Gas Station  
**Date:** Tuesday, May 4, 2021 4:50:05 PM

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My name is Carol Browning. I live on 11 Hayes Road East Hampton.

I am opposed to the large gas station proposed for the intersection of Main and route 16. I am concerned it will cause property values to do down. The devaluation of properties will cause more rezoning for commercial enterprises.

I would like to see the village of East Hampton remain a New England Village. It needs to be preserved and protected. Let it remain residential.

Please vote NO.

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Thank you, Aetna

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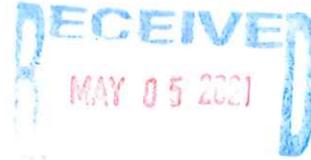
## Castonguay, Christine

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**From:** DeCarli, Jeremy  
**Sent:** Wednesday, May 05, 2021 8:23 AM  
**To:** Castonguay, Christine  
**Subject:** FW: opposition to zone change

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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)



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**From:** Jessica Joseff <[jesjoseff@gmail.com](mailto:jesjoseff@gmail.com)>  
**Sent:** Wednesday, May 5, 2021 12:12 AM  
**To:** DeCarli, Jeremy <[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)>; Castonguay, Christine <[ccastonguay@easthamptonct.gov](mailto:ccastonguay@easthamptonct.gov)>  
**Subject:** opposition to zone change

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Greetings Mr. DeCarli and Ms. Castonguay,

I am writing this message to voice my concern for the zone change from residential to commercial on Main Street. I humbly ask you to share my message with the esteem members of the Planning and Zoning Commission.

We purchased our home in East Hampton in 2016 because of its charm and all-American neighborhood vibe. Our lovely green, town center and beautiful lake bring such charm to our community. A zone change will open the door for companies and industries to develop and ruin our town's character. If a large gas station were allowed in due to a zone change, we'll have increase traffic which increases the likelihood for accidents, noise/sound/light/air pollution. If this gas station is successful then the town will have to pay to widen roads, allowing for more traffic and will cost our town money. There is documentation of home's being devalued when a gas station is built nearby. There can be problems with water safety in addition to soil contamination. We have plenty of gas stations and if one should be expended then let it be in the center of town to draw people to our local shops and drive business up.

Our town is shaped by the small businesses, personal touches and local, friendly faces. To preserve these qualities, I write to ask you to please keep our current zones intact.

Thank you kindly for your consideration,  
Jessica Joseff  
28 Old Chestnut Hill Road  
East Hampton, CT 06424

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## Castonguay, Christine

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**From:** DeCarli, Jeremy  
**Sent:** Wednesday, May 05, 2021 8:23 AM  
**To:** Castonguay, Christine  
**Subject:** FW: No to the zone change

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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)



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**From:** adam knouse <[adamknouse@gmail.com](mailto:adamknouse@gmail.com)>  
**Sent:** Tuesday, May 4, 2021 11:24 PM  
**To:** DeCarli, Jeremy <[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)>  
**Subject:** No to the zone change

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Hi I live at 146 Main street which is in the 500 foot radius and I do not want this zone change to happen. I'm not sure what the condition of the houses have to do with changing the zone. The zone change will bring more chain stores in this beautiful historic area which is why I bought this house only a couple of months ago. My house was built in 1745 and I bought it because of the amazing history and if a large gas station and other retail places start taking over it will lose that charm. Please take in consideration what this one small change will do in the near future with other changes that will start to ruin the amazing historic charm of the East Hampton.

Thank you  
Adam Knouse

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## Castonguay, Christine

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**From:** DeCarli, Jeremy  
**Sent:** Wednesday, May 05, 2021 8:23 AM  
**To:** Castonguay, Christine  
**Subject:** FW: Letter of opposition

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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)

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**From:** Noel Sanborn <[sanbornnoel@gmail.com](mailto:sanbornnoel@gmail.com)>  
**Sent:** Tuesday, May 4, 2021 11:06 PM  
**To:** DeCarli, Jeremy <[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)>  
**Subject:** Letter of opposition

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Hello,

I am once again writing a letter to oppose the obscene and unnecessary mega gas station and proposed zone change on Main Street.

The fact that there has been a site visit is disheartening. Whether or not the historic building that Atlantis is letting go to ruin is salvageable or not should not determine whether or not the zone change happens. The zone change is not wanted by the residents that surround it, this should be reason enough.

Not a single person on this board would want this gas station next to their property.

This zone change is uncalled for, unnecessary, and irresponsible. It is one of the least environmentally sound and soon to be outdated businesses to put in a spot where it isn't even needed.

I deeply oppose this zone change and hope the board will do the same.

Sincerely,

Noël Sanborn  
146 Main Street  
East Hampton

## Castonguay, Christine

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**From:** DeCarli, Jeremy  
**Sent:** Wednesday, May 05, 2021 8:23 AM  
**To:** Castonguay, Christine  
**Subject:** FW: Zone change 157 Main St.



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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)

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**From:** Linda Schroth <[lschrothster@gmail.com](mailto:lschrothster@gmail.com)>  
**Sent:** Tuesday, May 4, 2021 10:17 PM  
**To:** DeCarli, Jeremy <[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)>  
**Subject:** Zone change 157 Main St.

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I hereby request that this letter be read at the 5/5/21 meeting.

This letter is from Linda Schroth MD, 47 Spellman Point Rd, East Hampton, CT 06424.

I am writing in opposition to the zone change for 157 Main St East Hampton (and surrounding properties) from residential to commercial.

Approval of this zone change would be a serious dereliction of your responsibilities to the citizens of this town. You are charged with the responsibility to do what is best for us, not for individuals and corporations from out of town. When the town approved the Plan of Conservation and Development, it determined that this area should be residential. There is no compelling reason to change it to commercial now. As a matter of fact, a compelling case can be made that there is no need in East Hampton for yet another gas station. A gas station will bring increased traffic, noise and pollution - clearly NOT what is best for our residents.

A secondary, but also important consideration, is that this proposal includes demolishing a historic property. Such a property should never be sacrificed to build a modern property that at best will be used for thirty or forty years before it will need to be replaced by yet another ugly modern structure. It is the historic properties that

give a town its character. If the town is concerned about the way the property has been neglected, it should enforce our blight ordinance.

Please deny the application for the zone change.

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**From:** [Ellen Nosal](#)  
**To:** [DeCarli, Jeremy](#)  
**Subject:** Proposed Zoning Change 157 Main Street  
**Date:** Tuesday, May 4, 2021 12:10:28 PM  
**Attachments:** [May 4, 2021.docx](#)

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Please read the letter I have attached a letter for your consideration prior to the May 5 meeting of Planning and Zoning Commission. I have also pasted it below for ease of reading.

Thank you.

Ellen Nosal

May 4, 2021

Dear Mr. DeCarli and Mr. Zatorski,

I am a former resident of the Belltown Historic District, having lived in the area for 38 years. It is where I raised my family, and where I was an active member of the community. It is also where I raised my awareness of the fragility of historic neighborhoods. The Belltown Historic District received its designation more than 35 years ago. In that time, numerous assaults have been launched to erode its value and character.

A number of years ago, a private home adjacent to mine was being considered for demolition and a request was sought to change the zoning for the single parcel from residential to commercial. Spot zoning. It was halted only when we appeared at a meeting, armed with our personal attorney and the mighty voices of the Chatham Historical Society.

A zoning change to accommodate the wishes of a single individual is called, as I am sure you know, spot zoning. As you consider the application of Atlantis Marketing to rob East Hampton of yet another historic property, the Charles A. Strong House at 157 Main Street, consider the potential negative impact on the town and the neighborhood.

Certainly, Atlantis Marketing has one, singular concern: the profits of Atlantis Marketing. They do not care about history. They do not care about making an unsafe intersection more unsafe. They do not care about noise, light, water, and air pollution.

There is no reclaiming of history. We preserve it, or we sell it. To gain a mega gas

station? I am proud to know that the voices of Belltowners have been ringing in vehement opposition to the proposed zoning change. I add my voice to theirs as someone who loved her home, and her hometown, and fought to preserve them.

Ellen Nosal

Centerville, MA

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**From:** [Browning, Carol](#)  
**To:** [DeCarli, Jeremy](#)  
**Subject:** Opposition to Gas Station  
**Date:** Tuesday, May 4, 2021 4:50:05 PM

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My name is Carol Browning. I live on 11 Hayes Road East Hampton.

I am opposed to the large gas station proposed for the intersection of Main and route 16. I am concerned it will cause property values to do down. The devaluation of properties will cause more rezoning for commercial enterprises.

I would like to see the village of East Hampton remain a New England Village. It needs to be preserved and protected. Let it remain residential.

Please vote NO.

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This e-mail may contain confidential or privileged information. If you think you have received this e-mail in error, please advise the sender by reply e-mail and then delete this e-mail immediately.

This e-mail may also contain protected health information (PHI) with information about sensitive medical conditions, including, but not limited to, treatment for substance use disorders, behavioral health, HIV/AIDS, or pregnancy. This type of information may be protected by various federal and/or state laws which prohibit any further disclosure without the express written consent of the person to whom it pertains or as otherwise permitted by law. Any unauthorized further disclosure may be considered a violation of federal and/or state law. A general authorization for the release of medical or other information may NOT be sufficient consent for release of this type of information.

Thank you, Aetna

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**Castonguay, Christine**

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**From:** DeCarli, Jeremy  
**Sent:** Wednesday, May 05, 2021 11:03 AM  
**To:** Castonguay, Christine  
**Subject:** FW: Food Bag- NO ZONE CHANGE



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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)

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**From:** Leslie Cygan <[lesliecygan@gmail.com](mailto:lesliecygan@gmail.com)>  
**Sent:** Wednesday, May 5, 2021 11:01 AM  
**To:** DeCarli, Jeremy <[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)>  
**Subject:** Food Bag- NO ZONE CHANGE

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To Jeremy DeCarli and the Planning and Zoning Commissioners,

Please vote to deny the zone change request for 157 Main Street and 1 & 5 Colchester Ave. The plan of conservation and development and this commission are meant to protect our property and the small town charm of Main Street East Hampton from this exact type of big box spot zoning. Who will feel safe buying a home in East Hampton if there is always a chance of zone change in their future?

Please protect our residential investments.

Leslie Cygan  
26 Edgerton St

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## Castonguay, Christine

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**From:** DeCarli, Jeremy  
**Sent:** Wednesday, May 05, 2021 3:34 PM  
**To:** Castonguay, Christine  
**Subject:** FW: Regarding Zone Change for tonight's P&Z Meeting

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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)



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**From:** Meghan Slater <megthelioness@gmail.com>  
**Sent:** Wednesday, May 5, 2021 3:32 PM  
**To:** DeCarli, Jeremy <jdecarli@easthamptonct.gov>  
**Subject:** Regarding Zone Change for tonight's P&Z Meeting

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Dear Mr. DeCarli,

I am writing this message to voice my opposition to the proposed zone change at 157 Main Street from residential to commercial. Changing the zoning at this location is wrong for our community and our state.

I am an East Hampton resident of 9 years. My career for the last 15+ years has been working at an environmental engineering firm that specializes in municipal water and wastewater infrastructure. My volunteer efforts over that same time frame have been with Middlesex United Way. From that experience I know two things as relevant facts to the zoning proposal:

- East Hampton struggles with poor water quality issues
- East Hampton, like most towns in Connecticut, is extremely lacking in affordable housing

It is my understanding that a vastly expanded gas station at the corner of Main St and route 16 would have an adverse impact on the already-dwindling and at-risk water aquifer that many properties along Main Street rely on for their water wells. Access to reliable, clean water is essential to the health and wellness of all human beings. In my opinion, it would be reckless to knowingly endanger a local water source.

It is also my understanding that the proposed zone change does not comply with the Plan of Conservation and Development. In development of that plan, the Board and residents made it clear that this area is not desired as

commercial but is instead meant to be maintained as a residential area. We, as a community and a state, simply do not need another gas station. There are plenty of those already along Route 66, and it makes no sense to expand in that location of route 16 from a traffic or a community need perspective. What we do in fact need, what our whole state needs to be thinking about and working on, is affordable housing. Leaving this area as residential means that hope would not be lost. The property in question is not beyond repair, and certainly deserves historic preservation, as I'm sure many others have said to you.

Thank you for your time and I hope the Board will make the correct decision and not approve the application for a zone change.

~ Meghan Slater

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## Castonguay, Christine

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**From:** DeCarli, Jeremy  
**Sent:** Thursday, May 06, 2021 8:16 AM  
**To:** Castonguay, Christine  
**Subject:** FW: Application PZC-21-007

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](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)

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**From:** Jill Swindal <[jswindal@wesleyan.edu](mailto:jswindal@wesleyan.edu)>  
**Sent:** Wednesday, May 5, 2021 10:29 PM  
**To:** DeCarli, Jeremy <[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)>  
**Subject:** Fwd: Application PZC-21-007

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Note: this was sent prior to the May 5 meeting but due to my error in your address it was not delivered. My concerns and opinion still apply.

Thank you,  
Sent from my iPad

Begin forwarded message:

**From:** Jill Swindal <[jswindal@wesleyan.edu](mailto:jswindal@wesleyan.edu)>  
**Date:** May 3, 2021 at 10:26:47 AM EDT  
**To:** [jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)  
**Subject:** Application PZC-21-007

To Planning and Zoning Commissioners:

I implore you to vote NO to a zone change request for 157 Main Street and 1 and 5 Colchester Avenue.

I am vehemently opposed to spot zoning. If allowed it sets a precedent for future zone changes throughout our town.

This request from Atlantis Marketing will significantly lower the value of nearby residential properties and will negatively impact the character of our Main Street.

I am also concerned about potential contamination of residential

wells resulting from the inevitable gasoline spillage common to gas stations.

Our planning and zoning regulations were established to ensure the orderly development of town growth and to protect our residential neighborhoods from

commercial encroachment and resulting devaluation of our homes and property.

Thank you.

Jill M. Swindal  
27 Edgerton Street  
East Hampton, CT.

Sent from my iPad

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