

Name	Address
Carli Villa	
Ron Brady	138 Main St
Ken Dodson	157 Main St
Marion Keogh	157 Main St
Heidi Bothamley	141 Main St
Mary Egan Juselis	92 Mountainview Rd
Lois & Ron McCutcheon	51 Long Hill Rd
Nancy Piercey Selavka	22 Harlan Pl
Audrey & Gabe Stein	124 Main St
Jesse Alford	Quiet Woods
Amy Biegaj	11 Whippoorwill Hollow Rd
Cristal Chan & Jacob Kravitz	34 Walnut Ave.
Emily Cronin	24 Abbey Rd
James Daly	2 South Main St
James & Maureen Friedman	66 Viola
David Guerette	154 Main St
Brian Holdt	116 Hurd Park Rd
Bob Perreault	8 Old Coach Rd
Irene Kuck	11 South Main St
Stuart Winquist	11 South Main St
Margaret Malley & Josh Beres	17 Dziok Dr.
Maureen O'Mahony	48 Walnut Ave.
Jill Swindal	27 Edgerton St.
Daennis & Jeri Bothamley	31 Beverly Ave.
Ryan Bothamley	141 Main St
Barbli Noel	72 Main St
Larry & Susan Trudeau	7 South Main St.
Kate Avery	14 Edgerton St
Timothy Benicak	152 Main St
Ken & Lisa Brown	2 Edgerton St
Richard Fielding	30 South Main St.
Brian Avery	14 Edgerton St
Kate Brown	116 Hurd Park Rd
Sheila Mullen	47 Tartia Rd
Amy Ordonez	116 Main St
John Barker	78 Haddam Neck Rd
Thomas Barry	25 Collie Brook Rd
Leslie Cygan	26 Edgerton
Victoria Fielding	30 South Main St.
Daniel Finn	14 Abbey
Charles Goodrich	137 Main St
Katherine Knack	Edgerton St
Leslie Rounds	
Village Merchants	Various
Sara Adams & Timothy Benicak	152 Main St
Dan DiStefano	84 Colchester Ave.
Linda Schroth	47 Spellman Point Rd.
Adam Knouse	146 Main St
Noel Sanborn	146 Main St.
Deno Rubera	

DeCarli, Jeremy

From: Carli Villa <carlivilla7@gmail.com>
Sent: Tuesday, December 21, 2021 8:28 AM
To: DeCarli, Jeremy
Subject: Oppose rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

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My name is Carli Villa,
I oppose the Main Street rezoning application from residential to commercial. This mega station would deter people from entering the now thriving downtown small independent business area that was worked so hard on to develop. 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. It's imperative that this zone remains residential in order to preserve the character and safety of our town, and to prevent spot zoning.

Thank you,
Carli Villa

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DeCarli, Jeremy

From: Contact form at easthamptonct <cmsmailer@civicplus.com>
Sent: Monday, December 13, 2021 6:13 PM
To: DeCarli, Jeremy
Subject: [easthamptonct] Opposition to Main Street zone change (Sent by Ron Brady, rsb1229@sbcglobal.net)

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello jdecarli,

Ron Brady (rsb1229@sbcglobal.net) has sent you a message via your contact form (<https://www.easthamptonct.gov/user/51/contact>) at easthamptonct.

If you don't want to receive such e-mails, you can change your settings at <https://www.easthamptonct.gov/user/51/edit>.

Message:

Dear Mr. DeCarli,

I have lived on Main Street for over 55 years. My wife and I raised our family in this neighborhood, and I want it to be a good neighborhood for other families to raise their children. Therefore, I am writing to state my continued opposition to changing the zoning of Main Street at Route 16, as did the majority of the community when it was raised in the not-too-distant past. Corporate greed will not go away without a fight, but our community is worth it.

Sincerely,
Ron Brady
138 Main St.
East Hampton, CT 06424

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December 27, 2021

Planning and Zoning Commission
1 Community Drive
East Hampton, CT 06424

Re: Zone Change 157 Main St
Application PZC 21-022

Dear Members

My name is Kenneth Dodson I am writing this letter to again voice my opposition to the proposed zone change at 157 Main St. from residential to commercial. Changing the zoning from residential to commercial at this location is wrong for both the town and Main St.

I have resided at 148 Main St. for the last 40 years and prior to that my grandparents lived there for 60 years. I have witnessed the cyclic decline and rebirth of Main St over the years as happens in any neighborhood. Throughout all the changes the sense of small-town character and neighborhood have remained a constant. The proposal before the Planning and Zoning Board would destroy that.

The Board should deny the request for zone change for a number of reasons. First the proposal does not agree with the towns Plan of Conservation and Development. Main St is not planned for commercial development. In fact, years ago the property at 1 Colchester Ave was changed to residential because commercial development at this location was not deemed appropriate by the town and its residents.

Secondly changing these properties to commercial in the middle of an area surrounded by residential properties is the very definition of spot zoning. It goes against the core purpose of the Plan of Conservation and Development. In developing the town's plan, the board and residents have made clear that commercial development at this location is not desired

Third it has been said that the existing properties are eyesores and should be removed. The look and condition of a property should not be grounds for

disregarding the town plan of conservation and development and changing zoning. This is a purely subjective method of zoning. I see those properties out my window daily and the current gas station is by far the largest blight on the neighborhood. Any residential property adjacent to a commercial property such as a gas station is inevitably going to suffer because who wants to live there. Do the board members want to live there?

Lastly this proposal is the exact same proposal that was before the board 6 months ago. The site plan has been revised but the proposal to alter the zoning is the exact same. If this proposal is approved, the historic Strong house will be declared structurally unsound, demolished and the site plan revised to the same as the one submitted last year. Do not fall for this bait and switch tactic being put forth by the applicant.

In closing I hope the Board will make the correct decision and deny the application for a zone change.

Sincerely

A handwritten signature in blue ink, appearing to read "Kenneth G. Dodson". The signature is fluid and cursive.

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

December 27, 2021

Planning and Zoning Commission
1 Community Drive
East Hampton, CT 06424

Re: Zone Change 157 Main St
Application PZC 21-022

Dear Members,

My name is Marion Keogh and am writing this letter to register my opposition to the proposed zone change at 157 Main St. from residential to commercial.

The board faced a similar situation like this at Main St and Rte. 66 when a proposal was put forth to change a Main St property zone from residential to commercial. The commission overwhelmingly denied this request and established the precedent of maintaining residential zoning along Main St.

In addition to this when the town developed its Plan of Conservation and Development it established 1 Colchester Avenue as residential despite a gas station being on this property. This was done to protect the residential areas approaching the old center of town.

This proposal, if approved, would undo this precedent and the Plan of Conservation and Development. Main St and the old village center would forever and irrevocably be launched down the path of commercial development. The board would be unable to deny future requests for zone changes as they would have established a new precedent. A precedent that defies the Plan of Conservation and Development allowing a spot zone in a residential neighborhood.

The Commission needs to adhere to the towns Plan of Conservation and Development and deny the application for a zone change.

Sincerely,

A handwritten signature in blue ink that reads "Marion Keogh". The signature is written in a cursive style with a prominent loop at the end of the last name.

Marion Keogh
148 Main St.
East Hampton CT, 06424

DeCarli, Jeremy

From: Heidi Grube <grubeh@comcast.net>
Sent: Sunday, December 26, 2021 3:19 PM
To: DeCarli, Jeremy
Subject: January 5th Planning and Zoning Meeting

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Hi Jeremy,

I hope all is well. Below is my letter of opposition to the Planning and Zoning Commission in regards to Application PZC-21-022 Atlantis Marketing 157 Main Street. Please read the attached letter during the public comment segment of the meeting.

Thank you,
Heidi Bothamley
141 Main Street
East Hampton, Ct 06424

December, 2021

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

RE: Opposition to Application PZC-21-022 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 for the following reasons:

1. The re-zoning is in complete opposition to the Plan of Conservation and Development;
2. It is spot zoning;
3. The expansion of commercial property will negatively impact the character of historic Main Street.

Thank you for considering my concerns.
Sincerely,
Heidi Bothamley

Owner: 141 Main Street, East Hampton, Connecticut 06424

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From: [Mary Egan](#)
To: [DeCarli, Jeremy](#)
Subject: Re zoning corner of 66 and Main ie: Citgo
Date: Tuesday, December 28, 2021 2:41:49 PM

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Respectfully,

I am an East Hampton resident for 30 years. I cannot express how opposed I am to re zoning this corner from residential to commercial. Please see this letter gets to the proper authority to recognize my opposition.

Sincerely

Mary Egan Juselis
Sent from my iPhone

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From: lois.mc.cutcheon
To: [DeCarli, Jeremy](mailto:DeCarli,Jeremy)
Subject: For P&Z meeting, January 5
Date: Tuesday, December 28, 2021 12:41:37 PM

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Please read the following into the minutes of the January 5, 2021 P&Z meeting/hearing:

To the P&Z Commission: It would seem that the proposed request to significantly expand the commercial use of the existing Food Bag service station into a highly residential neighborhood/historic district should be denied by your commission. At the first hearing there was strong opposition to this proposed intrusion into this residential neighborhood. This second hearing is even more strongly opposed by town residents. The bottom line is: who benefits from this commercial expansion? If approved, this historic residential neighborhood must endure an expanded busy commercial corner with all that that entails-- traffic, lighting and noise. It's obvious that the conglomerate benefits as they are expanding in other parts of town, but within commercial zoning. Please save this neighborhood by voting NO. The town welcomes commercial entrepreneurship but not on the backs of the residents of this neighborhood. As the primary abutters to this expansion we have grave concerns. Ron and Lois McCutcheon, PO Box 5, Middle Haddam, CT 06456 860-267-4229

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From: [Nancy Selavka](#)
To: [DeCarli, Jeremy](#)
Subject: NO MAIN ST ZONE CHANGE
Date: Tuesday, December 28, 2021 1:08:20 PM

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I am against changing the zoning for Atlantis expansion.
It's ugly and ruins the character and charm of East Hampton.

Regards,
Nancy Piercey Selavka
22 Harlan Place
East Hampton, CT 06424

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From: [Audrey Stein](#)
To: [DeCarli, Jeremy](#)
Subject: Opposition to Main Street Zoning Change - upcoming 1/5/22 meeting
Date: Tuesday, December 28, 2021 2:57:28 PM

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Dear Mr. Decarli,

As residents of 124 Main St, we are writing to express our opposition to the zoning change proposed by Atlantis Marketing Group. Please record our opposition into the minutes of the January 5, 2022 meeting.

Thank you,

Audrey and Gabe Stein
124 Main St
East Hampton, CT 06424

Sent from my iPhone

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From: [Jesse Alford](#)
To: [DeCarli, Jeremy](#)
Subject: Main St. Zone Change
Date: Thursday, December 30, 2021 11:07:34 AM

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Dear P&Z Committee Members,

I would ask your consideration for the future of this town and its historic Main St. Please look at this not only as a zoning issue, but truly a planning one. As the world moves away from its reliance on fossil fuels, it is only a matter of time until gas stations, especially the mega stations the like of which is being proposed here, become a thing of the past. Once this industry becomes unprofitable, what kind of commitment do you think Atlantis Group will have to maintain these properties in our small town?

While some may see this expanded facility as a convenience, please consider the impact it will have on its immediate neighbors and to the village center as a whole. Now is the time to be taking a cue from other local towns who are investing in their historic Main Streets and successfully capitalizing on small town charms, not to add more pollution for the sake of yet another drive-through mega store.

Thanks for your time and consideration,

Jesse Alford
Quiet Woods Rd.
East Hampton, CT

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From: [Amy Biegaj](#)
To: [DeCarli, Jeremy](#)
Subject: Zoning change
Date: Thursday, December 30, 2021 10:06:01 AM

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Please do not allow the zoning change from residential to commercial for our historic downtown East Hampton. This would forever change the unique character and beautiful aesthetics everyone has worked so hard over the years to create in the downtown area.

Groups of women are beginning to make downtown East Hampton a go to place to shop and have lunch. A friend of mine, who did not know I live in East Hampton, told me what a wonderful place to visit Main Street East Hampton was and that she loved the small town atmosphere and cute shops.

I beg you not to change the zoning! Leave it residential and preserve our unique and marketable historic downtown.

Sincerely,

Amy Biegaj - lived in East Hampton for 30+ years
11 Whippoorwill Hollow Road
East Hampton, CT

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From: [cristal chan](#)
To: [DeCarli, Jeremy](#)
Subject: opposition to Main st zone change
Date: Thursday, December 30, 2021 9:03:17 AM

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To the Planning and Zoning Commission,

I am sending this email to express our opposition to the proposed Main St Zone change by Atlantis Marketing. Not only is the proposal contradictory to the size and feel of our historic town, but it is also counter to societal growth. Car industries are continually expanding upon electric car development and more companies, including the two my husband and I each work for, are progressing towards full remote work status. The need for such a large expansion is not there for these reasons and additionally due to the fact that Atlantis Food Bag is already expanding on E. High Street, and we have a new gas station at the center of town and numerous ones before and after this specific location on Rt 16. We also have a very large food market on E. High street (which already delivers) and a local market coming into town at the old Lucky Goat location.

We do not want to see expansion of this type of commercialization in our town. The only benefit this would serve is to the folks of Atlantis Marketing. It does not add any additional convenience, provide any additional service we don't already have, and does not provide any sort of educational or cultural benefit to our children.

Please consider this letter as documentation of our firm opposition to this proposal or any variation of it by Atlantis Marketing.

Thank you,
Cristal Chan and Jacob Kravitz
34 Walnut Ave.

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From: [Emily Cronin](#)
To: [DeCarli, Jeremy](#)
Subject: Main Street Zone Change
Date: Thursday, December 30, 2021 11:04:53 AM

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Dear Members-

I am writing to express my opposition to the zone change proposal at Main Street and Rte 16. The expansion proposed by Atlantis is completely inappropriate for that area and is antithetical to our town's own plan of development.

Emily Cronin
24 Abbey Road
East Hampton

Sent from my iPhone

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From: [James Daly](#)
To: [DeCarli, Jeremy](#)
Subject: STOP ATLANTIS
Date: Thursday, December 30, 2021 11:24:27 AM

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Dear Members ,

I am writing to express my strong opposition to the zone change and proposal by Atlantis Marketing.

A commercial zone and mega gas station are absolutely NOT appropriate for this residential area of town. In my eyes it's actually insane that you members want this.

Thanks,

James Daly
2 S Main Street , East Hampton

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From: [Maureen](#)
To: [DeCarli, Jeremy](#)
Subject: STOP ATLANTIS!
Date: Thursday, December 30, 2021 11:31:53 AM

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My husband & I moved to the quaint, quiet & historic town of East Hampton over 20 years ago to get away from the sprawl of commercial businesses taking over historical streets, buildings & locations only to have them tear them down & construct, in the case of Atlantis Marketing Group (AMG), a huge, gas station & convenience store to replace one that is already there!!! A new, larger station is not needed or wanted.

AMG, of course, wants to cash in & get out quickly with visions of making money for themselves & their investors. They don't care about East Hampton & how their plans will affect an historic, residential neighborhood in our village center. They don't care that if their request for a zoning change is successful it could lead to additional large corporations coming to our town to ask for the same until East Hampton no longer maintains its small town charm that residents cherish.

Members of the Planning & Zoning Board, regarding AMG's request for a zoning change, please vote NO once again. I understand the need and the value of bringing new business into town but this project is inappropriate, unnecessary, destructive & should not be approved.

Sincerely,
James & Maureen Friedman
East Hampton

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December 29, 2021

Planning and Zoning Commission
1 Community Drive
East Hampton, CT 06424

Re: Zone Change 157 Main St

Dear Commission Members,

I am writing this letter to voice my opposition to the proposed zone change at 157 Main St. from residential to commercial. Changing the zoning from residential to commercial so an oversized convenience store/ restaurant/ gas station can be constructed is wrong for both the town and Main St. This is fundamentally the same proposal that was before the board in June and defeated and it should be again

I purchased my home at 154 Main St over 10 years ago when I retired. The home was in disrepair but I put my time and money into it because I liked the house, the street and the neighborhood it was in. I had no problem with the present Food Bag because of the small scale of the business.

The proposal before the Planning and Zoning Board is anything but small scale. The proposed development would dominate Main Street and destroy the neighborhood. Traffic, garbage, noise and light pollution would all increase with this proposal and contribute to the decline of the neighborhood.

The Commission should stick with the town Plan. The zoning on 157 Main St and Colchester Ave should stay as residential and the proposal before the board denied.

Sincerely



David Guerette
154 Main St.
East Hampton CT, 06424

From: brian.airlinecycles.com
To: [DeCarli, Jeremy](#)
Subject: letter of opposition to proposed zoning changes by Atlantis Marketing
Date: Thursday, December 30, 2021 11:20:18 AM

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(Good Morning Jeremy,
Merry Christmas, Happy Holidays, and I hope you have a wonderful New Year!
All the best, Brian)

Dear Mr. DeCarli - I am writing to express my opposition to Atlantis Marketing's proposed zone change at the intersection of route 16 and Main Street. As a town resident and local business owner, I feel that the rural character of the area is important to the historic Main Street area and the nearby Village Center. That location is wholly inappropriate for a mega-gas station complex, and with the many many nearby stations, such a complex is in no way warranted.

I heartily encourage the property owners to renovate and improve the property using the existing footprint in a manner that is respectful of the neighbors and the nearby historic area, as was done at the recently renovated Gulf station just a half mile down the hill.

Sincerely,
Brian Holdt
resident of 116 Hurd Park Road
owner of AirLine Cycles, 66 Main Street

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From: [Cathleen Horan](#)
To: [DeCarli, Jeremy](#)
Subject: Main Street zoning change
Date: Thursday, December 30, 2021 12:31:06 PM

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Dear Mr. DeCarli;

Does a Mega Gas Station belong in a historic, residential neighborhood? Careful zoning has allowed our small town and Main Street to thrive. We can't allow a huge corporation to change the historic nature of our Main Street, this will open a Pandora's Box. If one corporation can get a zoning change, what's to stop another?

Twenty-seven years ago, I moved to East Hampton. There were several traits that were appealing in choosing to call East Hampton home. One of these attributes was the lake. The Village center and Main Street were also on the list of things that made East Hampton an attractive place to call home. Basically, there seemed to be a commonsense approach to zoning. It was a well-known fact most of the residents in East Hampton wanted to keep the rural flavor the town exuded in place, well into the future.

Now we have a new proposal from a huge corporation. Their plan is to build a mega gas station directly abutting a historic home and in a residential neighborhood. The plan was to expand by buying up adjacent properties to said mega gas station. The properties were then left vacant and allowed to decay. The plan was to raze the buildings that Atlantis deliberately let fall into disrepair. Atlantis marketing made their proposal to the zoning board, and it was defeated.

Now they have slightly altered the plan for the Mega gas station. The alteration is to spare one home and use the front yard as a parking area. The new proposal does nothing to address the hit in value the properties in the area will take. It does nothing to address the added light and noise pollution, make no mistake, home values in the area will be reduced. At best the gain in tax revenue from the proposed mega station will be offset by the reduced values of the homes. This sets a dangerous precedent.

Bob Perreault
8 Old Coach Road

Sent from [Mail](#) for Windows

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East Hampton, CT December 30, 2021

Dear Planning and Zoning Commissioners,

I want you to know that I strongly oppose the application by Atlantis Marketing to change the zoning from residential to commercial for the properties on Main Street and Route 16. All the properties including the current Food Bag are zoned residential for a reason. That reason being to allow for a continuation of a residential neighborhood. A large commercial operation is not appropriate for a residential neighborhood. Zoning regulations exist to protect current property owners, from inappropriate developments. East Hampton's Plan of Conservation and Development, which should be the commission's guiding document, states that future land use on Main Street should be Professional Office/Residential, and that local ownership is preferable to regional/national entities. The application currently being considered doesn't fit either of those criteria. The thoughtfully crafted POCD and other recent thoughtful considerations by the PZC to keep property zoned residential, but allow a special exception to operate a commercial business, should also be followed in this case. As an East Hampton resident, I would like to be treated fairly, and if this application passes, then I don't think you are applying the same standards for all neighborhoods under your purview. I have made this neighborhood my home for 31 years, and wish to continue to enjoy the small town feel that attracted me to East Hampton in the first place. I can see the intersection and current gas station from my front door - a large commercial operation of any kind is not appropriate for these properties. The zoning needs to stay residential. I urge you to deny the zone change. Thank you!

Respectfully,

Irene Kuck
11 South Main Street

December 30, 2021

Dear Planning and Zoning Commissioners:

On Jan 5, the EH Planning & Zoning Commission will hear once again, a Residential to Commercial zone change request by Atlantis, for several properties at the corner of Route 16 and Main Street. I urge the P&Z commissioners to oppose this change.

We have zoning to protect the property rights of home and business owners. It allows people to make investments in their homes and businesses, on a fair playing field, knowing what changes are allowable.

Atlantis wants to significantly expand a small neighborhood gas station, that is operating under a grandfathered exception in a residential zone. This will reduce the residential home property values and property tax revenue in the area. East Hampton has had a former gas station redeveloped in the center of town, two blocks away. The town just approved another gas station just down the road at the corner of Rt 16 and Rt 66. Both of these are in appropriate Commercial Zones, and we should not undercut those businesses investing in our community, and the scores of homeowners investing in their homes, by flipping Residential Zones to Commercial at a benefit of one business and to the detriment of others who made decisions based on current zoning.

Having recently added 2 more gas stations to our small town, we don't need more gas station capacity in this town. But this is not just about gas stations. When the P&Z Board took action to allow for a veterinarian clinic in Cobalt in 2021, they approved an exception for that specific business to operate in a residential zone, rather than change the lot from Residential to Commercial, specifically to protect the residential area from future commercial uses that could include big box stores, if they had changed the area to a Commercial Zone.

Several years ago, a few houses away from Atlantis's gas station on Main St., P&Z denied zone change from Residential to Commercial for someone who wanted to put in a car wash in the middle of the residential neighborhood. After that was denied, another attempt was made to change to zoning to Commercial on the same parcel. The applicant wanted to put in a daycare, and that was denied as well.

Once zoning is changed to Commercial, you can put any kind of commercial development that is allowable under the Commercial Zoning Regulations. We do not want commercial development in our residential neighborhoods. I have lived for 31 years at my property, from where I can view the current gas station. I have made significant improvements to my house, which have been reflected in the property taxes I have paid to the town. I ask that you please join me in opposing this unwarranted zone change and protect this neighborhood.

Sincerely,

Stuart Winquist
11 South Main St.
East Hampton, CT 06424
860-267-7266

From: [Margaret Malley](#)
To: [DeCarli, Jeremy](#)
Subject: Letter of Opposition re: PZC-21-022
Date: Thursday, December 30, 2021 10:06:08 AM

CAUTION:

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Good morning Mr. DeCarli,

We are writing to express our continuing opposition to the proposed zone change at the 1 Colchester Ave gas station and adjacent lots.

The gas station is already a non-conforming use for its R2 zoned space, and there is no benefit to the town in re-zoning it as commercial. This area of town is residential, and we are homeowners within 500 feet of the proposed change. Once the zone is changed to commercial, any commercial business can occupy that space. So while Atlantis may try to present this as just a makeover for a friendly neighborhood gas station, if the gas station should choose to sell their property after the zone change, any commercial entity will be able to take over that space.

The properties surrounding the gas station are largely residences, and the value of those properties would be negatively impacted by having a 3900 square foot convenience store on their doorsteps. This town has sufficient gas pumps (and convenience stores, and drive throughs) without expanding this peripheral location.

As per our previous email on Atlantis Marketing's prior zone change application (to re-zone these exact same lots, less than a year ago), spot-zoning multiple residential lots to create a mega-gas station is neither desirable or necessary. It is damaging to the character of our neighborhoods, as well as against the plan of design and conservation for our town, and should not be approved under any circumstances.

Thank you for your attention to this matter,

Margaret Malley
Josh Beres
17 Dziok Dr,
East Hampton, CT

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From: [Maureen O'Mahony](#)
To: [DeCarli, Jeremy](#)
Cc: [Maureen O'Mahony](#)
Subject: Opposition to zone change proposal by Atlantis Marketing
Date: Thursday, December 30, 2021 10:37:55 AM

CAUTION:

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Dear members,

I am writing to express my strong opposition to the zone change proposal by Atlantis Marketing.

A commercial zone and mega-gas station are not appropriate for this residential area of town.

Maureen O'Mahony
48 Walnut Avenue
East Hampton, CT 06424

Sent from my iPhone

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From: [Jill Swindal](#)
To: [DeCarli, Jeremy](#)
Subject: Re: Application PZC-21-022 Atlantis Marketing
Date: Thursday, December 30, 2021 2:13:30 PM

CAUTION:

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To Planning and Zoning Commissioners

Once again 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 the resulting devaluation of our homes and property.

Thank you.

Jill M. Swindal
27 Edgerton Street
East Hampton CT 06424

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From: [DENNIS BOTHAMLEY](#)
To: [DeCarli, Jeremy](#)
Subject: Against Zoning Changes on the Corner of Route 16 and South Main Street
Date: Saturday, January 1, 2022 2:05:51 PM

CAUTION:

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To the East Hampton Planning and Zoning Commission:

My family has enjoyed the unique small town nature of East Hampton since 1983. We are not residents but are frequent visitors property taxpayers. We strongly urge that the Planning and Zoning Commission deny the request to change the zoning on the corner of Route 16 and South Main Street from Residential to Commercial.

Page 65 of the Plan of Conservation and Development, a document developed by the Planning and Zoning Commission, states the following when discussing maintaining the small town nature of East Hampton:

".....the Planning and Zoning Commission should consider modest expansions of existing commercial and industrial zones where appropriate due to available utilities, traffic capacity, and adequate buffers against incompatible uses and important resources."

This zoning change request is contrary to the above statement of town policy. It is:

- It is not an expansion of existing commercial and industrial zones, but a change from residential to commercial;
- The zone change would create an inadequate buffer against incompatible uses - namely the residential zone next to it; and
- The zone change would create an inadequate buffer against important resources - namely the historical residential nature of this end of South Main Street.

Further, there is no need for East Hampton to make this change.

- It threatens the recent positive development of the historic downtown a short distance away; and,
- There are already similar businesses either operating or approved a short distance away on South Main and Route 16.

We can see no reason for the Planning and Zoning Commission to approve this zone change application, except to bow to the wishes of a highly financed out of town corporation.

Sincerely ,

Dennis and Jeri Bothamley
31 Beverly Avenue
East Hampton, CT

From: [Contact form at easthamptonct](#)
To: [DeCarli, Jeremy](#)
Subject: [easthamptonct] Letter for the next Planning and Zoning meeting (Sent by Ryan Bothamley, ryanbothamley@comcast.net)
Date: Saturday, January 1, 2022 4:14:56 PM

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Hello jdecarli,

Ryan Bothamley (ryanbothamley@comcast.net) has sent you a message via your contact form (<https://www.easthamptonct.gov/user/51/contact>) at easthamptonct.

If you don't want to receive such e-mails, you can change your settings at <https://www.easthamptonct.gov/user/51/edit>.

Message:

Hello Jeremy,

I hope you are well and enjoyed the holidays. Please include my letter for the next Planning and Zoning meeting. I appreciate your service to the tax payers of East Hampton.

All the best,

Ryan Bothamley
141 Main Street
East Hampton CT.

Dear Planning and Zoning Members,

My name is Ryan Bothamley and I live on Main Street in East Hampton within the 500 foot radius of the proposed zone change. I am against Atlantis Marketing's second attempt at proposing a zone change to Main Street. Any reasonable reading of the Plan of Conservation and Development concludes it does not support the proposed zone change. This is the very definition of SPOT ZONING, COMMERCIAL CREEP and will devalue and destroy the rural character of Main Street. There is no need to accommodate this zoning change with all of its negative impacts on East Hampton solely to enrich an owner that does not even live near our town. I plead to the Zoning Board to stay true to their promises in this article and listen to the outcry and voices of tax paying residents by protecting residential Main St., East Hampton by voting NO ZONE CHANGE.

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From: [Barbli Noel](#)
To: [DeCarli, Jeremy](#)
Subject: Stop Atlantis
Date: Thursday, December 30, 2021 5:28:40 PM

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Dear Members -

Please deny the request for the zone change being, yet again, requested by Atlantis Co.

As a business owner in the revived historic village, I would hate to see corporate greed change the face of the village I **chose** to operate my business in. A change like this would certainly send a message to those of us working to maintain the quaintness of our historic district while trying to make a living here. That message being that this town, as it stands now, doesn't care.

After listening to the last P&Z meeting re: this request, it seems as if many on the board are in favor of this change for simple tax gain (though how that would work out exactly hasn't been fully disclosed) or they are in abject fear of this particular developer. It was sad to watch.

Should this go through this time, I personally, will look to relocate my business to another town or state that values its remaining historic areas. I know this will be met with laughter as we in the village pay a marginal amount in taxes. I get it. However - the building's property taxes have risen, the occupancy rates are up and the town seems to thoroughly enjoy the activities of an active historic center. I don't know if they would get the same enjoyment from a gas superstation - should the village go stagnant yet again.

Thanks for your time,
Barbli Noel
Little Fish Gallery & Gift
72 Main St
East Hampton, CT

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From: [Susan Trudeau](#)
To: [DeCarli, Jeremy](#)
Subject: Application PZC-21-022
Date: Saturday, January 1, 2022 4:41:07 PM

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January 1, 2022

Dear Commissioner DeCarli:

Once again we raise our opposition to the application filed by Atlantis Marketing for a zone change from Residential to Commercial regarding their property at the intersection of Main Street and Colchester Avenue, East Hampton, CT. We own and reside in the home at 7 South Main Street, which is within 500 feet of the Atlantis property. As you know, Citgo and Food Bag are presently located here.

Our concerns regarding the proposed expansion of Citgo/Food Bag remain unchanged. For simplicity's sake we are attaching our letter of May 4, 2021 which lists our oppositions.

Thank you, in advance, for your time and attention.

Larry and Susan Trudeau

May 4, 2021

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

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From: [Kate Avery](#)
To: [DeCarli, Jeremy](#)
Subject: Letter of Opposition
Date: Monday, January 3, 2022 12:22:48 PM

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Please read the below letter into the minutes of the Jan 5th 2022 planning and zoning commission meeting

To Whom it May Concern,

I have been a resident of East Hampton for the last 13 years and care deeply about this town. I am writing to express my intense opposition to the proposed zone changes to the properties on the corner of rt. 16 and Main Street. There are currently no existing commercial properties in that area. It is purely residential and should remain so. East Hampton is a rural historic town and our neighborhood communities are vital. They provide safe scenic areas for families to gather and grow. The town has plenty of areas in which commercial development is appropriate. If large out of town businesses wish to develop, they should purchase such properties to do so. To hold an entire corner of our historic main street hostage while trying to bully the town into allowing them to alter its historic nature speaks to Atlantis Marketing Group's utter disregard for our community well being.

I implore the members of the planning and zoning commission to hold strong to their previous decision to deny this zone change request. The community opposition for this proposal could not be more apparent. It is the duty of the planning and zoning commission to consider the long term impact such a proposed change would have. The only benefits to such a change would be to Atlantis Marketing Group. The town would suffer a massive blow to our historic charm, a unique feature the actively draws in new residents. The small business owners in our historic village center would see decreased traffic and sales. The aquifer of the town would be grossly polluted and overtaxed. The vehicle traffic would be greatly increased and become far more dangerous in an area that is regularly frequented by walkers, joggers, and cyclists of all ages. Please do not sell the future of our town to some mega gas station company who solely wishes to suck our town dry.

Respectfully,
Kate Avery
14 Edgerton Street
East Hampton, CT

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From: twinoakct@gmail.com
To: [DeCarli, Jeremy](#)
Subject: Zone change at 157 Main st
Date: Monday, January 3, 2022 1:01:52 AM

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This is Timothy Benicak of 152 Main Street. I am writing in opposition to the proposed zone change at 157 Main Street. The nature of this zone change will irrevocably strip away the neighborhood presence. Any residential property lost to commercialization will never return to such, and so in the interest of my community integrity I will continue to fight back against this change.

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From: [Lisa Brown](#)
To: [DeCarli, Jeremy](#)
Subject: Atlantis Marketing resubmitted Application
Date: Monday, January 3, 2022 9:56:53 AM

CAUTION:

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Happy new year.

Well, here we go again with Atlantis Marketing resubmitting their application for changing the zoning from residential to commercial. Atlantis Marketing already has a 10 lane gas station in the center of town, with a large store, why do they need another large store and gas station with a drive-thru, we already have Dunkin, McDonald's drive-thru's!

Those four P&Z members who voted yes on the last application, please remember that you represent the town tax payer's as well as what is best for the town of East Hampton Plan of Conservation and Development.

Ken & Lisa Brown
Edgerton Street residence since 1997

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From: [Rich Fielding](#)
To: [DeCarli, Jeremy](#)
Subject: Opposition Letter to Zone Change - Application PZC-21-022: Atlantis Marketing
Date: Sunday, January 2, 2022 3:05:17 PM

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Dear Mr. DeCarli and Members of the Planning and Zoning Commission,

I am writing to you to express my opposition to the proposed zone change of 157 Main Street and numbers 1 and 5 Colchester Avenue by Atlantis Marketing. These properties sit approximately a quarter of a mile from my house at 30 South Main Street. My family and I pass through the intersection of Route 16 and Main/South Main Streets many times per day, in our vehicles, on bikes, and on foot. Turning the area into commercial space in order to increase traffic to the gas station will only lead to longer waits at the intersection and more dangerous crossings. The entire area is zoned residential and that's how I want it to stay. To those who are saying we need more access to food and gas in the area, I counter that argument by saying my family has had no problem getting gas and food at other locations in town since Atlantis Marketing began this whole campaign.

I would also like the commission to disallow Atlantis Marketing from making future requests like this and their previous one, unless they have substantially changed their request. Taking up our time to fight this change as well as your volunteer commission members time to read and listen to the hours of comments from both sides, just to relive something that was already decided is a huge waste of everyone's time.

Thank you all!

Richard Fielding
30 South Main Street
East Hampton, CT

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From: [Brian Avery](#)
To: [DeCarli, Jeremy](#)
Subject: Zone Change Opposition Letter
Date: Monday, January 3, 2022 1:34:13 PM

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Dear members,

I am writing, once again, to voice my staunch opposition to the zone change proposal by Atlantis Marketing.

While Atlantis Marketing's application has changed, they are still asking for the exact same three properties to be flipped from R2, to Commercial.

There is no getting past this point. It does not matter what is in their proposal so long as they are making the exact same zone change request.

Allowing Atlantis to reapply as many times as they want while they ignore the maintenance of the houses they own is unfair to the tax paying citizens of East Hampton and is a dereliction of duty.

I ask that this zone change proposal be denied and I ask that all future zone change proposals by Atlantis not be accepted.

Thank you to all board members who are listening.

Brian Avery,

14 Edgerton Street, East Hampton, CT

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From: [Katey Brown](#)
To: [DeCarli, Jeremy](#)
Subject: The Atlantis super ultra mega mighty gas station extraordinaire
Date: Monday, January 3, 2022 2:22:03 PM

CAUTION:

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Dear Mr. DeCarli,

I am writing to express my opposition to the proposed rezoning of the properties at the intersection of Route 16 and Main Street. We moved to East Hampton last year, and love the history of the town, particularly in the Village Center area. This proposed mega station is not needed, not warranted, and certainly what the Zoning Commission was trying to prevent in the past when they zoned the Food Bag property as residential.

Best Regards,
Kate Brown
116 Hurd Park Road

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From: [Sheila Mullen](#)
To: [DeCarli, Jeremy](#)
Subject: Opposition to Zone Change
Date: Monday, January 3, 2022 12:40:51 PM

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Just the abundance of signs of opposition along Main Street alone should be enough to convince the deciders that this zone change is a VERY bad idea.

Sheila Mullen
47 Tartia Road
East Hampton

--

Sheila Mullen
Fat Orange Cat Brew Co.

Mike Klucznik
Fat Orange Brew Co
Principal

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From: [Amy Ordonez](#)
To: [DeCarli, Jeremy](#)
Subject: Main St Zone Change Opposition letter
Date: Monday, January 3, 2022 2:58:47 PM

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Mr DeCarli,

I would like this letter read into public record at the January 5, 2022 Planning and Zoning Meeting.

The first line of East Hampton's Plan of Conservation is as follows:

Preservation of East Hampton's small town character with abundant open spaces and natural resources is essential for maintaining a vibrant community that fulfills the core societal needs of its citizenry, while providing a strong and multi-tiered economic base that is vital to ensuring the quality of life we have come to expect and enjoy in our proud and independent community.

Preservation of our small town character is at complete odds with the zone change that is being proposed by the Atlantis Corporation. As a home and business owner on Main Street, I am adamantly against this zone change. Our historic Main Street needs to remain a neighborhood. People have purchased homes in a residential neighborhood that has a small service station and convenient store. Changing the zoning in this area will completely alter the small town character which is so clearly stated as important in our our Plan of Conservation.

I do not understand why this zone change is being heard again, the people of the town spoke and the Commission voted, what has changed in the proposal? The next closest business is another gas station, we do not need or want this service in our neighborhood, it is completely unnecessary and I would encourage this board to stand by the last vote, veto the zone change and do not entertain this monstrosity again. Our LOCAL small businesses are struggling enough over the last years with COVID, do not add to our burden.

With the remodel of the old G and S gas station in the village center and another, appropriately placed gas station going in at the intersection of 16 and 66, there really is no added value for our town. The Atlantis Corporation has already proven that they are not good neighbors by letting the properties fall into further disrepair, and I do not think the voice of a huge corporation should hold more weight than the hundreds of people who actually live in town and have voiced opposition to this change.

I am hopeful that the members of the Commission will see how this zone change negatively effects the residents of our community and will vote no.

Sincerely,
Amy Ordonez
116 Main St
East Hampton, CT

also the owner of

Studio 13
70 Main St
East Hampton, CT

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From: [John Barker](#)
To: [DeCarli, Jeremy](#)
Subject: Zoning
Date: Tuesday, January 4, 2022 6:19:30 AM

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Still opposed to this zoning change! We don't want it we don't need it.

John Barker
78 Haddam Neck Rd.
East Hampton
860-266-3455

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From: [BARRY, THOMAS M PW](#)
To: [DeCarli, Jeremy](#)
Subject: Main St Zoning Change Request
Date: Monday, January 3, 2022 4:55:32 PM

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Dear town representative,

I am hopeful that the Town of East Hampton Building and Zoning Department will not award the zoning change on the upcoming docket making way for additional unneeded and unwanted commercial property. The mere fact that this is being entertained is disheartening after having seen so much opposition and not one ounce of support from the community. Please decline the application and find legal means to put this to bed so the good people of this town can continue to enjoy the small town charm that we have grown to love.

Respectfully

Thomas M Barry Jr

25 Colliebrook Rd
East Hampton Ct 06424

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From: [Leslie Cygan](#)
To: [DeCarli, Jeremy](#)
Subject: Opposition to the proposed zone change of 157 Main Street and numbers 1 and 5 Colchester Avenue by Atlantis Marketing.
Date: Monday, January 3, 2022 9:44:27 PM

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Opposition to the proposed zone change of 157 Main Street and numbers 1 and 5 Colchester Avenue by Atlantis Marketing to be read into the record of the Planning and Zoning Commission Hearing

Leslie Cygan 26 Edgerton Street

Good Evening Jeremy,

Do you feel like a broken record yet? I imagine you could have just re-read the letters in opposition to the last application for zone change, because it's all essentially the same.

As with the DENIED prior application, this proposal:

- still doesn't fit with the Town Plan of Conservation and Development
- still negatively affects the value and enjoyment of abutting properties, well beyond 200 feet.
- still increases traffic, lighting, noise, pollution, and most likely car accidents
- still is overwhelmingly opposed by residents who are unwilling to sacrifice the character of Main Street to spot zoning. (at the time of writing this there is one letter of support)
- still provides no benefit to anyone except the applicant and future out-of-state developers who will see the spot zone precedent as an opportunity to capitalize on our local small town charm and the unique beauty of our historic main street.

At no inconvenience to us, we started using other fueling stations and stopped using the station at 1 Main Street when Atlantis bought it and became such terrible neighbors.

Rather than bowing to big business with our fingers crossed in the hopes that they'll decide to do what's right for our town, Atlantis should be penalized for the blighted building at 157 which they have allowed to fall into deeper disrepair at the dismay of the neighborhood. We have a blight ordinance for a reason and yet the Strong House has been allowed to become an attractive nuisance. We all know Atlantis has the means to remedy that mistake as well as

reasonably renovate the fueling station within the existing footprint and zone. They shouldn't be given so many chances to strong arm our residents, neighborhood and small town.

Enough is enough.

I expect this application to be denied again by the commission, and I would appreciate that future applications for spot zone change from Atlantis not be entertained.

Thank you for your time.

Leslie Cygan

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From: [Victoria Fielding](#)
To: [DeCarli, Jeremy](#); [Castonguay, Christine](#)
Subject: Fwd: Proposed Main Street Zone Change
Date: Monday, January 3, 2022 4:12:07 PM

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Hello,

Below, please find my email from March 28th stating my vehement opposition to the proposed zone change at the corner of Route 16 and Main Street. All my previously stated opinions and observations still stand. I would like to add, however, that I find it infuriating that the citizens' time and the Zoning Board's time is being wasted on an application that was already denied. Atlantis made a ludicrously small change to their building plans and yet we are forced to go through this whole process again. Is this really how the process works? Will we be doing this in perpetuity? In addition, I would like to point out that in the time since they have acquired the two residential properties on either side of the Food Bag, they have let them fall into disrepair and become eyesores. They care nothing about our historic Village Center nor the residents who live near this corner. Do not let them browbeat you into a decision that is not in the best interests of the residents of this area and that is, in fact, actively being opposed by a significant number of them.

Thank you for your time,
Victoria Fielding
30 South Main Street
860 365 9889

----- Forwarded message -----

From: **Victoria Fielding** <vfielding81@gmail.com>
Date: Sun, Mar 28, 2021 at 9:57 AM
Subject: RE: Proposed Main Street Zone Change
To: <jdecarli@easthamptonct.gov>, <ccastonguay@easthamptonct.gov>

Hello,

My name is Victoria Fielding and I live at 30 South Main Street in East Hampton. I am writing to say that I am vehemently opposed to the proposed zone change at the corner of Route 16 and Main Street.

My husband and I purchased a historic home on a historic street in East Hampton because we wanted to live in a location that retained a small town feel in a residential area. The proposed zone change on Main Street and the ensuing proposed construction would change our entire neighborhood's feel. We never wanted to live near a commercial zone and the proposed construction would have us living approximately 1/4 mile from one. I am very concerned

about the increased traffic and the potential light pollution this proposed development would bring.

In addition, I have 3 young children who have had the pleasure of being able to walk to school, to the Village Center, and to family and friends' homes because we have felt comfortable allowing them to use the crosswalk at the intersection of 16 and Main Street. It was wonderful when the town recently invested in new crosswalks and crossing signals there. Again, this proposed zone change would change the character of our neighborhood and the safety of this intersection. I believe that the increased traffic would make crossing at the intersection more dangerous and, again, would ruin the small town charm of our neighborhood that allows for children in this area to have a certain amount of freedom and safety

This section of town is not a commercial zone. It is a residential zone. I do not know the history of how the existing small Food Bag snuck in there, however I ask that the Planning and Zoning Commission respect that the area immediately surrounding Route 16 and Main Street is a residential zone. Those of us that purchased homes in this area did not do so anticipating that a commercial zone would suddenly be permitted to pop up in the middle of our sweet neighborhood. I hope that you will respect the wishes of the residents who live near this area and who will have to deal with the ramifications of your decision.

Thank you for your time,
Victoria Fielding
30 South Main Street
860 365 9889

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From: [Finn, Daniel T.](#)
To: [DeCarli, Jeremy](#)
Subject: Zone change proposal at Main & Colchester Ave
Date: Monday, January 3, 2022 8:43:13 PM

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Hi Jeremy,

I am writing (again) 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 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 Plan of Conservation & Development is very clear: “the Planning and Zoning Commission should consider modest expansions of **existing** commercial and industrial zones where appropriate due to available utilities, traffic capacity, and adequate buffers against incompatible uses.”

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 again vote NO.

Sincerely,

Daniel Finn



Daniel T Finn, CLTC[®]

Owner

Finn Financial Solutions

10 Summit Street, Suite 5, East Hampton CT 06424

www.FinnFinancialSolutions.com

✉ Dan@FinnFinancialSolutions.com Office (860) 740-5304 - Fax (860) 683-8033

, 360

Bloomfield Ave, Windsor CT 06095 (860)285-8884. Daniel Finn is an agent licensed to sell insurance through New York Life Insurance Company and may be licensed to sell insurance through various other independent unaffiliated insurance companies. Finn Financial Solutions is not owned or operated by NYLIFE Securities LLC or its affiliates.

From: [CHARLES GOODRICH](#)
To: [DeCarli, Jeremy](#)
Subject: NoZone Change
Date: Monday, January 3, 2022 5:20:00 PM

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Charles and Bonnie Goodrich
137 Main St.
East Hampton, CT 06424

To: Jeremy DeCarli and Planning and Zoning Commission

We are strongly opposed to the proposed zone change from residential to commercial on Main Street in East Hampton.

We have lived on the top of Miller Hill for 36 years and love our end of Main St. The charm of the older homes comes with a built in magic of the past.

Please keep this area residential. We do not want this super mega gas station in our neighborhood or in our backyard.

Respectfully,

Charles and Bonnie Goodrich

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From: [Katherine Knack](#)
To: [DeCarli, Jeremy](#)
Subject: Main St Zone Change Opposition letter
Date: Monday, January 3, 2022 9:38:37 PM

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Dear Mr DeCarli and members of the planning and zoning commission,

I am writing in opposition to the Main St. Zone Change in East Hampton, CT.

There were strong voices who truly care about this town in opposition when Atlantis Marketing Group first submitted their proposal last year, and I hope those voices continue to be heard now.

Rezoning the area and building a much larger fuel station would be short sighted for the future of East Hampton. The town already has sufficient gas stations, with a new station only just down the hill. Adding in more fuel pumps and more traffic, would add noise pollution and potential ground pollution. This would be detrimental to bringing in new families and could affect the health of current families. The proposed construction would also affect the historic nature of Main street and alienate many of our current local businesses in town.

To preserve the charm and vitality of Main St. and the entire community, please deny the request.

Thank you,
Katherine Knack
Edgerton St. Resident

--

Katherine Knack
katherine.knack@gmail.com

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From: [Emory Rounds](#)
To: [DeCarli, Jeremy](#)
Subject: Gas station
Date: Monday, January 3, 2022 4:28:59 PM

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Dear sir,

Although I don't own property in East Hampton, I vacation there often. Words cannot express my concern for the impact the proposed gas station at the top of the hill will inevitably have on the aquifer that provides the drinking water for so much of the town. A recent peer-reviewed study from Johns Hopkins University revealed that the many small spills that occur at mega-stations add up to large quantities of gasoline that are washed into the ground and trickle down into the aquifer. While these spills occur at all gas stations, however, quite obviously, large stations have large impacts. Please protect your precious aquifer. Once you've allowed it to become contaminated--well, you don't really seem to have a back-up plan, do you?

Thank you for listening,
Leslie Rounds

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12/23/2021

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

TO: Members of East Hampton's Planning and Zoning Commission
RE: Opposition to the proposed Atlantis Marketing Rezoning of Commercial Map 07A/Block 56/Lots 21, 22, 24

The merchants of the Historic Village Center are writing as local business owners to express our opposition to the proposed zone changes. We have all worked very hard to build our businesses while respecting and embracing the historic setting of our Village Center. The proposed changes would, in our opinion, negatively impact the historic nature of the Main Street corridor, and we ask the Planning and Zoning Commission to prevent this zone change, and to also proactively prevent subsequent re-applications for the same properties with only very minor revisions). The current Food Bag property was zoned residential in the past in order to prevent exactly this sort of mega-expansion, and we heartily oppose any such rezoning.

We ask that this letter be provided to members of the Commission and be read during the meeting as appropriate.

Sincerely,
the Village Center Merchants

Scott Noel - Little Fish

*BROWN HOLDT
AIRLINE CYCLES
21010*

Nobby Percy Le Petite Boutique

Lori Caldwell - Old Bank Flowers + Greenery

Todd Schrage 66 - 72 main st.

Amy Odonez - Studio 13 70 Main St.

Emma LaRose - Red Door Boutique

Red Door Boutique

Christian Michalowski - Black Walnut 81 main st

Susan Popelka - ECO Coffee House ☺

JEAN PAUL MAHEO ALL ABOUT BLINDS LLC

Sheri Spauldy - Willow, 95 Main Street

From: Sara Adams
To: [DeCarli, Jeremy](#)
Subject: Opposed to the zone change at 157 Main Street
Date: Saturday, January 1, 2022 2:12:42 PM

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Dear Planning and Zoning Commission,

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 in 2018 under the current regulations that state this is a residential neighborhood. If the residentially zoned parcels in question for this zone change hearing had been dually zoned, we never would have moved here for the fear that this exact scenario would threaten our investment and privacy.

It is clear that Atlantis Marketing Group is 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 invested our time and money in this location for the small town charm of Main Street, and proximity to large, loud, and ugly commercial buildings matter in the determination of individual home value. We do not support this zone change.

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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From: [Distefano, Daniel](#)
To: [DeCarli, Jeremy](#)
Subject: FW: Save Main street
Date: Tuesday, January 4, 2022 8:07:35 AM
Attachments: [image001.png](#)
Importance: High

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Hello Jeremy,

First-hoping you had a nice holiday season

I am writing opposing the plan for a bigger gas station at the corner on Main/16. I am 84 Colchester Ave. so a bit away but still opposed to the plan. With the addition to the station in the center and upcoming station in Cobalt and one by Cheers I just see a town of our size needing 5 gas stations. Now I am 5th generation in town and my kids (20/18 yrs.) are 6th. My wife also was born and raised in town-only second generation-we won't hold that against her. My Great Uncle had a station in town for 40yrs Al's service station (now the boat repair station on 66 next Alden's crossing) ask a few of the board members I am sure they remember Al. My wife and I when we 1st got married we bought a house in Colchester, when we had our 2 boys we decided it was time to get back our home town before they even started school. I am happy to say the my youngest will graduate from EHHS where my Father (who also was a teacher in town for 30 yrs.) and my Grandfather my wife and her family also my 7 older siblings. While it is only my family and father are the only one left in town, I have always loved the old town (small) feel. I remember as a kid watching them move the Golf house from where MC. Donald's is now-I felt like Opie from the Andy Griffin show. I was actually the 1st bellringer at the games-in the 70's they would dress me up and I would run around the high school gym ringing the bell-they would even take me to away games. I have coached sports in town since 1989 just to help the town out as we know there aren't enough parents that step up. I run and walk up and down Main street-that station isn't that busy-I do also go to Westchester to use Stop-N-Shop points and the only part that is really busy is the Dunkin Donuts-as they are all they way out to the street-I am afraid this would be the same way.

So enough of me babbling-I just wanted to stress that my family is opposed to the building of a bigger station-

Thank you for your time-

Thank you,

Dan DiStefano | Team Lead, New Customer Onboardings
Customer Experience, Sysco Corporate

c. 860.978.0489

Customer Care: 800.797.2627



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From: [Linda Schroth](#)
To: [DeCarli, Jeremy](#)
Subject: To: Members of the Planning and Zoning Commission
Date: Tuesday, January 4, 2022 3:13:42 PM

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Dear P&Z Commission members:

You should not need to be reminded that East Hampton developed a Plan of Conservation and Development several years ago, after many months of intensive discussion. Part of the purpose of this document is to prevent exactly what is being proposed at the upcoming meeting - the "spot" zoning of inserting a commercial zone into a residential area.

There are NO good reasons for permitting this exception. Expanding this gas station is completely unnecessary, as there are multiple existing gas stations within a couple of miles of this location. Gas stations will be a withering business within the next decade, as more and more electric vehicles are purchased. Expanding this business will decrease the property values of the nearby properties, probably resulting in a net loss of taxes received by the town. A change in the zoning from residential to commercial means destroying the trust of the nearby property owners in the good faith and fairness of the town - an exception to the POCD should be only made in very unusual circumstances. No matter how they design the proposed business, it would be impossible for it to add in any way to the beauty and rural nature of our town (and of course, if you look at their current properties, you can see that Atlantis doesn't exactly have a track record of constructing and maintaining attractive buildings.) It is extremely difficult for me to understand how any person with the best interests of our town in mind would vote for this zoning change.

Linda Schroth, MD
47 Spellman Point Road
East Hampton CT

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From: [adam knouse](#)
To: [DeCarli, Jeremy](#)
Subject: Apposed to the zone change
Date: Tuesday, January 4, 2022 9:19:02 PM

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Hi my name is Adam Knouse and I live at 146 Main street in East Hampton CT. I'm writing in to appose the zone change that would allow the gas station just a few hundred feet away to expand. Regardless of who is submitting the zone change I'm apposed to it. Changing this zone will allow not only the gas station to expand but other businesses to come in and set up shop in the near by area. I've seen this first hand from growing up in Manchester from it being a nice town to an over run city with business on almost every corner and every street. I've also seen the pollution and crime increase and the charm of the town decrease because of this. I moved from Manchester to East Hampton for that very reason. I wanted a better place to raise my family and even though I moved in March this is the second time I have had to band together with my lovely new neighbors to explain again to the zoning committee that we don't want a zone change no matter what business is asking for it. The only thing I do appreciate about all this is being able to meet all the amazing and friendly people in this town that show how much they care about this town and it's future. As for the people that are for this I ask why? Taxes from gas station and other businesses are not going to be enough to lose what makes this town so unique. As for what I've heard about needing a bigger gas station when bad weather hits you don't want that in your town either. I've managed gas stations in the past and when the huge snow storm hit in 2011 and knocked out power to most of CT I had to work with local and state police to mange thousands of cars to get gas at my gas station and it was awful for any one who worked or lived near by. I'm sorry this letter is so long and I hope you read and understand that I'm very passionate about not changing the zone to commercial as I'm afraid as what it might do to this wonderful town. Thank you for taking the time to read my letter.

Sincerely,
Adam Knouse
146 Main st
East Hampton CT
06424-1123

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From: [Noel Sanborn](#)
To: [DeCarli, Jeremy](#)
Subject: Letter of Opposition
Date: Tuesday, January 4, 2022 8:39:34 PM

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Hello,

I am once again writing a letter of opposition to the zone change for Main Street in my new hometown of East Hampton, Connecticut.

I will continue to write these letters, as the zone change is not a practical choice for this town. Having moved from Manchester and seeing firsthand what over-development can do to a town's character I need to strongly oppose the zone change proposition not only for myself but for my fellow neighbors in the town as a whole.

This is a residential area and a commercial zone change is not beneficial to the residents. We pay taxes here. We live here. We raise our kids here. We saved hard earned money to become homeowners here because we wanted better for our family.

Since we purchased our home in March, many people around town have said "You know I left East Hampton for a while but then I decided to come back because I wanted to raise my family here." These sentiments made us feel assured of our choices.

Now we once again find that we are smack dab in the middle of a very vulnerable situation in which the homeowners are at risk to be zoned commercially.

I feel that the majority of the board members will agree that are town is a beautiful place to call home. No one has ever looked at a gas station and thought "Oh my God, it's gorgeous!" You can put all the shrubbery you want around it. It's not going to fix anything.

In closing I will say this, it is evident that we are going to have to continue this fight as long as needed. But it has been extremely reassuring and really just wonderful to be surrounded by people who care. The town of East Hampton has a lot to offer, but I'm continuously moved by the tenacity and camaraderie of our neighbors. This town is lucky to have people who care about it as much as they do. I know there are members of the board who care as much for the town and it's inhabitants as we do and will therefore once again deny the zone change.

Sincerely,
Noël Sanborn
146 Main Street
East Hampton, CT 06424

From: [denorubera](#)
To: [DeCarli, Jeremy](#)
Subject: Zoning change
Date: Wednesday, January 5, 2022 10:33:25 AM

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I'm writing this email in regards to the proposed zoning change for North Main Street in East Hampton Connecticut that Atlantis marketing group is proposing. I have lived in East Hampton almost 20 years now and moved here many years ago for the feel of a small town a Residential zone should not be changed to a commercial zone to accommodate, the wants and needs of a large corporation. Our current government administration wants us to get away from fossil fuels, and here comes another proposed expansion of a gas station. Please do not allow the destruction of a beautiful residential community by having the zoning change to commercial and allow this out of state company to come in, and change our small town feel. There are three gas stations already in a 6 mile radius, including the proposed changed food bag gas station. We should be asking why do we need this, the answer is we do not need or want this.

Thank you for listening
Deno

Sent from my Sprint Samsung Galaxy Phone.

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