

From: cmsmailer@civicplus.com on behalf of [Contact form at East Hampton CT](#)
To: [DeCarli, Jeremy](#)
Subject: [East Hampton CT] Application of East Hampton Rotary / Daly Rd (Sent by Patricia Daly Banning , Banningpat@yahoo.com)
Date: Monday, October 12, 2020 3:02:15 PM

CAUTION:

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Hello jdecarli,

Patricia Daly Banning (Banningpat@yahoo.com) has sent you a message via your contact form (<https://www.easthamptonct.gov/user/51/contact>) at East Hampton CT.

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

Message:

Good afternoon, I am writing this letter to express my concern with regards to the application for special permit the East Hampton Rotary has applied for with regards to land they own on Daly Rd.

As an adjoining property owner of approximately 60 abutting acres I am greatly alarmed at this proposal.

This is a very rural neighborhood with limited access that is all ready stressed by the transfer station traffic, now let's perhaps build soccer fields and add another 200 cars on a Saturdaysorry these roads can not handle it nor should they be expected to. I believe the last statement in the Rotary Clubs application is to model this after the former Fireman's Grounds on Route 16notice a difference in the roads ? A small cart path barely passable by two cars simultaneously versus a major state maintained highway.

Next let's move on to the requirements for this Special Exemptionit states any applicant for this must have at least 50 acres ...the Rotary Club barely has 27, I believe that fact alone deserves the defeat of this proposal ...regulations are set to establish policies and procedures to set forth a pattern of growth in town these are not met nor served by randomly granting exemptions based on community service or the desires of a small group.

As I have read this application and spoken to several Rotary members there are very conflicting definitions of the intended use of this property on one hand you may read or be toldthey want to give people Access to the Airline Trailthat is the states job not theirs. We have on/off points strategically located along the trail ..yes the parking lots can get full but so does my woods with people illegally trespassing on and off the trail so please let's bring in more horses and people by the bus full. Oh let's have fireworks displays thereas an abutting property owner of forest land ...sure let's expose it to more fire hazards than ever. Let's have Old Home Day or Wedding Receptions on the propertythe runoff from cars parking, outhouses overflowing, people pouring their used grease into the ground , never mind the lighting that would need to be erected .. Is the club going to post security guards to ensure the safety of the abutting

Christopher W. & Susan H. Hopper
10 Pecauset Trail
East Hampton, CT 06424

October 14, 2020

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

Re Special Permit Application by The East Hampton Rotary Club Foundation, Inc. for 45 Daly Road

Dear Mr. DeCarli:

The Declaration of Restrictions filed by David S. J. Brown on 6/30/2016 established certain "Conservation Restrictions" on the subject property pursuant to Internal Revenue Code Section 170(h)(2)(c), 26 CFR 1.170A-14(d)(4)(iv) and Connecticut General Statutes Section 47-42a through 47-42e.

What has the Town of East Hampton done to ensure that the requirements of the Declaration and cited Internal Revenue Code, Connecticut General Statutes, and Code of Federal Regulations have been met? Specifically, has the Town ensured that the IRS and CFR definitions of "conservation purposes" and the CGS definition of "conservation or preservation restriction" coincide with proposed uses included in The East Hampton Rotary Club Foundation, Inc. permit application included but not limited to demolition of the residential structure, clearing of land for use as "Rotary events, meeting, and functions."

IRS 170(h) (4)(A) defines "**conservation purposes**" as follows—

- (i) the preservation of land areas for outdoor recreation by, or the education of, the general public,
- (ii) the protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem,
- (iii) the preservation of open space (including farmland and forest land) where such preservation is—
 - (I) for the scenic enjoyment of the general public, or
 - (II) pursuant to a clearly delineated Federal, State, or local governmental conservation policy, and will yield a significant public benefit, or
 - (iv) the preservation of a historically important land area or a certified historic structure.

CGS 47-42a definitions require the property to be maintained "predominantly in their natural, scenic or open condition or in agricultural, farming, forest or open space use."

CGS 47-42d subparagraph (b) requires The East Hampton Rotary Club Foundation, Inc. to provide written notice to the Grantor at least 60 days prior to said permit application. Has the Grantee provided required evidence of notification and approval from the Grantor that such proposed uses meet the requirements of the conservation and preservation restrictions?

In the Grantor's confirmed unavailability, has the Middlesex Land Trust been so notified and provided their written approval of The East Hampton Rotary Club Foundation, Inc. proposed uses as required by the Declaration #18?

Have the actions already taken on site by the East Hampton Rotary Club Foundation, Inc. in the removal of electrical power to the existing building, cutting of trees and clearing of land, advertising raffle events to be held on site without the Special Use permit, without written notice to the Grantor or Middlesex Land Trust in the Grantor's confirmed unavailability already violated the specific restrictions established in the Declaration and cited regulations?

Does the East Hampton Rotary Club Foundation current permit application comply with the Declaration of Restrictions paragraph #13 Use for Development; #14 Prohibited Structures; #15 Recreational Vehicle Prohibition #16 Permitted Uses and Improvements which limits the uses to ball fields, recreational courts, pavilions, horseback riding and hiking trails?

Would business use of the existing residential structure contemplated under Declaration #16 for as anything other than residential building be allowed by current PZC regulations with or without special permit approval?

Lastly, we ask that each member of the Commission state for the record any past or present affiliation with the East Hampton Rotary Club and/or The East Hampton Rotary Club Foundation, Inc.

Best Regards,

Chris & Sue Hopper
10 Pecauset Trail
East Hampton, CT 06424

From: [Deborah Cunningham](#)
To: [DeCarli, Jeremy](#)
Cc: [DEB Cunningham](#)
Subject: 45 Daly Road -Additional Questions
Date: Monday, October 12, 2020 12:52:27 PM

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Jeremy,

I would like to submit the below questions into public record for the meeting scheduled for [Wednesday October 14th](#).

Field Card:

The style is listed as Club/Lodges, the model is listed as Commercial and the building use as charitable, do these classifications fit in a R-4 zone?

Assessment:

Section 9.2, A Purpose, "the adverse reaction relative to property values", is the Town prepared to reassess the residents property values, adjust our assessments and realize a negative impact to the Grand List? Certainly as homeowners our largest financial investment is now at risk with this application.

Deed:

Under the Description of Restrictions, #11, 1, 2 & 3, does this application impact those requirements?

Events:

Would alcohol be permissible at Rotary Club members meetings, functions and events?
Would liquor be made available to Rotary members only in the form of BYOB or provided by the club?

Is it the intent for functions, meetings and public events to sell and serve alcohol?

Or is it the intent of the Rotary Club to permit attendees of these events, meetings, or functions to BYOB or would liquor be sold by The Rotary Club?

What is the Rotary's plan to ensure that the neighborhood's "peaceful enjoyment" is preserved and maintained as it relates to noise, music and public address systems?

Regards,
Deborah A. Cunningham
40 Daly Road

Sent from my iPad

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Joshua and Maribeth Doubleday

22 Daly Road
East Hampton, CT 06424
(860) 637-7114
josh1doubleday@gmail.com
maribethdoubleday@gmail.com

11th October 2020

Planning and Zoning Commission

Attention: Jeremy DeCarli
Town of East Hampton
1 Community Drive
East Hampton, CT 06424

Dear Town of East Hampton Planning and Zoning Commission,

We are writing this letter regarding the property at 45 Daly Road and the intentions of the Rotary Club's use of this property. We ask that you put this letter into the official file for the permit.

We purchased our home at 22 Daly Road on May 1st, 2020. We moved from a very busy and dangerous road in Avon, Connecticut, where our dog Cooper was hit and killed by a speeding car. Due to this horrific experience, finding a quiet and secluded neighborhood where we could safely walk our other dog and have our three year old daughter ride her bike on the road became a priority. Our dreams came true when we found a home on Daly Road.

Prior to our home purchase, we drove around the neighborhood and met some neighbors. It is a quiet and peaceful neighborhood where neighbors are quick to lend a hand but also respect your privacy. This is a community of well educated, conscientious family oriented individuals that take pride in their homes and property.

The idea of having a nearby property that could be potentially used for large gatherings, weddings, parties, festivals, or a dog park is extremely concerning and frankly, not a place we would choose to live. We purchased this home on a quiet country road, with enough land that we can begin to grow our family and cultivate the farm life we have always dreamed of. If the property at 45 Daly Road is approved to be used for these large gatherings, we would no longer feel safe in our own backyard.

Large gatherings bring visitors unfamiliar with the sharp curve and narrow road, making it increasingly difficult to safely walk and ride bikes with our daughter. Large gatherings further invite visitors to drive away intoxicated, which puts the neighborhood and community at risk. Large gatherings also create noise and disruptions to neighbors, domestic animals, and wildlife.

Furthermore, we are strongly opposed to a dog park at 45 Daly Road. The idea of visitors coming to let their dogs loose, interact with other dogs, and urinate and defecate, so close to residential homes, is truly offensive. We spent a great amount of money on our purchase and did not do so knowing we would be living next to a dog park or other large scale community event venue.

We are asking that you please keep Daly Road the quiet community that it currently is and do not allow the Rotary Club to hold large scale events or build a dog park.

Sincerely,

Joshua and Maribeth Doubleday

From: degarcia1980@gmail.com
To: [DeCarli, Jeremy](#)
Subject: 45 Daly Road
Date: Tuesday, October 13, 2020 10:38:17 AM

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Good morning,

My name is Daniel Garcia and I am writing on behalf of my wife and myself in regards to the zoning permits involving 45 Daly Road. My wife and I recently moved to this quiet neighborhood in March of this year because we loved the area surrounding our home. We both oppose any changes to our neighborhood that would alter the look, feel and charm that we all have come to enjoy.

My wife and I like many other families are raising a young child and we do not want to traffic volume to increase (which undoubtedly it will) through our neighborhood. We believe everyone's safety will be at risk with a permit such as this. There are no sidewalks anywhere and Daly road is not designed to handle high volume traffic.

In closing I want to express my strong opposition to this zoning permit and I believe it's unnecessary and definitely unwanted.

Thank you,
Daniel

Sent from my iPhone

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From: [Spencer Gates](#)
To: [DeCarli, Jeremy](#)
Subject: 45 Daly Rd Special Permit Request
Date: Sunday, October 11, 2020 3:46:14 PM

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10-11-2020

Attn: Jeremy DeCarli, East Hampton CT Planning & Zoning Official

Jeremy

I am writing to you in regard to the above mentioned Special Permit request for 45 Daly Road. Please enter this email into the official record for that application,

I have a few questions that I feel need to be answered by the applicant and board, that are listed as follows;

- 1- For the TP&Z how many Special permits of this nature have been issued by the board in the past?
- 2- In reading the code I see that is very specific as to the proposed uses for the property. What specific uses are the applicants applying for? As those change for applied use.
- 3- Does the property meet all of the requirements for size, plot plan and drainage for the applied for use?
- 4- Does Daly road meet the current minimum requirement for a town road?
- 5- How will noise be mitigated from the adjoining neighborhood? I don't feel like 2-3 foot tall pine trees will do it.
- 6- Are any of the requested special uses needed by the town?
- 7- Will there be a limited maximum number of attendees at the proposed events/meetings?
- 8- Is Daly Road, a one way in one way out (dead end) suitable for event safety?
- 9- If the permit is granted is the Town of East Hampton Prepared to re-evaluate the neighborhood property taxes?

I am asking these questions as I am a neighbor paying taxes on Daly Road. I expect nothing less than strict accordance to the rural R4 zoning set forth by the town plan of development and zoning regulations.

Thank You and the Board for your time and consideration on this matter.

Sincerely,

Spencer Gates
33 Daly Road
East Hampton, CT 06424

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From: [Deborah Goff](#)
To: [DeCarli, Jeremy](#)
Subject: 45 Daly Road Special Permit Request
Date: Sunday, October 11, 2020 7:00:39 PM

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October 11, 2020

Attn: Jeremy DeCarli, East Hampton CT Planning & Zoning Official

Jeremy,

I am writing concerning the above listed property that is under review for a Special Permit Request. Please enter this email into the official record for that application.

As a resident and also a landlord to property abutting the property under review, I am very concerned about the application.

There are far too many variables and unanswered questions in regard to this property and it's requested use according to a letter sent to me directly from the Rotary.

First and foremost, this street is not equipped to handle an influx of traffic and public functions. This is a small narrow street in a quiet dead end residential neighborhood. This is not a section of Main Street looking to have another business zoned! Vehicle and pedestrian safety are a huge concern and will be a big problem. The stop sign at the intersection of Flanders, Bear Swamp and Daly is blind and is an accident waiting to happen. There are so many pedestrians that enjoy this road and that will cease once the traffic increases.

Second, there are no barriers, sound or visual, to protect the neighborhood. All trees were removed and sprouts were planted. That is far from a satisfactory solution. Abutting properties are in very close proximity to the land in question and it would nullify residents' rights to enjoy their property quietly.

I believe the Rotary is applying for a Special Permit because they don't have a chance at a regular permit. I have faith that once all codes, requirements, plot maps, drainage and water table studies, safety studies and tax ramifications are reviewed, the town will also agree that this is an entirely inappropriate place to zone for commercial use. If this proposal gets approved, it will completely change the aesthetics of the neighborhood, which goes against the codes for approval also.

We all have the same questions that Spencer Gates expressed in his letter dated 10-11-2020 and will be awaiting the answers.

On a personal note, if this proposal gets approved, my tenants in the abutting property at 43

Daly Road will be moving out. This is a very good indication that property values will go down as the neighborhood will not be a desirable place to live.

I have seen many vehicles slowly observing the neighborhood and property in question during this past week. I assume they are both town officials and members of the Rotary that have no idea about this project. Hopefully they are all realizing that this is not a street for any type of commercial endeavor.

You can expect a large turnout at the Zoom meeting Tuesday and I do hope everyone will have a chance to speak and ask questions. Just about every resident on Daly Road is opposed to this and appeared at our neighborhood meeting so I am sure they will attend the Zoom meeting.

Thank you for your time.

Sincerely,
Deborah and Christopher Goff
32 Daly Road
East Hampton CT 06424

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Mr. Jeremy DeCarli
East Hampton Planning & Zoning Commission

Oct. 26, 2020

Dear Jeremy,

It is very concerning that each time the East Hampton Rotary Club application is presented to the Planning and Zoning Commission the wording and the intent is different. The narrative that Mr. Greco gave at the Oct. 14th Planning and Zoning meeting and what is printed in the legal notices in The River East News Bulletin are completely different. After further research apparently there is an amended narrative dated Oct. 12. Why was this not presented at the Oct. 14th meeting? It is outrageous that this application moves forward when it is unknown exactly what the special permit would be issued for. We feel it would be irresponsible for the town to approve a "Carte Blanche Special Permit" when the applicant's intentions are not known to us. We are opposed to this permit as it is extremely vague.

Daly Road is zoned R 4 and is tucked away in one of the most rural areas in town. It is a highly desired and safe neighborhood. We live on a narrow dead-end road that on most days you can see people walking dogs, joggers, children riding bikes and even people riding horses. If this permit is issued it will have a negative impact on Daly Road. It will result in decreased property values, criminal activities, noise, garbage and intoxication to name a few.

Joe & Debbie Goodreau
26 Daly Road

From: [Sue Lazzari](#)
To: [DeCarli, Jeremy](#); [artlazzari](#)
Subject: Abutting property owner (18 Portage Trail) of 45 Daly Road Special Permit Application
Date: Tuesday, October 13, 2020 11:31:26 AM

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Good Afternoon Jeremy,

We are writing to you to make you aware of the fact that we are abutting neighbors of 45 Daly Road and are not at all in agreement of all the changes the Rotary Club has submitted a special permit for on the 45 Daly Road property. Many of the special permit requests are for uses that already exist in East Hampton and the use of a commercial property be it banquet facility or concert or sleep over for Cub / Boy / Girl scouts is not fundamental in this neighborhood. I am pretty sure that many of the Rotary Club members that have (OR HAVEN'T) been made aware, they would be in agreement that heavy taxes in our town coupled with the serenity of their land gives right to stand against such requests or changes to an amazing area that they have over the last two decades or more called home.

Living in the city for all or our lives, when we moved to East Hampton, purchased the property and built our HOME, It was knowing that there could nor would EVER be any type of large building, structures, ect. constructed on the property behind us. We chose this neighborhood based solely off a small town, dead end road feel knowing we would have peace from the jobs and cities we service once we came home. We knew our kids could play in the streets without issues and now moving on to grandchildren we want this to be the same home our grandchildren want to come and enjoy just as we have.

We feel very strongly that ANY portion or whole approval for the special permit of the property at 45 Daly Road will lead to an end of the era we have worked too hard to build and maintain. Thank you for your time. Please place this letter into the official file for the permit.

Art & Sue Lazzari

SUE LAZZARI

Deacon | Ministry Advisor | Director - New to Jesus



www.ourvictory.org

cell -860-262-1178

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From: [Donna](#)
To: [DeCarli, Jeremy](#)
Subject: 45 Daly Road
Date: Tuesday, October 13, 2020 11:01:15 AM

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Dear Mr. DeCarli:

I am aware that many of our neighbors have written to you. While we wanted to add our names to the names of those who are unhappy with the Rotary's proposal, we will try to keep our comments short.

Of course, we are worried about what this might do to the value of our home if this project goes through, we are also very concerned about the safety of the neighborhood. We know all of our neighbors, and my husband can tell you the make and model of the car they drive, we have no doubt this will change when more and more people find their way into the neighborhood for events. Daly Road is truly a country road. Where it comes off of Flanders it is very narrow. In order to get two cars by, one has to pull as far to the right as possible and the far end of Daly is dirt, and a dead end. My husband and I have not ventured down there in years for fear of getting stuck. We are fortunate in that where we live the road is wide enough for two cars to get by, with care, and it is flat. We have no doubt if the Rotary is allowed to use 45 Daly Road for events this will not be an advantage. You will have cars traveling well over the 25 mph speed limit (as some of our neighbors do now), and if you have cars parked along the side of the road (which we are sure you will since according to Mr. Barber, they do not plan to pave a parking area), you will at best be able to get one car through at a time. Add to that people opening car doors without looking and children running into the road, it is a recipe for disaster. We regularly walk on the road for exercise, have pushed baby strollers and taught our grandson to ride his bike on Daly Road. These things will not be possible on the weekends if we are asked to allow events to take place on 45 Daly Road.

It is our understanding that a traffic study cannot be done until after the fact, which seems like putting the cart before the horse. We are asking you to stop and think about what might be the end result if there is some sort of emergency (fire or illness) which requires an ambulance or fire truck to get through if you have cars parked on both sides of the road. You could likely get an ambulance through if no cars are coming in the opposite direction, but you would be hard pressed to get a large truck in especially if cars are trying to get out. My husband and I were unfortunate enough to need an ambulance a year ago. While we have nothing but good things to say about the police who responded, the response time of the ambulance and the kindness and consideration of the responders, it could have been much more stressful if the responders had needed to get through a maze of parked cars.

One of the things that worries us, in his first letter of appeal Attorney Barber mentioned wanting to use the property for events the Firemen's Field used to host. We remember driving by there on multiple weekends and seeing hundreds of cars parked in the lot. Daly Road is not Route 16. We do

not have the capacity to handle that kind of traffic. We ask that P&Z take this into consideration. There are few country roads left. Daly Road is Zoned R4, residential, NOT commercial; please do not allow this to change. Please do not allow the rural nature of our road to be destroyed.

Respectfully submitted,

Craig and Donna Lower

34 Daly Road



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From: [Tad Sattler](#)
To: [DeCarli, Jeremy](#)
Subject: 45 Daly Road Special Permit
Date: Monday, October 12, 2020 11:57:29 PM

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Jeremy,

I am writing you to express my concerns about the application that the East Hampton Rotary Club is submitting for a special use permit for the property at 45 Daly Road. Our property at 14 Portage Trail abuts this property and we have lived here since January 2002. Our family has enjoyed the rural solitude of our neighborhood but that all changed in February 2017. I brought my son to the bus stop one morning and as I returned to my house I noticed that the area behind my neighbors at 10 Portage Trail was now devoid of trees and we were staring at the house at 45 Daly Road. I went down to the Town Hall that morning to inquire about what was going on behind my house. I visited the Planning and Zoning office and I was told that the property was sold to the East Hampton Rotary Club and that they had taken out a 2 month permit to harvest trees. Well the harvesting went on for several months so I again returned to the Planning and Zoning Office when I saw a tractor with a brush cutter chopping up everything directly behind the stone wall that separates our property. I video taped what they doing and questioned whether they were allowed to do this that close to my property. I was told that they were not supposed to be within 100 feet of any of the properties but they had been close to every property on my side of Portage Trail. I was told that I could file an official complaint and so I did so that day plus someone gave me the name of the Rotary President. A gentleman called me and said that he could not go onto their property without their permission but he could view what they did from my property. I gave him permission to come on property and so did Janelle Potter, the owner of the property at 10 Portage Trail at the time. I never saw anyone come out to my property and was never contacted again by Planning and Zoning. I voiced my concerns about the property on the Facebook page Let's Talk East Hampton about the destruction that was being done to the forest and a Rotary member told me that I should talk to my neighbor Ken Barber, a Rotary member who lives on Daly Road, because he is in charge of the property. Ken called me and assured me that all they were doing was to make a nature trail from the property down to the Airline Trail. I questioned the absolute destruction and how that helped to make a nature trail. I questioned whether the Rotary Club planned on building on the property and Ken told me that the previous owner sold it to them to preserve the property and for it to be used by the citizens of East Hampton to enjoy its natural beauty. The harvesting of the trees has continued to this day on that property and I have personally witnessed trucks going in and out of there from my house. I have a clear view into that property from any room on the second floor on the back of my house. Now last month I received a letter from Ken Barber's law firm informing my wife and I as abutting property owners that the Rotary Club plans on filing for a special use permit for the property. When we questioned what that use will be they are wanting to do wedding receptions, farmers markets, camping for boy scouts, concerts and other events. These types of events greatly concern me because they do not have any proper facilities to handle any of these things. No parking, no

restrooms, no electricity. The street leading into our neighborhood from Flanders Road is extremely narrow and two vehicles cannot pass each other without one pulling partially off the road. What happens if people start parking on Daly Road and an emergency happens? How are the emergency services going to get down the road? These events will destroy our quiet rural neighborhood that is not zoned for commercial use. Allowing this special use permit to be approved will destroy the property values of all our homes in this neighborhood. We didn't buy property here for it to be changed from rural to commercial zoning.

We are completely against this special use permit and ask that this letter be put into the official file for permit. We are unable to attend the Zoom meeting that is to be held this Wednesday October 14, 2020 and we want our concerns to be heard by the board. We also understand that some members of the board are also members of the East Hampton Rotary Club and we would expect them to recuse themselves from voting on this permit because it is a conflict of interest.

Theodore and Michele Sattler
14 Portage Trail
East Hampton, CT
860-707-4344 cellphone
860-267-4605 home

[Sent from Yahoo Mail on Android](#)

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From: [Dani Saucier](#)
To: [DeCarli, Jeremy](#)
Subject: 45 Daly Rd / Rotary's Special Permit
Date: Tuesday, October 13, 2020 9:05:15 PM

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Dear Jeremy,

This is Nate and Dani Saucier. We live at 20 Daly Rd. We're located just after the sharp turn on Daly Rd. We'd like to voice our concerns about the special permit application brought forth by the Rotary.

One of the reasons we purchased this home was due to the country setting. We are lucky enough to have a neighborhood that is quiet, close knit, and where people can walk with their families, ride bikes and horses with ease. We do this because we live in a rural area with relatively light traffic. We also know our neighbors and feel safe with those on our roads.

We'd like to present few of our concerns regarding the Rotary's 45 Daly Rd special permit.

- Traffic - This area is problematic with additional traffic.
 - The intersection of Flanders, Bear Swamp and Daly Road is dangerous and cannot handle the additional traffic.
 - The beginning of Daly Rd is not wide enough to allow two cars to pass side by side.
 - Daly Rd has a very sharp turn and unless you're familiar with the area, it can catch you by surprise and be a problem. Cars, trucks, and buses often take the turn too wide. With increased traffic of unfamiliar drivers it can pose an increased risk.
- Population and altering the character
 - We like our small knit neighborhood and the safety that community provides. Again kids are free to ride their bikes, people can ride horses, walk without concern.
- Environmental concerns
- Road maintenance
 - The road in front of our house already has some deterioration.
 - Daly Rd at the end where it turns to dirt will need more maintenance.
- Property value decrease due to increased noise and activity.
- Safety and crime with a new volume of people coming into the area.
 - No fire hydrants

There is no need for the Rotary's proposal in our town, more specifically in a residential area such as ours. We love our country setting and want to keep its beauty in-tacked. We are hopeful that P&Z will see that this is not the right place for what the Rotary has applied for.

I agree with some of our neighbors in saying we wish the Rotary would "honor the wishes of the previous owner, they should put the property in a land trust with a lovely plaque recognizing the generosity of David Brown and the Rotary Club Foundation and maybe some trail maps on how to bike or hike to the Airline Trail."

Thank you.

Sincerely, Nate and Dani Saucier

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From: [Richard Sheeley](#)
To: [DeCarli, Jeremy](#)
Cc: Debc40@comcast.net
Subject: 45 Daly Road - East Hampton Rotary Club Foundation Application for Special Permit
Date: Tuesday, October 13, 2020 12:32:50 PM
Attachments: [image001.png](#)

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Mr. DeCarli,

On October 8th, 2020, you wrote to Mr. Greco of the East Hampton Rotary Club seeking additional information and an amendment to the application for special permit to reflect, “what the proposed use is and where in the regulations it is allowed.” You noted that the narrative in the initial application states, “. . . conduct Rotary Club meetings, events, and functions,” but you sought clarification to further describe the type of events and functions to be held and to what extent the public would be involved.

I am in receipt of an “Amended Narrative” from the applicant dated October 12, 2020, that purports to provide that clarification you sought, especially as to, “what types of events and functions would be held . . .” I submit that the “Amended Narrative” provides *no* such clarification of the intended use or the types of events or functions planned. Indeed, the applicant only states it intends to, “. . . conduct activities as allowed by zoning regulations Section 4.4, D. Uses Permitted With Special Permit, Subsection 1.d Parks, playgrounds or public recreation areas.” This statement does nothing to clarify the intent of the applicant, provides inadequate and non-specific notice to the Commission or the public as to the planned uses of the property and references a portion of the zoning regulations in applicable to the likely intended use. This section of the regulations is aimed at public recreation and benefits to the community *not* invite-only, members-only or fundraising events of the landowner.

The section of the regulations referenced by the applicant is for “essential community services.” However, the Rotary initially intended the property

to be used for “Rotary Club meetings, events and functions,” and that the Rotary Club is a members-only organization that now has clarified it intends to provide public access to the subject property *only* “as an invitee of the landowner,” the reference to this aspect of the regulations on special permits is wholly misplaced. Parks, playgrounds and public recreation areas in this and other towns do *not* require explicit permission or invite of a landowner for public access. Commercial undertakings require invite of the landowner and we are all invitees of a local store when we enter that property to make purchases. Indeed, it is apparent that an organization such as the applicant will and has conducted fund-raising events, presumably and inarguably for beneficial purposes, charging for admission to events or otherwise engaging in fundraising efforts on the property hosting their event. In this case, for the applicant to hold a fundraising event on the subject property, perhaps charge admission to the public or *only* invite certain people to attend, provides *no* essential community service and certainly does *not* make the intended use akin to the public’s access to and use of “[p]arks, playgrounds and public recreation areas,” where invite is often implied by being a resident of the Town.

If the intent of your October 8th letter to the applicant was to obtain a more specific statement, a clarification of the intended use of the property and an understanding of the goals of the applicant for use of this property, I respectfully suggest you did *not* get your answer. Rather, the “Amended Narrative” does little more than repeat the overbroad, undefined and unclear intent set forth in the initial application, albeit now with misplaced reference to a subsection of Section 4.4 that does *not* rise to the level of providing essential community service. Like you and most all of our neighbors, I consider R-4 Zoning of Rural Residential areas of our Town to be at the core of the quality of life in East Hampton. Indeed, this section of the zoning regulations clearly sets forth its intent, purpose and goals in stating, “[t]hese areas are considered key to the maintenance of the rural character that defines much of the Town's historical and social identity.” As such, the applicant must specifically and clearly provide the Commission and the public with its intent, purpose and goal for the subject property so that it may be fully considered before discounting the clear resolve of R-4 zoning regulations.

As a point of clarity, please note that I write this letter as an interested homeowner potentially impacted by the possible approval of the Special Permit and not as legal representative of any party.



Attorney Richard S. Sheeley

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DeCarli, Jeremy

From: JACK STOCKBURGER JR <jstockburger@comcast.net>
Sent: Tuesday, October 13, 2020 7:14 PM
To: DeCarli, Jeremy
Subject: 45 Daly Rd. Rotary application

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. DeCarli,

I have resided in East Hampton all of my life. As did my parents and grandparents before me. My wife Jennifer, my children and I currently reside at 62 Daly Rd. We have live on this property for 22 years and chose to settle here with our family largely as it offered the opportunity for a rural setting and ability to have additional lot size and animals. As you may know, our address does not even include a paved road in accessing our home.

The application submitted by the East Hampton Rotary for special permit use of the property at 45 Daly Rd. (currently R-4 zoning) is a direct threat to that zoning intent and the rural lifestyle we have enjoyed here. It is with that in mind that we would oppose approval of the application in its current form.

Our understanding is that the permit should not even be considered for the simple reason that the property lacks the sufficient acreage to meet the requirements of the special permit (28 acres versus the required 50).

The application also is notably vague - perhaps intentionally so - in describing the potential uses of the property. Without that level of detail it should be impossible for the P&Z to consider or rule on the application appropriately.

We also feel strongly that there are other ways for the Rotary Club to honor the intent of Mr. Brown's request to them outside of this special permit and that those should be investigated before consideration of this application.

Please consider our thoughts,
Thank you,
Jack and Jennifer Stockburger

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From: [Brian Timmes](#)
To: [DeCarli, Jeremy](#)
Subject: Re: 45 Daly Road
Date: Sunday, October 11, 2020 6:47:47 PM

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Please put this in the file for 45 Daly Road.
Thank you.

On 10/11/2020 6:45 PM Brian Timmes <btimmes33@comcast.net> wrote:

This letter is in opposition of the proposed plans for 45 Daly Road by the East Hampton Rotary Club.

As property owners for the past 19 years on Portage Trail we have several concerns and questions regarding this request, and they are as follows:

- First and foremost, we are very concerned that this proposal will have a negative impact to our property value.
- The narrative drafted by the Rotary Club includes: “allow the foundation to conduct Rotary Club meetings, events, and functions.” This statement is very vague and appears to allow the Rotary Club unlimited usage possibilities on the property. This leads us to several other concerns including:
 - Noise levels during meetings, events, and functions.
 - Traffic concerns as already noted by letters sent to the Planning and Zoning Committee.
 - Safety concerns for the neighborhood with increased vehicle and foot traffic.

As we have become more informed with regards to this proposal, there are some questions that have arisen:

- With regards to having events, why is the Rotary Club not holding events closer to the center of town which would benefit our local small businesses? Once this venue has been completed, the weekly meetings would now be held at the site, instead of supporting the local restaurants in town as it had in the past.
- Would the approval of the Rotary Club proposal set a precedent for neighboring parcels of land to acquire the same rights? Currently, in the surrounding parcels near 45 Daly Road, there has been and continues to be much clearing of trees. Is there a connection

between that activity and the proposed plan for 45 Daly Road?

We moved to this area for the rural, quiet, remote setting, as others in the neighborhood have. Approving this proposal would forever change our tranquil neighborhood and we urge you to reject this proposal.

Sincerely,

Deborah and Brian Timmes

13 Portage Trail

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From: [Brian Timmes](#)
To: [DeCarli, Jeremy](#)
Subject: 45 Daly Road
Date: Sunday, October 11, 2020 6:45:40 PM

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13 Portage Trail

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property owners and their possessions?

Just exactly what are Rotary Club Meetings and Functions? In my opinion that is too much of an open book statement.

As the last person with the name Daly who was born and raised on the hill, as it is referred to, I can only tell you I sat and watched my father in tears as all of these neighbors homes were built ...he understood progress as do I. This however is not progress, this is an abuse of land and not what it was ever intended for . This is farm land, forestry and a rural neighborhood at its best. I was recently told by a a Rotary Club member ...you just don't want it in your neighborhood, well that's true, but I didn't want any houses or a transfer station either but they are and were good uses of the land so I watched them all be built , made peace with it and pay my taxes to keep my piece of the area as I want it.

This is not a good use of the land and the Rotary Club are not acting as good neighbors or good stewards of the land.

I urge you to encourage the defeat of this application from the Rotary Club.

Thank you ,

Patricia Daly Banning

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