

**From:** [Paul Rapo](#)  
**To:** [DeCarli, Jeremy](#)  
**Subject:** PZC Application 20-026 LONG HILL ESTATES, LLC  
**Date:** Friday, February 26, 2021 11:32:54 AM

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Mr. DeCarli: Please include this email correspondence as part of the formal written public meeting records of the P&Z Meeting/Hearing to be held on March 3, 2021. Paul S. Rapo, 50 Middle Haddam Rd. Middle Haddam

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**TOWN OF EAST HAMPTON PLANNING & ZONING COMMISSION**

The purpose of this email is offer comments in opposition to Application PZC 20-026, Long Hill Estates, LLC which, without merit, seeks a zone change from R-2 to C for Lot 06/12/8. The applicant appears to request a zone change from residential to commercial to establish a 1.5 acre parking based lot with a "small building". While there are numerous legal and practical considerations involved, my comments are limited to two areas of concern.

The first consideration relates to the Middle Haddam Historic District which was established in 1977. As a resident of Middle Haddam and former Member of the Middle Haddam Historic District Commission, it is clear that at the time of adoption the District and in particular Long Hill Road was zoned Residential. The vote and decision surrounding adoption clearly understood that the Residential zoning would in fact protect the historic structures recorded as part of the District's boundary. Equally important is the fact that residents have maintained a reasonable expectation that such zoning and protections would remain in place. Any change to a commercial zoning designation would be inconsistent with the understanding of the residents and their expectations as well those of the MHHD Commission.

Commercial zoning would impose two additional concerns. The type of commercial services or commercial entity are unknown. More importantly, if approved, a 1.5 acre commercial zone would be subject to 'commercial zoning creep' by a developer that has not demonstrated a commitment to the Historic District or the existing Residential zone for the remainder of the property

Second, as noted above, the current application .poses additional concerns for parking usage and "small building construction". Chapter 211 adopted by the East Hampton Board of Selectmen on May 11, 1977 and later amended in 2010 clearly limits and restricts parking areas in the District. Chapter 211 clearly states that "No

area within a historic district shall be used for...commercial...parking, whether or not such area is zoned for such use, until after a certificate of appropriateness as to parking has been submitted to the Commission and approved by said Commission...." This provision clearly requires the MHHD to act upon such parking revisions regardless of zoning designation. I believe that your legal counsel would concur with this as well as concur that this application requires MHHD approval prior to any zoning change. This process would be similar to the the recent approval of the Cobalt Lodge zoning revision that FOLLOWED MHHDC approval.

In conclusion, there is nothing in this application that warrants consideration by the P&Z at this time and that any proposed action directed at a commercial zone within the District is also unwarranted.

Thank you for your review. Paul Rapo, 50 Middle Haddam Rd. Middle Haddam.

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