

**From:** [Christine](#)  
**To:** [Jennifer Lindo](#); [Gary Goeschel](#)  
**Subject:** Public comment for 7/27 planning meeting  
**Date:** Friday, July 24, 2020 12:37:16 PM  
**Attachments:** [Nottingham Hills final.docx](#)

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Hello Gary and Jenn,

Attached is a letter composed by residents of Nottingham Hills in reference to a re-subdivision plan which will be discussed at the next planning commission meeting on Monday, July 27. The homeowners who have signed this document are not all able to attend and speak during public comment so we request this be read aloud on our behalf. Could you please confirm that the document will be read?

Thank you  
Christine Stahl

Sent from my iPhone

July 24, 2020

Dear Planning Commissioner,

The signatories of this letter are residents of the Nottingham Hills subdivision in East Lyme, CT. This letter is provided to convey our collective concern regarding the proposed re-subdivision of existing lots within the development.

Specifically, there is a proposal before the Town Planning Commission for a 4-lot re-subdivision of two lots on Upper Kensington Drive. In your letter to Ms. Kristen T. Clarke, dated June 30, 2020 the lots are cited as 22 and 24 Upper Kensington Drive. In Ms. Clarke's Application for Determination of Permitted/Non-Regulated Activity dated March 2, 2020 the lots are cited as 19 and 21 Upper Kensington Drive.

Of primary concern is the manner and process by which the Town of East Lyme has permitted the land development company to continually revise specifications and requirements for building within the subdivision. Over the past 15 years, there have been six re-subdivisions and associated changes to the requirements for developing lots and building homes. These modifications were approved by the Town of East Lyme as part of "phased" plans submitted by the land developer. This information was only fully discovered after we, the residents, met with legal counsel in the hope of establishing a Homeowner's Association in an effort to preserve the integrity of the neighborhood. Regrettably, we were denied this opportunity due to the absence of any designated "common spaces" in the approved plan(s).

During the June 8, 2020 Wetlands Commission Hearing, the attorney representing the land development company submitted an environmental impact assessment completed by Ms. Kristen T. Clarke, PE. Specific to this assessment were details regarding the environmental impact of dividing the two existing lots into four lots and constructing a "rain garden" to collect runoff from the properties. At no time was it acknowledged that Ms. Clarke is related to the land developer. One might conclude that this presents a conflict of interest and an independent assessment needs to be completed to assess any potential environmental impact. Regrettably, residents were not permitted to speak during the hearing and these issues were not addressed.

Another concerning issue is with regards to the new location for house 3. Originally, during the walkthrough with the Wetlands Commission, it was stated that the ledge area was not going to be impacted. However, the latest proposal shows placement of house 3 on the ledge area. There is concern that any blasting on or near the ledge or removal of portions of the ledge, which is very soft in some areas, could cause costly damage within the property bounds of the homeowners at 26 Upper Kensington Drive.

If you have the opportunity to drive through our neighborhood, you will appreciate the beautiful character and consistency we were promised when we purchased our homes. For every home, the driveway is entered directly from the street, the garages are all entered from the side and the houses have a relatively uniform look, style and size. These requirements were ensured in the bylaws for all new homeowners in earlier phases. We are very concerned that the proposed houses are not consistent with the design of our neighborhood. We ask that if you decide to allow this re-subdivision, that you will stipulate that the homes be built in a manner which will preserve the character and integrity of our neighborhood and keep our home values from falling.

We are asking the Town of East Lyme to ensure there is a thorough, independent review of the proposed re-subdivision that addresses potential environmental impacts. We'd also ask that you ensure that the character and composition of our neighborhood is maintained to its fullest extent.

We thank you for the opportunity to be heard and look forward to your reply.

Sincerely,

Tollan and Nicole Blanchard, 17 Upper Kensington Drive

Aaron and Kim Bucko, 18 Upper Kensington Drive

Jeff and Tracy Hooper, 10 Upper Kensington Drive

Kevin and Justine Hricko, 4 Kensington Drive

Brandon and Christine Stahl, 4 Upper Kensington Drive

Steve and Linda Thomas, 26 Upper Kensington Drive

Michael and Wendy Turdo, 14 Upper Kensington Drive