



Exhibit
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PO Box 831
East Lyme, CT 06333
eastlymelandtrust.com

March 20, 2024

Anne Thurlow, Chairman
Town of East Lyme Zoning Commission
108 Pennsylvania Ave
Niantic, CT 06357

Re: 91 Boston Post Road

Dear Ms. Thurlow,

I write to address, at best, several materially misleading comments made by Henry Davis at your March 14, 2024 Special Meeting. It is clear that the young man has no legal training or experience as the statements made by him regarding Mr. Torrance's involvement in a litigation matter somehow implicates some agreement with the Town is utterly false. Had Mr. Davis sought to understand the Court documents he addressed he would have discovered that Mr. Torrance was actually acting on behalf of the East Lyme Land Trust and David Luich to obtain releases of the legal claims filed by Mr. Tytla's creditors against the above referenced property, the Estate of Peter Tytla and the East Lyme Land Trust, Inc. that were required by the Title Insurance Company who insured the property for the current owner. Simply stated the Estate of Peter Tytla and the East Lyme Land Trust were obligated to obtain releases of these obligations upon the purchaser's payoff of these obligations. When the law firm representing the lender and the lender itself failed to fulfill their legal obligations to provide the required releases of the financial and legal claims they had asserted the Land Trust authorized Mr. Torrance to take legal action to obtain them. Mr. Torrance undertook these efforts at no cost to the Land Trust which allowed us, and David Luich, to avoid spending thousands of dollars in legal fees. Most importantly, it took all of ten days from the filing of the legal claims for us to obtain the required releases.

I would also like to note that for an extended period of time Mr. Torrance has volunteered his time to assist the Land Trust's Open Space acquisition efforts. He has been instrumental in our protecting nearly 500 acres in the area over the past five years. He has been largely responsible for our ability to obtain nearly 1.5 million dollars in Land acquisition grants given his understanding and experience in land acquisition and to provide compliance with the various grant conditions which include surveys, title and numerous other legal issues. He is also largely responsible for over 1 million dollars in private donations that have enabled the land trust to purchase these properties.

Finally, in further contradiction to the claims made by Mr. Davis there is no trespass proposed onto the property of Andrew Davis. The State of Connecticut owns two properties that can be used to access the land of New England Forestry. The Land Trust has already reached out to the State in this regard.

Sincerely,


Arthur Carlson, President