From:	Bill Mulholland
To:	Jessica Laroco
Subject:	FW: Hecker, 58 Shore Road
Date:	Tuesday, September 3, 2024 3:11:24 PM

Add to file ??

From: Docko Office <Office@docko.com>
Sent: Tuesday, September 03, 2024 1:58 PM
To: Bill Mulholland <billm@eltownhall.com>
Subject: Hecker, 58 Shore Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Bill,

Keith would like you to review the letter we are sending to DEEP in regard to the Hecker project. Thanks!

Dear Ms. Michaels,

I appreciated the opportunity to speak with you yesterday regarding your site visit to the Hecker property at the end of Oak Grove Beach in Niantic,

I think that your approach to this project, by not providing information to me in advance of the meeting with your comments and conclusions about this project, is unfortunate and contrary to the intentions of the regulatory permit review process that you are involved with. As I understand it, your Department's responsibility is to provide an applicant, me and Mr. Hecker in this case, with valid concerns about this project, with enough lead time for me to respond to any questions or concerns so I can be prepared for the public presentation. In this case you have indicated that your office has some questions. To not notify me as to what those questions are, leaves me in a situation where I will hear them for the first time at the meeting Thursday night and have no time to prepare for a response. This is not what a "transparent" permitting process is about, as I am sure you, in good conscience, already know.

Just so that you know where I'm coming from and in order not to withhold information from you, I wanted to let you know that I spent time with the Town Engineer on Thursday, August 29 and we reviewed the entire Building and Zoning file for this project. The house has a valid Building Permit, a valid Certificate of Occupancy, a Flood Elevation Certificate, a proper survey, building plans which show exterior and interior breakaway walls and supporting structure, etc. From reviewing these two files, it appears to me, that this home is in compliance with the National Flood Insurance Program. I am sure that you

checked these files carefully before drawing conclusions about the compliance status of this home. I have spoken with Mr. Kevin Zawoy to see if he had any outstanding concerns regarding the NOV and he advised us that the NOV was revolved several years ago. I also spoke with Mr. Hecker about work done on the home site, since he acquired the property, and he assured me that he has made no changes to the property other than removing sand from the driveway and area to the west by which he gains access to his home.

Despite your initial indications, I respectfully request that you furnish us with a copy of your letter to the Town of East Lyme, upon its issuance, so that I have time to study it and react to it properly at the upcoming meeting of the East Lyme Planning and Zoning Commission this Thursday, September 5, 2024.

Very Truly Yours,

Keith Neilson, P.E.