

Amy Rankins

From: [REDACTED]
Sent: Tuesday, July 18, 2017 11:24 AM
To: Amy Rankins
Subject: Fwd: Herrick cove

Dear Amy
Please call [REDACTED] when you receive this statement below for the zba

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: July 17, 2017 at 7:25:46 PM EDT
To: Doug Carroll [REDACTED]
Subject: Fwd: Herrick cove

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: July 17, 2017 at 7:12:42 PM EDT
To: Doug Carroll [REDACTED]
Subject: Herrick cove

Dear ZBA

It seems illogical that only abutters are informed of variance requests since these requests affect the entire town and all neighbors.

As an abutting property owner it is left up to me to point out the inconsistencies in the request to enlarge a house built on a non conforming lot with a grandfathered septic system that would not be approved today.

The application does not state the percentage increase in size but it appears to be about 20% of liveable area.

The application illogically states that there will be no net increase in height within the 50 foot buffer, yet that is what the application is actually for! This is the kind of legalspeak that should raise some suspicions.

Currently the house is seasonally used but there is no restriction to seasonal use. In fact the house has been beautifully renovated to allow year round use by a future owner.

The application further claims that more intensive use will increase neighboring property values!

As an owner who has lost property in new London due to increase value and impossible tax bills, I am certainly suspicious that increases property values are not a good thing for our family!

Furthermore, if we were to apply for a variance for a house on our nonconforming

lot next door, it certainly would decrease the property value of the house in this application which benefits from our quiet use next door with no utilities and a small storage building unchanged since 1930.

I find the Dowd family to be very pleasant people as neighbors, but that does not change the inevitable impact this variance will have in parking, septic, intensity of use , and increased waterskiing impact.

Sent from my iPhone