

TO: Bianca Dygert, Planner II

FROM: Carolyn Seely Wiener

DATE: March 25, 2022

RE: Mead Point LLC, 602 Indian Field Road, PLPZ 2021 00468

I would like to comment for the record concerning the above-referenced application. My husband and I live at 66 Vista Drive in Indian Harbor opposite the proposed development site. The site contains a tidal inlet of the Long Island Sound which is closed off by a small bridge. As you can see from the attached photo dated 1934, the enclosed inlet is part of the Long Island Sound, and also once contained a stream and potential wetland areas which would be disturbed by the proposed development.

The owners of Mead Point LLC are claiming a total of 8 acres for their property; however, this calculation includes the surface of the public water within the tidal inlet. The private land portion of the site is slightly more than four acres. Until now the site has been regularly used by the public. I often see neighbors walking around the point and pre-pandemic, boaters would raft up in the adjoining Indian Harbor and play in the inlet or along the lower inner coastline with their children. It now appears to be the intention of the owner to appropriate this portion of the Long Island Sound and the inner coast below mean high tide for private use in the future and to deny public access. The Town should not permit a public resource to be expropriated for private enjoyment and should require a public path or a stipulation that the bridge will be open to the public to allow access to the cove at least from the water.

In addition, the site should be redesignated as a 4-acre property and considered as such when ruling on the proposed volume variance. Much of the property is relatively low land. A house of this size occupying the highest ground will force the septic fields to grounds where high water or storms could impact the cleanliness of our coastal waters. Enforcing current volume limits would mandate a more modest house appropriate to the actual lot size and would allow septic and other systems to be contained

above potential flood areas to protect our waters; whereas permitting a house of double the allowable volume on such fragile land would not. That significant a variance is not suitable for a low-lying coastal property, such as Mead Point.

For these reasons, we request that you deny the special permit and insist that the proposed development be reconfigured to suit this coastal site, protect our coastal waters and maintain public access to the parts of the Long Island Sound below mean high tide which are enclosed by the man-made breakwater and bridges.

Cc: John Gaucher



Mead Point 1934