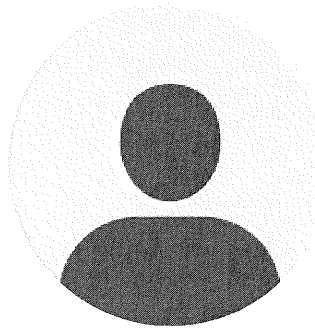


EXH 317



Eric Treaster ■ 139 points

9 friends

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Eric's contributions



Intro

Member of GF Citizens' Alliance 123 - Citizens Alliance for Land Use (CALU) since June 16, 2024

Recent Activity

Eric Treaster liked Marleen Griswold-Myers's comment: "Didn't j.Cashman also say this kind of granite doesn't have silica?"

Group posts



Eric Treaster GF Citizens' Alliance 123 - Citizens Alliance for Land Use (CALU)

August 6 · 🌐

I spoke with Liz (our Town Planner) after the Wetlands meeting this evening. She said the PZC public hearing on my application for replacement multifamily regulations, replacement excavation regulations, and new affordable housing regulations, scheduled for **Thursday, August 8, at 6 PM**, in the Council Chambers, will be opened much earlier than she initially expected. She expects the first public hearing on the agenda will be brief, lasting only a few minutes.

This is good news ... [See more](#)

👍 Kate DiPalma Herb and 9 others

2

Like

Comment

Send



Angela Shipman Cassidy Admin 🌟 All-star contributor
On the calendar!

19w Like Reply



Joanne McQueeney Kelley Admin 🌟 All-star contributor
Will be there Eric! This is something that can actually move the needle to protect the community. Please be there to support this proposal.

19w Like Reply



Write a comment...



Eric Treaster GF Citizens' Alliance 123 - Citizens Alliance for Land Use (CALU)

July 31 · 🌐

To everyone –

As many people as possible should attend the PZC public hearing in the Council Chambers behind Town Hall at **6 PM on Thursday, August 8.**

The public hearing on my application for new multifamily regulations, new excavation regulations, and new affordable housing regulations will be the second item on the agenda.

My presentation, not counting the time to respond to questions, took about 75 minutes.



My intent, if allowed by the Chair, will be to present Part I (Mu... See more

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You, Lee Ann Berry and 5 others

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Write a comment...





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RECEIVED

DEC 19 2024

Land Use Department

Special Gales Ferry

District Meeting

August 13th, 2024 at 7:00pm

Gales Ferry

Community Center

Special meeting to vote Chapman Lane into the Gales Ferry District.

Meeting called to order at 7:03 pm

President Anderson briefly thanked everyone for attending and reminded people who were not located in the District that this was a District meeting only.

Petition put forward by Carlo Porazzi to add Chapman Lane to the Gales Ferry District. There are currently 30 properties on Chapman Lane including the church which is tax exempt, 22 signatures were submitted.

Whitey Morange motioned to approve, Jim Kelly seconded. All approved, none opposed, the petition for Chapman Lane to become a part of the Gales Ferry District.

Mr. Kit Foster asked if 2 Allyn Lane was include, Mr. Porazzi mentioned that he had 2A and 3 but not 2.

Sweet Hill Farm project has not been submitted to P&Z as of yet. Mr. Eric Treaster submitted proposed regulation changes to Planning and Zoning. An Attorney for the project submitted a change with the high limitations in a prior meeting that were approved. The Attorney mentioned he represented developers, he did not provide an actual company. The exit and entrance will be at 19 Military Highway.

There was an ask for citizens to write a letter to the Town Council to place on the November ballot for the Town to purchase the farm allowing for open space. There will be in an increase in traffic, amount of students attending schools, Fire Department and Police Department needs. A question was asked if Harvard or Yale had any interest in what was going on. They have received information around what was going on.

- Mr. Bruce Edwards (30 Bluff Rd) stated he was against an excessive height in that area, regardless of that, he believes there may be an issue with the fire



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trucks being able to reach up 6 stories. They could potentially have to upgrade their ladder trucks. He also has some concerns around septic systems next to the pond, with the high concentration of use in addition the taxation on the public water supply that was made available to the Gales Ferry Village. **Mr. Treaster, stated it was a 1.1 million dollar system, that has been designed for 53,000 gallons of sewage a day.** With the pipes running under the parking light using uv lights to clean the sewage. Includes a generator back up. One of the arguments to be made is that it's being called an individual septic treatment plant. He will argue that it will not be a customary use according to the regulations. There will be a public hearing when that application comes forward. There is a similar project coming to Ledyard Center.

- **Mrs. Jill Foster (1102 Long Cove Rd) asked Mr Treaster asked if storm run off is included in the sewer treatment or does it needs to be accounted for.** He stated he believes it is not included with the sewer treatment.
- Mobby Larson (53 Harvard Ter). She has a letter from Harvard Terrace to the council. Was suggested that she reads that at the public hearing.
- Mr. Whitey Morange (12 Winthrop) asked in looking at the plans there are two places that there will be solids removal 2 times a month. Where is it going? Was suggest for him to bring this up during the public hearing.
- Mr. Jim Kelly (17 Winthrop). Asked that as many as possible show up for the wetlands walkthrough on 8/24 at 9 am. It should be asked if a playground would be put in to not overwhelm the Gales Ferry Community Center Playground.
- Angela Cassidy (Hurlbutt Road), make sure you're being clear on messaging. There was originally some comments about them entrancing Single Income or Dual Income (both with no kids). Do they know what's going on with the quarry? Is in favor of the project but on a different scale (smaller with amenities for all).
- Laura Palmese (52 Military Hwy): Can the walkthrough be recorded, yes it can. Would it be feasible to get the question on the ballot to buy Sweet Hill Farm. **Per**

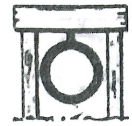


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Mr. Treaster, the council can put any question on the ballot as long as the options are yes/no.

- Sam Roudebush (63 Hurlbutt Road): About 22 years ago there was a proposal to sale the Gales Ferry School (where Gales Ferry Landing and CVS are), Sam as acting GFD president at the time asked the developers who would eventually build the CVS if they could do a walkthrough of the village. The purpose was to ensure that building would fit within the aesthetics of the existing community. Increase in traffic with a building that large, we already experience heavy traffic with the military base on Military Highway. Secondly, you can not prohibit affordable housing based on characteristics of the neighborhood. We could ask it be consistent with the aesthetics of the community.
- Bruce Edwards (30 Bluff Road) Does Ledge Light have any input/insite to the septic system being placed on the site. Who ensures precautions are in place. Because of the size, it would not be Ledge Light, but the State. The State is planning on having a public hearing on this, but we are not aware of the date at this time. These questions should be asked at that meeting.
- Breanna Hass (51 Harvard Terr). Who sets the water boundary lines (wetlands)? There's a state controlled wetlands map. Waste water/run off during construction? As far as the town buying the farm, we should have a formal plan as to what to do with it. **Mr. Treaster stated that the question should be should the town purchase the property to be used as green space/fairgrounds.**
- Kit Foster (1102 Long Cove Road), History of Sweet Hill Farm and the Ledyard Fair. At one time, the Ledyard Fair was set to purchase the property, at the last minute the sale fell through. How do our grievances get aired properly?
- Valerie Roberts (48 Military Highway): She would prefer it to stay a farm but understands the need for housing. Has concerns around well pollution and storm runoff as well as the height of the building. **Mr. Treaster stated Mrs. Roberts should stand up at the next public hearing and state what her concerns are.**

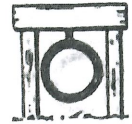


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- Anne Roberts (non-district member Anderson Drive): She did her own walk through of the wetlands, she couldn't get anywhere near it. Not sure how the walkthrough would happen unless someone brings a brush hog. Have to view it from the cranberry bog. Reminder that there is a town council tomorrow night and there are public comments.
- Gary Schneider (101 Inchcliff Dr): Has a contact in the Waterford complex, one bedroom apartment goes for 1400. He will be asking what will happen when the septic system fails. What are their backup plans.
- Mr. Treaster stated the District should look into becoming an Intervener for the project. Should reach out to an attorney to see if this would be feasible.
- Could signs be made up? The board will meet to discuss and follow up with the group.
- Public Hearing 9/12 at the middle school for GFI.

Motion to end the meeting by Mr. Roudebush

Seconded by Mr. Morange

All approved, none opposed

Meeting adjourned at 8:41

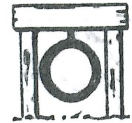


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Special Gales Ferry

District Meeting

September 16th, 2024, at 7:00pm

Gales Ferry Community Center

Special meeting to vote Chapman Lane into the Gales Ferry District.

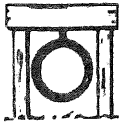
Meeting called to order at 7:00 pm

Meeting was held by Chapman Lane on Saturday September 14th, Carlo Porazzi held the meeting at his place of residence. It was approved by the residents of Chapman Lane.

Motion to vote in Chapman Lane into the Gales Ferry District made by Bruce Edwards, seconded by Whitey Morange. All approved, none opposed.

Eric Treaster provided updates around the Sweet Hill Farm project and the Cashman project.

- Where are we at with the Sweet Hill Farm Project: The application is in with the Wetlands Commission but needs to be approved by DEEP (sewer system). Mr. Treaster mentioned that someone should reach out to DEEP with some of the information that was presented during the last hearing with Wetlands. None of the schedules that are normally in effect are applicable to this application. IWWC cannot make a decision until DEEP makes a decision, which means P&Z cannot make a decision. Suggestion by Mr. Treaster is for the District to write a letter to not accept modifications to the application. Next IWWC meeting is October 1st. Submit your letters prior that meeting.
- A there is time on the next P&Z meeting for Mr. Treaster's application on 9/26.
- There was no mention of number of bathrooms on the Sweet Hill application.
- If a building is more than three stories it requires an elevator to comply with ADA regulations. – This would need to be approached at the P&Z, not IWWC.

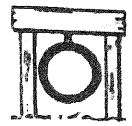


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- It is important for the community to show up at the meetings for both applications and express their concerns for each.
- If anyone knows of any experts, please let Lee Ann Berry (via the Gales Ferry District email address) know. Also, as a reminder, if you are speaking as an expert during the public hearings, please make sure you reference your credentials.
- We had 32,000 in the bank as the District. Payments were made for insurance. There was an emergency board meeting held to approve 5,000 for the land use attorney. 22,914 dollars remain in our account. The district will also need to pay the attorney an additional 5,000 to the attorney. The budget for this year, we have paid the insurance. We will be able to accept donations, if you are able to assist. Motion to approve the use of up to 10,000 for attorney fees and experts. Motion made by Whitey Morange, seconded by Sam Roudébush. Any money donated would need to go to a specific "bucket" and would not be tax deductible. We would use the donations if received in lieu of the 10,000. All approved, none opposed.
- Motion to adjourned by Whitey Morange seconded by Bruce Edwards. Meeting was adjourned at 8:29.

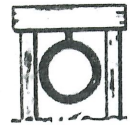


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Gales Ferry District

Semi-Annual Meeting

October 30, 2024

7pm GF Community Center

AGENDA

1. Call to Order: Meeting called to order at 7:00pm
2. Reading of the call to Meeting
3. Reading Annual Minutes: Motion to approve minutes by Jim Kelly, seconded by John. All approved, none opposed
4. Report of the Treasurer: See attached Treasurer's report. Motion by Whitey Moragne and seconded by John. All accepted, none opposed.
5. Old Business
 - a. Pickle Ball/Parks and Rec: Ms. Berry reached out to Scott Johnson there will be a meeting held at the Community Center on 11/7 to discuss the future of the Pickle Ball courts. There are funds to repair the cracks on the existing courts here at the community center and potentially the fence. There will most likely be no additional courts added at the Community Center due to set back by the town.
 - b. Cashman: It was stressed how important it was to submit a letter to the Planning and Zoning commission in regards to this application as well as attending the meetings in person if possible, if not via Zoom. We need to be heard. During the last meeting, our attorney (Mr. Carroll) was able to present his arguments. Mr. Dave Harned and Mr. Phil Fiore were also able to speak as experts. There are additional citizens are prepared to speak at the next public hearing on 11/14 at Ledyard High School (not the Middle School). Continue to reach out to friends and neighbors to ensure they are informed as to what is being proposed. Mrs. Zeronza asked if the applicant's attorney has the right to question every speaker or is it only those who identify as experts. Mr. Treaster stated anyone who testifies could be questioned. However, if you are speaking in general terms or feelings, likely you would not be cross examined. If you are stating facts or stating that you're an expert, the commission will think you are an expert, and the attorney could cross examine. If you are asked a question, you can state that you will take that question and get back to you and provide the answer back in writing and or present it in the next public hearing.
 - c. Sweet Hill Farm: Ms. Berry received communication that the application for Sweet Hill Farms had been resubmitted. She asked if Mr. Treaster could go and get a copy of the new application, however, there hasn't been one submitted as of yet. They will be submitting a new application it just has not been received.
6. New Business
 - a. District Boundaries Inquiries: No updates