Wildwood Inc.
PO Box 521
Moodus, CT 06469

August 13, 2023

Ms. Marybeth Shutran
Wildwood, Cottage #27
74 Smith Road
East Haddam, CT 06423

Dear Marybeth,

The Board of Directors of Wildwood, Inc. approved the following building request at the meeting held on August 10, 2023:

Request: Deck added to the front of Cottage #27
Date plans submitted to the building committee: July 24, 2023 via email
Description: Deck 22' x 8 ' located on the front side of the cottage (lake side). It will be connected to the landing on the side of the house. No additional stairs will be built.
Plans: The plans attached to this letter record the original distances from the cottage to the lake and from the cottage to the road and the plans with the approved deck distances. These are the drawings that were approved by the Board of Directors on 8/10/23. No modifications can be made without approval by the Board of Directors.

Please note that before construction can begin, Wildwood needs proof of (1) town approval, (2) inlands / wetlands approval, (3) building permit, and (4) proof of insurance for your contractor. Please provide copies of all to the Building Chairman before construction begins.

Thank you,

Matthew Cronin
Building Committee Chair

Cc: Jim Ventras, Town of East Haddam

Wildwood Application for Variance or Appeal – Deck

PART 1 - GENERAL INFORMATION

Name: Marybeth Shutran

Mailing Address: 20 Cornish Dr. Newington CT 06111

Telephone: 860-416-9759

Email Address: marybeths@cox.net

PROPERTY (Wildwood Site): 27

PART 2 –BUILDING INFORMATION No change to size of cottage & internal square footage

Existing Structure

Height: Approx 27' Total Sq. Ft. (all floors): 864 1st floor Sq. Ft.: 576 Distance to lake: Approx. 50'

Distance to "Property lines": Approx 7' & 23' Distance to corporate road: Approx 80'

Planned Structure

Height: Approx 27' Total Sq. Ft. (all floors): 864 1st floor Sq. Ft.: 576 Distance to lake: Approx 50' Cottage Approx 42' Deck

Distance to "Property lines": Approx 7' & 23' Distance to corporate road: Approx 80' https://us-mg204.mail.yahoo.com/neo/launch?.partner=sbc&.rand=f4ldd5pv1k2ua

PART 3 – SUBJECT OF THE PETITION

Specific Request: See attached

Please check all that apply and attach explanation – Without a variance:

☒ 1. Construction would create an excessive and unreasonable economic burden on member

☐ 2. Cannot achieve member's intended objective (needed space for bathroom or living area)

☐ 3. Site makes it physically impracticable (grade of land, large boulders, etc.)

☐ 4. Would infringe on common corporate property

☒ 5. Would violate state or town regulation (ie. distance to lake, removal of trees, etc.) (final approval needs to be granted by the state)

☐ 6. Other _____

Please attach all applicable documentation. Provide all necessary documentation to support your request. Submit this request for variance along with all other information required in the "Wildwood Cottage Modifications / Rebuild Procedures" to the Building Committee.

PART 4

Signature: Margaret Hunter **Date:** 7/24/2023

Marybeth Shutran
Cottage #27
Wildwood Application for Variance or Appeal – Deck
Part 3 – Subject of the Petition Attachment

I am requesting permission to add a deck to the lakeside of my cottage. Currently, the cottage is approximately 50' from the lake. With an 8' deck, the edge of the deck would be approximately 42' from the lake. The deck would be between the cottage and a large oak tree. A deck will provide a useable level surface and allow the use of the only consistently shady part of the lot. If I had known back in 2018 when I started the reconstruction process, the number of trees (8-10) on lots 27-29 that would die and have to be cut down due to gypsy moths, drought, and old age, I would have designed the cottage with a lakeside deck. This lot use to be shady and is now full sun for most of the day.

At this time, it would be an unreasonable economic burden to attempt to move the holding tank and cottage closer to the road so that the proposed deck would be 50 or more feet from the lake.

The deck will be attached to the cottage and will have 4 posts with crushed stone under it. It will be open, and I have no intent to close it in with a roof or screens. It will only be accessible from the existing side door and steps. With the deck, my cottage will still be further back from the lake than both cottages 26 and 28 and will not have any affect on their views.

I understand that this request will also need approval from the Town of East Haddam and Inland Wetlands.

Thank you for considering this request.