

James Ventres

From: Tom Czarzasty <Tczarzasty@watersconst.com>
Sent: Tuesday, October 25, 2022 7:32 PM
To: James Ventres
Cc: TO-Landuse
Subject: [External] Camping Site Proposal @ Cold Spring Farms

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Good Evening Jim,

On behalf of my wife and I (Tom & Maryann Czarzasty) who live on Lake Hayward Town Road oppose Cold Spring Farm using the Shugrue Preserve as a camping site/ event spot. While we support small business and farms we have personally been affected by Cold Spring Farm having un-permitted/ unsanctioned events without the care of the surrounding public and community before and with their timing of this proposal when most of the lake residents are gone due to season being over does not sit well with many as below I will state why we feel this way an what can be a major concern.

The environmental impact will be a major concern with the proposal for the showers and facilities being uphill of the catch basins that drain into the lake, with the lake already encountering various water concerns these past years where an outside water testing source was used to try and find the underlying issues. The lake will certainly be used by visitors and campers with no way to control the overcrowding and use will be limited for paying association members.

The traffic is also a concern with many of the roads being tight and narrow and the overflow of " up-to" 300 people roughly 150 +/- cars added to these roads, the lake community has a lot of small children that play and the influx of these vehicles will certainly being a major safety concern. Last year Cold Spring Farm held an unsanctioned event and this caused a major issue for residents living on these entry/exit points. The visitors to these events caused a disturbance to the lake residents and neighbors of the farm.

I appreciate your time on reading my response to this matter.

James Ventres

From: Tom Landers <tomlanders@cox.net>
Sent: Tuesday, November 8, 2022 11:42 AM
To: James Ventres
Subject: [External] Cold Spring Farm Concern

[You don't often get email from tomlanders@cox.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Jim,

My name is Tom Landers and our residence is 146 Lake Shore Dr.

As I remember from the P&Z meeting on October 25, 2022, the representative from Cold Spring Farm expressed a need for 60-80 parking spots to accommodate the events they plan to run. I oppose using any town own land for the purpose of parking for events at a For-Profit business. This town land was set aside for use by town resides for leisure activities such as hiking, hunting etc.

More concerning is that the number of parking spaces requested would not accommodate the number of people projected to attend the events proposed. Several events project 100-300 people and one event projects 300-400 people for an overnight event. The 60-80 parking spaces requested will not accommodate these events and there will be parking out of control on the quiet streets of Lake Hayward. I firmly believe that parking will become a major issue as there is not enough parking on the farm to run these events and no public land should be used for a private business enterprise.

I trust that the wisdom of the Planning and Zoning Commission will deny the over-stepping application of Cold Spring Farm

Sincerely,

Tom Landers

146 Lake Shore Dr

East Haddam, Ct 06415

--
All that is Good,
Tom

Tom Landers
TomLanders@cox.net
860-305-2842

James Ventres

From: Nancy Kavanaugh <ivyvine48@yahoo.com>
Sent: Monday, October 24, 2022 1:19 PM
To: James Ventres
Subject: [External] Re: [External] CSF Application #22-06-46

REDACTED You don't often get email from ivyvine48@yahoo.com. [Learn why this is important](#)

That may be because my letter was written on a Mac, and I don't have any Microsoft software on it. I will copy and paste into the body of the email below:

October 24, 2022

In Re: Cold Spring Farm permit application

To the Town of East Haddam Zoning Commission:

I am concerned about the current application and request the Commission NOT grant approval. I also ask that my questions in this letter be answered tomorrow, or at a future hearing date. The permit application documents contain language that is too global and flexible, and open up the potential for multiple problems. The application also appears to be for both the farm as well as Town land. Shouldn't there be separate permit applications for each? Is the lessee of Town land involved?

My primary concern is the water quality of Lake Hayward and the Eight Mile River watershed, for both human beings and wildlife. More people and vehicles present on the farm, means more contaminants having a negative impact on the environment. Lake Hayward is very small, which the local community has been working hard to keep clean, and not without challenges. My neighborhood, POALH, invests about \$25,000 annually on lake water quality, via local municipal taxes, with the Town of East Haddam taxpayers contributing about \$7500 annually, and East Shore Drive residents voluntarily contributing about \$3500 each year. POALH also recently purchased a bio detention basin for about \$33,000, after local referendum, for which the Town of East Haddam provided a grant of about \$14,000. Other investments have been made into geese mitigation in attempt to preserve water quality. If the Commission approves activities which will interfere with the local environment, it would thus negate the significant investments of the taxpayers local to the Lake Hayward municipality, and also investments of the taxpayers to the entire Town of East Haddam.

Large events with over 100 people present all at once and taking place over the course of a full day or overnights, bring about significant concerns for neighbors and Town of East Haddam residents. The property of Cold Spring Farm is a very small amount of acreage. The current structures and livestock allow only limited space for campers. I am also concerned about the impact of the vehicles they bring. Although the application indicates 300-400 participants for the biking event, ronsikes.com noted 500 participants with ongoing growth. Will health department standards and State camping regulations be applicable and assessed? Is a large camping and sales event within the definition of open space and agriculture, for which the Shugrue Reserve is to be used? If approved, will the Town demand that Cold Spring Farm ensure that public safety is kept to a current or better standard, by employing local police to manage traffic, as well as behaviors involved when large groups of people gather and/or camp? If larger events are going to be approved, shouldn't individual permits be sought for each event on its own?

In 2021, the Town purchased the Mullazi property nearby, for about \$328,000 as open space for conservation. The focus was on protecting as much of the east side of town, for the watershed and related conservation, including Lake Hayward. The Shugrue Farm Reserve/Town of East Haddam land, should also have this same focus. Please don't negate these investments.

I request that the Commission does NOT approve any permit application for any event or land use outside of the specific property boundaries of Cold Spring Farm. I also request approval NOT be granted for any event for more than 100 people present at once, and please ensure that approved events are specifically related to farming or agriculture at their farm.

Thank you for your attention to my concerns.

Sincerely yours,

Nancy Kavanaugh

James Ventres

From: Susan Magri
Sent: Thursday, November 3, 2022 11:52 AM
To: James Ventres
Subject: FW: [External] CSF permit application

From: Nancy Kavanaugh <ivyvine48@yahoo.com>
Sent: Thursday, November 3, 2022 11:45 AM
To: James Ventres <james.ventres@easthaddam.org>; TO-Landuse <landuse@easthaddam.org>; Gary Wilson <CCChair@easthaddam.org>; Irene Haines <irene.haines@easthaddam.org>; Erik Dill <Erik.Dill@easthaddam.org>; Theresa Govert <theresa.govert@easthaddam.org>
Subject: [External] CSF permit application

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November 3, 2022

To the Planning & Zoning Commission/Land Use, the Conservation Commission & the Board of Selectmen, East Haddam

Re: Cold Spring Farm permit application

Firstly I apologize for a mistake in my initial letter to the P&Z, dated 10/24/2022, when I noted a grant from the Town of East Haddam for a bio-detention basin. I have been corrected in that the grant was from the State of Connecticut. I believe this further imports the Town's duty to preserve nearby Town land as its terms of sale indicated.

Secondly, I ask that prior to a decision being made, each member of the P&Z Commission and the Board of Selectmen, reads every letter sent in regard to this application, as well as the lease, warranty deed, and terms of sale of the Shugrue Reserve property and Cold Spring Farm, and that these documents be made part of the record for this application. I also ask that decision makers read the Lake Hayward Water Management Plan, and also State of Connecticut campground regulations, and reference specific points for the decision. Please also view articles and videos about the Nutmeg Noreaster from ronsikes.com and on YouTube. Use of Shugrue Town land for the Nutmeg Noreaster, camping, parking vehicles, or weddings is not consistent with the terms of the sale of the Shugrue Reserve to the Town, nor consistent with the lease the Town holds with Alex and Deb Savitsky for agriculture, conservation, and light recreation.

I would like to point out that the letter from Mr. Alex Savitsky giving Cold Spring Farm consent to use the Town land (for the Nutmeg Noreaster, or for any event for Cold Spring Farm,) is in default of the lease. On page 50 of volume 987, number 12 in regard to assignment and subletting: "Tenant shall not transfer, assign, sublet, enter into license or concession agreements...this lease... or any part thereof, without obtaining prior, written consent of the Town."

If the P&Z Commission wishes to grant any portion of the current CSF application, I ask that they limit the permit to the 6.8 acres on Cold Spring Farm and its appropriate capacity, ensuring the number of persons is limited to 110, as Ms. Stone indicated she has space for parking 55 vehicles on Cold Spring property. Ms. Stone's statements on 10/25/2022 altogether, and specifically that she wants more people to come to events, further solidifies the need for the P&Z Commission to approve a permit only for farm related events, which would be determined to be "an accessory use to a farm." The Commission and the Board of Selectmen should recognize that any derivation from agriculture or light recreation, would be inappropriate and create more problems than the community has already experienced, particularly in regard to the environment. If any events are approved outside of the sale of items grown or raised on Cold Spring Farm, they will need to be strictly monitored for health and safety requirements, as there is already a demonstrated disregard.

I also ask that you please consult with the East Haddam Conservation Commission on this permit application, as they review land use changes for the impact on natural resources.

In addition, if there is any accuracy to the concern of Mr. Ed Rieck noted in the East Haddam News, page EH4 on 10/27/2022, the local P&Z Commission may not wish to be liberal in their interpretation of land use at present, when they might wish to be conservative in the future. A liberal interpretation of accessory use to a farm, conservation, or light recreation, creates potential for significant harm to the environment and our community, now, and in the future. Thank you for your attention to my concerns.

Sincerely yours,

Nancy Kavanaugh

James Ventres

From: Larnerd, Melane M CTR (USA) <melane.m.larnerd.ctr@health.mil>
Sent: Wednesday, October 26, 2022 1:01 PM
To: TO-Landuse
Cc: James Ventres
Subject: [External] Pictures from 10/23&24/2021 Nutmeg Nor'Easter at Cold Spring Farms
Attachments: Scanned from a Xerox Multifunction Printer.pdf

Planning & Zoning Commission,

Attached, please find 5 pictures from last year's Nutmeg Nor'Easter held on October 23 & 24, 2021 at Cold Spring Farms.

When you go on your Cold Spring Farm site visit, please take these pictures. The pictures with the tents are in the field behind Briarcliff Road.

Phil Sabo asked a question during the hearing on whether or not the Nutmeg Nor'Easter will be tent camping only, or tent & RV camping. The first picture shows RV campers were on the property.

Last year we were in a pandemic. To witness many out of state license plates and an abundance of people from all over the world, my family and I felt unsafe. No one was wearing masks.

Strangers were camping in the field behind my house and we did not know what was going on! This is exactly what Mrs. Shugrue did not want to have happen on her property. Her wish was to only have trails for hiking.

My family and I are against the proposed permit for larger functions on the town property. Cold Spring Farm can host smaller functions on their 6 acre property.

What is unacceptable and should not be tolerated is: unsafe roads from increased traffic; fire hazards from open camp fires on town property; environmental impact on Lake Hayward resulting from gray water and fecal material, urine and RV drainage; etc.

Thank you,

Melane Larned
19 Briarcliff Road

Unmailed 1/12

Susan Magri

From: Maureen Clarke <maureen@mclarke.net>
Sent: Wednesday, October 26, 2022 3:39 PM
To: TO-Landuse
Subject: [External] Cold Spring Farm Application

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To: James F. Ventres, Land Use Administrator and Zoning Enforcement Officer

Dear Mr. Ventres,

As residents of the Lake Hayward community, we are writing to strongly object to the application by Cold Spring Farm to expand their activities.

Since we are seasonal residents, we have already closed up our cottage for the winter, and so could not attend the recent meeting of the Zoning Board. We watched the online video and wish to add our voice to the voices of our neighbors.

We would also like to add the following specific points:

1. Because of past experience, Lake Hayward summer residents are justifiably suspicious of any zoning changes which are proposed in the autumn -- exactly when seasonal residents of the Lake are not available to attend town meetings -- if they are even aware that such meetings are being held. We only became aware of the Cold Spring Farm proposal because of a mention on the Lake Hayward Facebook page.
2. The words "camping" and "campers" are troubling to the Lake Hayward community because campers are always looking for local activities, and the proximity of Lake Hayward's private beaches and tennis courts will be an irresistible temptation.
3. The traffic to and from the Cold Spring venue will be traveling on a narrow, very winding road. When you and your committee do your site walk, please take your cars down Lakeshore Road toward Colchester, to get the full experience of cramped traffic conditions.
4. Ms. Stone made a revealing statement during the meeting: "In my ideal world, MORE people will come." Her comment reveals what she is truly aiming for -- a calendar of events that would grow, with "MORE" people in attendance at "MORE" events. Her commercial ambitions are evident. More people, more cars, more money in her pocket. We like Jess and we do not begrudge her financial goals, but not at the expense of

the health and safety of the Lake Hayward Community.

In closing, I appreciate all the efforts you and your Committee are making on behalf of East Haddam.

Thank you,

**Terence Bentley
Maureen Clarke
34 Forest Way
Lake Hayward
East Haddam**

STEVEN R. SAUNDERS
2029 Quechee Main Street
P.O. BOX 563
Quechee, Vermont 05059-0563

October 24, 2022

VIA landuse@easthaddam.org

Planning and Zoning Commission
Town of East Haddam
1 Plains Road
P.O. Box 385
Moodus, CT 06469

RE: Jeffrey Savitsky and Jessica Stone
46 Lake Hayward Town Road
Special Exception Review of Accessory Uses to a Farm

Dear members of the Planning & Zoning Commission,

My sister Christine Connolly and her husband Steve and I own a cottage at Lake Hayward at 89 East Shore Drive. It has recently come to my attention that the owners of Cold Spring Farm are looking to create a major event facility at their property. I have a number of concerns regarding their plans for this area.

First, I am not sure what the zoning is for this property, and if an event facility would be a permitted use? It's not clear to me if an event facility would be considered and allowed as an accessory use to a farm? It does not appear to me that a cycling event for 300-400 cyclists would be considered an accessory use, or any other events that could draw up to 300 people to the farm at one time.

Second, it appears applicant's propose to create 80 parking spaces on Town of East Haddam property along Lake Hayward Town Road. Additionally it appears the applicants are proposing to create a Camping Area with Portolets and a Hand-washing Station, and Showers, all on Town of East Haddam property.

Third, it is my understanding the Town acquired this property at a significant cost in 2009 and 2012, and the 2009 deed referenced it was subject to a Conservation Restriction. Those restrictions were intended to perpetually retain the land predominately in its natural, scenic, or open conditions, or in agricultural, forest or open space use, to protect and maintain the land in its present natural condition. I do not see how a campground with portolets, hand-washing station and showers would be a permissible use under these restrictions, especially on Town owned property.

Planning and Zoning Commission
October 24, 2022
Page 2

Fourth, this property is part of the Lake Hayward Water Management Plan and more information needs to be provided by the applicants on the effect their proposed event facility, with showers and hand-washing stations, will have on the Lake's Water Management Plan.

Fifth, this area is also part of the Chatham Health District (CHD) and the Planning Commission should seek input from the CHD on the effect the proposed event facility, with showers and hand-washing stations, will have on the Lake Hayward Water Management Plan.

Finally, the Connecticut Water Company has a well downstream from the proposed showers and hand-washing stations that provides clean drinking water to the residents of Lake Hayward. I do not know what the isolation distance requirements are for a public water supply well and the applicants proposal. The applicants should provide the Commission with evidence by an engineer that their proposed use meets all State of Connecticut safe drinking water requirements.

I would ask members of the Planning and Zoning Commission to consider these issues and take their time to fully understand this application before reaching their final decision.

Thank you for your kind consideration.

Sincerely yours,
Steven R. Saunders
Steven R. Saunders

James Ventres

From: Tadd Wamester <twamester@yahoo.com>
Sent: Monday, October 24, 2022 2:46 PM
To: James Ventres
Subject: [External] Opposition to proposed overnight camping at Cold Spring Farm, expansion of parking

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Dear Jim,

I cannot attend tomorrow's meeting as I am traveling for work, but I wanted to share my feedback in writing prior to the meeting.

Regarding the special event application, I am opposed to overnight camping on this site, as I feel the scale of those events (huge camping field with overflow area) will have negative environmental and traffic impact (especially given the blind curve at CSF entrance). Adding parking for 80+ is a huge proposed expansion in the middle of a quiet, rural community. Also, how will these campers be prevented from using private POALH beaches just down the road? I've already seen CSF event traffic flowing down the hill to trespass at the POALH pavilion/beaches. More than doubling capacity for major events seems extreme.

Speeding/traffic is already a problem on Lakeshore Dr. and this will exacerbate that problem.

I fear that is is a slippery slope to increased overnight camping on an area that (I understand) is reserved and preferably taxed/leased for agriculture use. I do not support changing this land use to accommodate overnight stays/camping or scaled parking for large scale events.

Thank you for your consideration,
Tadd Wamester
48 Wildwood Rd
East Haddam CT

Sent from Yahoo Mail for iPhone

James Ventres

From: Lisa Beth <lisabeth62@gmail.com>
Sent: Monday, October 24, 2022 3:10 PM
To: James Ventres
Cc: 1976admanathompson@gmail.com; Nancy Kavanaugh
Subject: [External] Re: October 25, 2022 Hearing – Public Comment

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Dear Mr. Ventres

CC: East Haddam Planning and Zoning Commission Members

Subject: Application for Site Plan/Special Exemption Review #2206 / Proposed Events/Activities at Cold Spring Farm

I have been a resident of East Haddam at 100 Wildwood Road for the last 19 years. I have recently been made aware of an application from Cold Spring Farm to use East Haddam land, The Shugrue Reserve area, for event activities (for profit). I have read the application provided on the Planning and Zoning Commission/East Haddam web page. There is much missing relative information. I have the following concerns relative to the proposed activities outside of the Farms' own 7 acres and non – rhetorical questions.

I understand Alex Savitsky has an [agriculture lease](#) on parcel(s) of Shugrue land, but the application is requested by Jessica Stone. Can a third party apply for a site plan/special exemption on land owned by the town but leased by another person? I believe the purchase of Shugrue reserve was the result of a vote by the residents in East Haddam. If the intended use of the land has changed from what the taxpayers voted for, shouldn't any personal use or use for revenue be put to referendum?

As a taxpayer and voter, I believe the East Haddam Land Trust and Land Use Office has an obligation to protect Shugrue Farm Reserve and honor the terms of the sale. Is it true the property is to be only used for agriculture?

As a resident at Lake Hayward, I have concerns of decisions impacting my community. Cold Spring Farm is not a 'rural' farm. Lake Hayward is densely populated. If you affirm this application, these events will increase the traffic significantly coming in from the north and south ends of Lake Shore Drive to funnel up Hayward Town Road. These roads have foot traffic year-round but certainly Spring, Summer and Fall the number of pedestrians is remarkable. If you affirm this application for events that will cause an influx of traffic will the town also provide safety measures (sidewalks or police presence) to mitigate the risk of injury/catastrophe to everyday human activity on Lake Shore Drive?

If you affirm this application, will Cold Spring Farm be required to hold an insurance policy when they use East Haddam land?

I believe Cold Spring Farm was notified in 2019 to not have the Cycling event again as it was not permitted. They did so again in 2021, not permitted. I have been told you are aware of this as complaints made their way to your office. The guests of this event had traveled from the farm and Shugrue property to the properties of POALH, courts and beaches. There were observances of intoxication and public defecating. If you affirm this application, will there be requirements either to Cold Spring or the Town of East Haddam to protect the public and properties within the POALH boundaries?

Additionally, the proposed camping locations are adjacent to the wooded area in which there is hunting permitted 5 months of the year. This farm sits between a densely populated area and a popular hunting zone.

Respectfully,

Susan Magri

From: Demetria Lemnotis <jamielem10@icloud.com>
Sent: Monday, October 24, 2022 10:51 PM
To: TO-Landuse
Subject: [External] Jessica Stone / Cold Spring Farm

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Demetria Lemnotis
1 Cedar Run
Gansevoort, NY 12831

October 24, 2022

VIA: landuse@easthaddam.org

Planning and Zoning Commission / Town of East Haddam, Conn.

RE: Jessica Stone and Cold Spring Farm
Special Exception Review of Accessory Uses to a Farm

Dear Members of the Planning and Zoning Commission,

I am the owner of a cottage at 6 Ridgewood Road Extension, Lake Hayward.
My purpose in writing is to voice my concerns and questions about the change of use of the farm property that owners Jessica Stone and Jeffrey Savitsky of Cold Spring Farm are proposing.

1) The proposal of a camping area, showers, hand washing stations, portapots, and parking for 80 vehicles using
The Town of East Haddam property is not in keeping with the intention and purpose for the land, which is to keep
the land in it's natural condition to conserve the beauty of the natural environment. The activities involved with setting camping tents up,

in addition to the cars being parked on ground to name a couple things, will change the integrity of the land. There will be additional nighttime lighting needed causing an impact on the natural flow of wildlife in our area. These things are not in keeping with protecting and maintaining our lands natural state. I am opposed to using our Town Lands for these purposes.

2) The clean water supplied to residents of Lake Hayward is located downhill from the proposed increase in use by Cold Spring Farm.

How will this effect residential drilled wells, and the well owned by the Connecticut Water Company main supplier of clean drinking water for the homes at Lake Hayward?

3) Does the zoning of the farm property presently allow it to become an event facility? It feels like the farm is moving away from it's original intention of farming; are they changing their intention for this property?

4) How will the town insure the safety of property owners by enforcing the traffic signs and speed limits due to the increase of cars coming in and leaving?

I have a deep respect for individuals and their rights of use regarding their property. The Cold Spring Farm has good intentions. I support their love of farming and educating the community in the various aspects of managing, maintaining and operating a farm. I oppose events not in keeping with agricultural intent, such as the cycling event with it's expected 300 or more people, and the camp site proposal.

Thank you for your time and consideration in this matter; yours truly,

Demetria Lemnotis

Demetria Lemnotis