



## East Haddam Planning and Zoning Commission

Town Office Building  
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Date: November 2, 2021

To: Alexander Savitsky  
195 Cato Corner Road  
Colchester, CT 06415

To: Jeffery M. Savitsky  
Jessica Stone  
46 Lake Hayward Town Road  
Colchester, Ct 06415

RE: Notice of Violation of the Shugrue Farm Lease, Notice of Violation of Zoning Regulations  
46 Lake Hayward Town Road, East Haddam Ct

Dear Mr. Alexander Savitsky, Mr. Jeffrey Savitsky, and Ms. Jessica Stone,

It has come to our attention that Cold Springs Farm and the Town leased Shugrue Farm was used for a cycling event titled "Nutmeg Nor'Easter 5. This event can be found posted on the web as follows <https://ronsbikes.com/pages/nnev>. As advertised on the web page, it started on Friday October 22, 2021 and ended on Sunday October 24, 2021. This event was attended by an estimated four hundred people and included camping and parking on the town-leased property and 46 Lake Hayward Town Road.

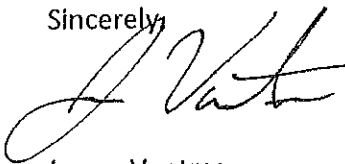
We have been notified by the surrounding neighbors that the event congested the streets, disturbed the normal peace and quiet of the night because of excessive drinking and loud behavior. Claims were made that human feces can be found near the field camp sites. This last claim is believable considering the photos presented showed tent sites over a five hundred feet from the farmhouse and buildings.

Since 2018, Ms. Stone has been told verbally and through emails that any such activity requires approvals from the Selectmen's Office to allow special events on the Town property and from the Planning and Zoning Department and the Chatham Health District for Special Events that entertain additional guest as an accessory use to the farm. It also should be noted there are several other events advertised such as Farm Weddings and Farm Stays advertised on the web page for Cold Springs Farm that have not gone through any approval processes. These activities are a direct violation of the East Haddam Zoning Regulations. Please cancel all future events until they are approved by the Planning and Zoning Commission. See attached sections of the regulations at the end of this notice.

It was also noted in the brochure that food was being served by the Farm staff. This was done without the necessary permits from the Chatham Health District.

The use of the farm leased property for parking and camping is a direct violation of the lease agreement between Mr. Alexander Savitsky and the Town of East Haddam and if this activity is repeated it will lead to a default of the lease agreement. Consider this letter as a notice of the violation providing the thirty-day notice of default if activities in violation continue. Use of the property for camping and parking along with the other activities without proper insurance and checks and balances leaves the town exposed to uninsured claims. See pertinent section of the lease agreement at the end of this notice.

Sincerely,



James Ventres,  
Land Use Administrator – Town of East Haddam

Cc: East Haddam Board of Selectmen  
East Haddam Planning and Zoning Commission  
Elizabeth Davidson - Chatham Health District  
Attorney Mathew Willis – Halloran & Sage  
Arya Tenzin Namdol – Ron's Bikes