

NEGEST RETTA <nretta@aol.com>

4/7/2021 6:55 PM

Variance Letter

To jenn.wilson@comcast.net

Tes Aklilu & Negest Retta
207 Masons Island Road
Mystic, CT 06355
(860) 559 2873
nretta@aolcom

April 6, 2021

Dear Town of Stonington Zoning Board of Appeals,

This letter is to express our support for Dan and Jenn Wilson's variance request to construct a pergola over their existing deck at their property located at 2 Plover Lane.

As a neighborhood resident, and former owners of the property next door at 1 Seagull Lane, we can attest to the close proximity and lack of privacy between the homes, especially considering the recent removal of mature trees and the newly built concrete retaining wall by the new owners.

We believe that a pergola, similar to the sample image, will not only provide them with the additional privacy they seek, but will in fact be a lovely addition to the property and add to the overall charm of our neighborhood. We are invested in seeing updates to surrounding properties that beautify and maintain the charm of Masons Island, and each and every one of the Wilson's updates to their home over the years have consistently done that.

Jenn and Dan are thoughtful homeowners and have been wonderful neighbors to our family. They have made wonderful contributions to both their home and our community, and we so no issue whatsoever with their proposed plans.

If you have any questions or need additional information, please feel free to contact us. Thank you for your consideration.

Tes Aklilu & Negest Retta

RECEIVED

2021 APR -8 A 9:23

TOWN OF STONINGTON
PLANNING & ZONING

Bruce D. Burdge
Four Osprey Lane
Mystic, CT 06355

RECEIVED

2021 APR -8 A 9:23

TOWN OF STONINGTON
PLANNING & ZONING
April 7, 2021

Re: 2 Plover Lane - Variance Request

Town of Stonington Zoning Board of Appeals,

We are the owners of 4 Osprey Lane, an "L-shaped" lot which fronts Osprey Lane, but with the northern boundary of our parcel having frontage along Plover Lane, in the area between 1 Plover Lane and 3 Plover Lane. The subject property is located diagonally across the street from us.

We received the variance notice and are 100% in support of what the Wilson family would like to construct. The design plan looks great, is harmonious with the neighborhood, and hopefully will provide some privacy from the expanded structure next door which has now created a hardship for the Wilsons given the mature trees that their immediate neighbor elected to remove.

I would be more than happy to answer any further questions anyone might have. I can be reached at 813-805-2110, or via email at Bruce@ArcisInc.com.

All the best,



Bruce (& Katherine) Burdge

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2021 APR -8 A 9:23

TOWN OF STONINGTON
PLANNING & ZONING

April 7, 2021

Dear Zoning Board of Appeals,

We are aware of the application for a zoning variance at 2 Plover Lane in Mystic, CT and we have no objection to the pergola in its proposed location.

Our neighbors at 2 Plover Lane have continued to improve this property since they purchased it, and they have consistently made such improvements while staying true to the charming character of the neighborhood.

Sincerely,

A handwritten signature in dark ink, appearing to read "B.R. & J.L.", followed by a horizontal line.

Brian Robinson & Jay LeClaire
3 Chippechaug Trail
Mystic, CT 06355

Cheryl Sadowski

From: John Kiszkiel <saltair46@gmail.com>
Sent: Sunday, April 11, 2021 1:06 PM
To: Cheryl Sadowski; Candy Palmer
Subject: ZBA #21-05

RECEIVED

2021 APR 12 A 9:01

TOWN OF STONINGTON
PLANNING & ZONING

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ZBA Members,

I am a 26 year resident of Mason's Island, residing at 1 Plover Lane. I write to encourage you to vote in favor of the variance sought by Jenn & Daniel Wilson reducing the side yard setback to construct a pergola with privacy fence. The Wilsons have been visually overrun by the adjacent property to the north which has created an atmosphere resembling a world war II era bunker and renovations which have made the Wilson property almost uninhabitable. No one should have to endure this abuse. Although it may be legal, the construction adjacent to the Wilson property is certainly an architectural nightmare. The Wilsons deserve relief from this "hardship". Please support the Wilson variance.

Respectfully,
John A Kiszkiel II
860-573-9654

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Cheryl Sadowski

From: llwilson23@verizon.net
Sent: Thursday, April 15, 2021 8:36 PM
To: Cheryl Sadowski; cpalmer@stonington.ct
Subject: ZBA #21-05

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear ZBA Members

We are residents of Mason's Island, residing at 4 Seagull Lane. We are neighbors of the Wilson's. We are writing to inform you of our 100% support of the variance sought by Jenn and Daniel Wilson to reduce the yard setback in order to construct a pergola and privacy fence. We ask you to vote in favor as well.

The improvements the Wilson's have made to-date on their property have been tasteful, in keeping with the neighborhood and shoreline view and considerate of the neighboring properties. We are confident the proposed pergola and privacy fence will be the same. The design plan is great and harmonious with the neighborhood and will enhance the aesthetic.

While it all may be legal, the renovations to the adjacent property and the removal of the mature trees have created an unsightly view for the Wilson's. The Wilson's request is a very small ask when you consider how their property and lifestyle has been negatively impacted by the renovations.

Please support the variance. If you have any further questions, please feel free to contact us.

Lynne and Jim Wilson(no relation)
4-6 Seagull Lane
Mystic, CT

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Heather M. Campbell
205 Masons Island Road
Mystic, CT 06355

RECEIVED

2021 MAY -3 A 11:17

TOWN OF STONINGTON
PLANNING & ZONING

April 27, 2021

Dear Members of the Zoning Board of Appeals,

I am writing in support of the application made by Jenn and Dan Wilson for a zoning variance at 2 Plover Lane, Mystic, CT. I support the Wilson's request to install a pergola with a privacy panel in the proposed location.

Jenn & Dan Wilson are wonderful and thoughtful neighbors. They take their responsibility for maintaining their property very seriously. They consistently take into account, when making improvements, how their improvements impact the esthetics of the neighborhood. They wish to create a harmonious setting.

There is a colossal 'visual impact' made by the newly constructed concrete walls and structure at 1 Seagull Lane. The Wilson's plan before you will improve not only their property views, it will improve the views from the water and surrounding properties. Respectfully, I ask the Members of the Zoning Board to support Jenn and Dan Wilson's request for variance providing some privacy and relief to themselves and the neighborhood from the "hardship" of the concrete walls and structure at 2 Plover Lane.

Sincerely,

Heather M Campbell

RECEIVED

2021 MAY -3 A 11: 17

TOWN OF STONINGTON
PLANNING & ZONING

April 19, 2021

Dear Zoning Board of Appeals,

I am aware of the application for a zoning variance at 2 Plover Lane in Mystic, CT, and I support the Wilson's request to install a pergola with privacy panel in the proposed location.

Jenn & Dan have been wonderful neighbors who consistently maintain their property, making all improvements in harmony with the esthetics of the neighborhood. They have been visually overrun by the newly erected cement walls and structure at 1 Seagull Lane, hence, we request you support their variance to provide some privacy and relief from this "hardship".

Sincerely,



Charles Beebe
3 Seagull Lane
Mystic, CT 06355

AMY ESTABROOK <ae.estabrook@gmail.com>

RECEIVED 4/24/2021 12:54 PM

Variance request - 2 Plover Lane, Mystic

2021 MAY -3 A 11: 17

To Jenn Wilson <jenn.wilson@comcast.net>

TOWN OF STONINGTON
PLANNING & ZONING

Dear Zoning Board of Appeals,

I am aware of the application for a zoning variance at 2 Plover Lane in Mystic, CT, and I support the Wilson's very reasonable and minimalist request to install an attractive pergola with privacy panel in the proposed location.

I've been living across the street from Jenn & Dan for the past couple of years. They have been wonderful neighbors who consistently maintain their property, making all improvements in harmony with the esthetics of the neighborhood. I've been deeply dismayed for both the Wilson's and the entire neighborhood that the new owner of 1 Seagull has both physically and visually imposed their unsightly (and seemingly interminable construction project) upon us all. The newly erected imposing bare cement walls are suitable architectural elements for perhaps a concentration camp or to enclose large zoo animals, but look unsightly in a coastal New England residential neighborhood. The newly created landscape is not at all in keeping with the architectural language and overall aesthetic of the neighborhood and in addition shows a total disregard for the Wilson's space and design sensibilities. They have been visually overrun by the new construction at 1 Seagull Lane, thus I request you support their variance to provide a modicum of privacy and relief from this visual monstrosity.

Sincerely,

AMY ESTABROOK
ae.estabrook@gmail.com
(203) 623- 9040

RECEIVED

2021 MAY -3 A 11: 17

TOWN OF STONINGTON
PLANNING & ZONING

Todd Mannarino

6 Plover Lane

Mystic, Ct. 06355

toddm@mannarinobuilders.com

Dan and Jen Wilson

2 Plover Lane

Mystic, Ct. 06355

Re: Variance

Zoning Board of Appeals,

We are in favor of the variance for the pergola and privacy panel that is before the board of appeals. It is understood that it would create privacy from the neighbors to the north of Dan and Jen's property and in addition add privacy for the property owner that is directly to the north at 1 Seagull. The design is attractive and works well with the charm of the home and street.

Jen and Dan have been great neighbors and have always been improving the home to better the area. The wall structure that was constructed is right on the property line and is intrusive because of the tight lot lines, in addition the wall is extremely close to the house structure as well. The pergola and privacy panel is a must have for quality of life and would provide relief and hardship from the wall structure.

Thank you,

A handwritten signature in black ink, appearing to be 'TM' or similar initials, with a long horizontal stroke extending to the right.

Todd Mannarino

RECEIVED

2021 MAY -3 A 11: 16

TOWN OF STONINGTON
PLANNING & ZONING

April 19, 2021

Dear Zoning Board of Appeals,

We are aware of the application for a zoning variance at 2 Plover Lane in Mystic, CT, and we support the Wilson's request to install a pergola with privacy panel in the proposed location.

Jenn & Dan have been wonderful neighbors who consistently maintain their property, making all improvements in harmony with the esthetics of the neighborhood. They have been visually overrun by the newly erected cement walls and structure at 1 Seagull Lane, hence, we request you support their variance to provide some privacy and relief from this "hardship".

Sincerely,

A handwritten signature in black ink, appearing to read "John & Jill Vichi", written in a cursive style.

John & Jill Vichi
2 Osprey Lane
Mystic, CT 06355

RECEIVED

2021 MAY -3 A 11: 17

TOWN OF STONINGTON
PLANNING & ZONING

April 19, 2021

Dear Zoning Board of Appeals,

We are aware of the application for a zoning variance at 2 Plover Lane in Mystic, CT, and we support the Wilson's request to install a pergola with privacy panel in the proposed location.

Jenn & Dan have been wonderful neighbors who consistently maintain their property, making all improvements in harmony with the esthetics of the neighborhood. They have been visually overrun by the newly erected cement walls and structure at 1 Seagull Lane, hence, we request you support their variance to provide some privacy and relief from this "hardship".

Sincerely,

A handwritten signature in black ink, appearing to read "J - Rollins", with a stylized flourish at the end.

Jeanne & Charles Rollins
3 Plover Lane
Mystic, CT 06355

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2021 MAY -6 A 11: 42

TOWN OF STONINGTON
PLANNING & ZONING

April 23, 2021

Dear Zoning Board of Appeals,

I am aware of the application for a zoning variance at 2 Plover Lane in Mystic, CT, and I support the Wilson's request to install a pergola with privacy panel in the proposed location.

Jenn & Dan have been wonderful neighbors who consistently maintain their property, making all improvements in harmony with the esthetics of the neighborhood. They have been visually overrun by the newly erected cement walls and structure at 1 Seagull Lane, hence, I request you support their variance to provide some privacy and relief from this "hardship".

Sincerely,



Property Owner's Name: Jonathan C. Shockley

Property Address: 4 Plover Lane, Mystic, CT 06355

9 Plover Lane
Mystic, Connecticut 06388
May 11, 2021

RECEIVED
2021 MAY 11 P 12:57
TOWN OF STONINGTON
PLANNING & ZONING

Zoning Board of Appeals
Town of Stonington
Stonington, Connecticut

Regarding: Application for Variance, 2 Plover Lane, Mystic Connecticut

Ladies and Gentlemen:

This letter is in support of the application for a variance by Dan and Jenn Wilson to install a pergola and a privacy panel at 2 Plover Lane in the Town of Stonington. We live nearby at 9 Plover Lane and are very familiar with this neighborhood, having been residents here for many years and having known the neighborhood since the 1940's.

We know the Wilsons and we know their home at 2 Plover Lane. We have watched the construction work on the property next to them, and we are aware of the lack of privacy that this construction has created for the Wilsons. In our view, the situation created by this construction clearly causes a hardship for the Wilsons. If the Wilsons are not allowed to place a pergola and a privacy panel on the north side of their property, that section of their property will become almost uninhabitable for them, and will expose them to constant overlooking observation from the north. The pergola and the screen will also provide some privacy for the residence to the north

We have found the Wilsons to be courteous and friendly neighbors who have kept their property in excellent repair and in keeping with the character of the neighborhood. We strongly support their application for this variance.

Hugh and Pamela McGee
9 Plover Lane
Mystic, Connecticut 06355

Hugh McGee
Pamela McGee